



LAKECLIFF ON LAKE TRAVIS

**ARCHITECTURAL RULES
DOCUMENT**

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SECTION 1 GETTING STARTED- A BRIEF OVERVIEW FOR THE HOMEOWNER

Congratulations on selecting a Hill Country home site located in the neighborhood of Lakecliff on Lake Travis.

Please take the time to become familiar with these Architectural Rules, as they apply not only to the design and construction of your new home, but also to future improvements to the property. Owners should also review the Lakecliff on Lake Travis Amended and Restated Declaration of Covenants Conditions and Restrictions; The Dedicatory Instruments for Lakecliff on Lake Travis; The Property Owners Association Rules and Regulations; and any other supplemental document associated with Lakecliff on Lake Travis as recorded in Real Property Records of Travis County as these documents also contain important information regarding building restrictions.

The primary purpose of the Lakecliff on Lake Travis Architectural Control Committee (“the Committee”) is to evaluate each proposed house and site design to ensure it meets the criteria for the development and to assist owners during the design and construction process of their custom home. The Committee is following the mission statement created by the Board of Directors:

The Mission of Lakecliff on Lake Travis is to Create an Exclusive, Private Lakefront Neighborhood with Strong Building Standards, Attractive Landscaping, and limited Traffic in a Quiet Setting in the Texas Hill Country

To achieve this mission, the Committee:

- Ensures Lakecliff on Lake Travis, and the home designs, are compatible with the Hill Country natural elements, environment, and history.
- Ensures the quality of construction and diversity of designs are high quality and individually designed for the neighborhood and specific characteristics of each lot.
- The designs preserve the overall feel of the community, by varying architectural styles of the homes that blend with the Hill Country environmental features. Homes should incorporate native materials of stone and natural colors of the Hill Country.
- Review Plans to protect and preserve the private and quiet nature of the community.

The process of obtaining plan approval from the Committee will proceed more smoothly if you make sure that prior to beginning work on your home:

- your architect, homebuilder, and landscape designer each have a copy of these Architectural Rules and the other recorded documents for the Association,
- they have read them, and
- their questions about the regulations have been answered by a Committee Consultant.

Following are some frequently asked questions to get you more familiar with what the Architectural Rules are about and how they’ll be helpful to you.

Do I need an architect for my home design?

To ensure quality design and construction for new homes in Lakecliff on Lake Travis all home plans in Lakecliff on Lake Travis are to be signed and sealed by an experienced licensed architect in the State of Texas who designs a home for each unique site. Please see Section 2.2 of this Document for more information.

Can I select my own homebuilder?

Yes, however, the builder is subject to being vetted and approved by the Committee prior to being allowed to build in the community. Please see Section 2.3 of this Document for more information.

What styles of architecture are appropriate for Lakecliff on Lake Travis?

Styles that are appropriate for the Texas Hill Country are recommended; certain home styles are prohibited which do not blend with the topography, flora, and fauna of the Hill Country, including but not limited to, Georgian, Colonial, Cape Cod, and Tudor. The Architectural Rules encourage homes that are true to a single, recognized architectural style rather than a combination of elements from various styles. Homes in Lakecliff on Lake Travis should be designed to be harmonious with the landscape and topography, not to stand out on the site.

What aspects of my home require Architectural Control Committee approval?

The Committee will review over all improvements that are visible from the exterior of your home and the surrounding property. In addition to all structures built on your lot (including, but not limited to, the house, outbuildings, pool, and recreation facilities), all landscaping, driveways, walls, gates, and fences are subject to Committee review. *This is true for the initial construction, as well as all future additions and renovations to the home and landscaping.* Any changes to the interior of your home not affecting the exterior of the home in any way do not need to be approved by the Committee. Any normal maintenance to a home that does not change the exterior materials or colors are also not required to have Committee approval.

The Committee considers all plan submittals to be confidential and these plans will not be shared publicly with other members of the community outside of the Committee Members and Board Members without express permission of the Owner.

How is landscaping at Lakecliff on Lake Travis different from where I used to live?

Due to our area's exposed limestone, shallow soils, limited rainfall, limited water supply and large deer population, special care must be taken in the design, installation, and maintenance of landscaping in the Lakecliff on Lake Travis community. Landscape designs should be done with the Hill Country environment in mind utilizing plant palates that complement this environment. Owners should consider plant materials, Firewise Principles, WaterWise Design Criteria and protecting the native trees and vegetation during the construction period.

- **Plant Materials:** Great plant selection and placement can make a home feel a part of its site and locale. In order to be appropriate for the Hill Country, owners are encouraged to refer to the Lady Bird Johnson Wildflower Center Plant List or the City of Austin Grow Green List. These lists include many native and adapted native plants that, once established, do very well in the Central Texas Escarpment climate, have lower water needs and are more deer resistant.
- **Firewise Principles:** Site development and landscaping should be designed with Firewise Principles in mind to help protect the homes in the event of a large wildfire in the area. Information on Firewise can be found or at www.texasfirewise.org and www.firewise.org.
- **Waterwise Design Elements:** Landscape should be designed using techniques to reduce or end the need for extra watering. This includes: -
 - Good Bed and Site Preparation prior to installing plants or sod by adding good underlayment soil.
 - Adding compost and/or mulch to keep soil moist and prevent water loss from evaporation.
 - Using irrigation systems with drip or low-flow nozzles to promote the conservation of water.
 - Planting native or adaptive plants with lower water needs.
- **Native Trees and Vegetation:** Site placement should try to retain native trees, especially oaks, oak motts and other native hardwood tree species. Some properties have other native plants that should be retained where possible. It is also encouraged to plant, where appropriate, native trees, under story trees and shrubs in the landscape design.

Can I have a playscape or hard surface sports area?

Playscapes are permitted, after the Committee's review and approval. If you're thinking about a playscape it's important to consider it's visual and noise impact on your neighbors. Playscapes shouldn't be near your side or rear property line, where they most affect adjacent properties. They must be constructed with muted

colors and the Committee may require extensive screening. Approval of a playscape is at the sole discretion of the Committee. Hard surface sports courts and tennis courts will be reviewed on a case-by-case basis by the Committee, approval for these types of facilities cannot be guaranteed. In the event a hard surface sports court or tennis court is approved, it should be located in an unobtrusive location and heavily screened from neighboring properties. Playscapes, hard surface sports courts and tennis courts cannot be lighted.

Are there other important documents that effect how I may use my property?

Each lot at Lakecliff on Lake Travis is subject to a set of Governing Documents and Final Plats recorded in Real Property Records of Travis County that include, but are not limited to:

- The Lakecliff on Lake Travis Amended and Restated Declaration of Covenants Conditions and Restrictions
- The Dedicatory Instruments for Lakecliff on Lake Travis.
- The Property Owners Association Rules and Regulations
- Final Plats for each section of lots

This list is not comprehensive; please refer to the Title Commitment provided when the lot was purchased for a full listing of all documents encumbering a specific lot. Certain lots in Lakecliff have easements or supplemental restrictions set by separate instrument that will only show up in a Title Commitment provided by a Title Company. In the event these Architectural Rules conflict with any term or provision of the above-referenced deed restrictions, the term or provision of the applicable deed restriction shall control.

What about renovations, remodels, and home upgrades?

Any exterior changes to a home or lot should be reviewed by the Committee. Any proposed changes to an existing home must comply with the current Governing Documents and Architectural Rules.

Maintenance Items such as repainting the home the same color, replacing the roof with the same material and color or basic landscape maintenance does not need Committee review.

Interior home remodels and upgrades do not need Committee approval if the outside of the house is not changed. However, the Owner and Contractor are still responsible to follow all the construction rules and regulations found within the Governing Documents and the Architectural Rules.

Please notify Association of any major work going on at the home even if it does not need Committee approval, especially if s a dumpster, port o let or large deliveries. All Contractors working in the neighborhood should follow the rules for construction established in this document, including work hours, traffic patterns, delivery weights and access procedures.

Decorative items placed in yards and planting beds should be approved by the Committee if they will remain in place longer than 30 days. This incudes, fountains, decorative planters or pots, yard art, sculptures, yard furniture in front of homes and metal plantings.

SECTION 2 SITE PLANNING & ARCHITECTURAL DESIGN

DISCLAIMER

Article 3 of the Amended and Restated Declaration of Covenants Conditions and Restrictions gives the Architectural Control Committee the authority to approve or deny any improvements on any lot in Lakecliff on Lake Travis.

In its ongoing attempt to achieve the highest possible quality, the Architectural Control Committee may modify or create additional Architectural Rules, policies, and procedures. In exercising its discretionary and interpretation powers, the Committee may moderate its interpretations of various portions of the Architectural Rules as it gains experience with their application.

All approvals by the Committee are on a case-by-case and lot-by-lot basis. No approval on any lot sets a precedent for future approvals. Any Denial by the Committee can be appealed to the POA Board of Directors within 30 days of the issuance of the denial letter.

These Architectural Rules may be modified by the Committee from time-to-time and the language in this document and all other recorded documents pertaining to Lakecliff on Lake Travis may be interpreted or defined by the Committee at their discretion.

Review, approval and/or inspection of construction plans, improvements, or builder qualifications by the Committee shall in no way imply any warranty or opinion concerning the quality of workmanship, safety or design of the residence and associated improvements. The Association and Committee accept no liability for the quality of construction or workmanship of any home in the development.

Waivers to the Architectural Rules can be granted by the Committee but will only be granted if an owner can show good reasoning or a hardship as the basis for the waiver. Waivers are granted on a case-by-case basis, and approval of a waiver on one lot does not guarantee the same waiver will be granted on future lots. All waiver applications have a required fee that is detailed in Appendix B of this Document. The Committee may discuss waivers with neighbors and these discussions may affect the final decision of the Committee.

Items or types of improvements that are not specifically covered by the Architectural Rules may be covered in other recorded documents pertaining to Lakecliff on Lake Travis. Owners, Architects and Builders should review all the recorded documents to ensure all restrictions are met.

Existing homes built before the adoption of these rules are considered grandfathered under the rules they were reviewed and built by. All new construction and renovations to grandfathered homes are expected to follow the current Architectural Rules. A Renovation or Remodel that changes the exterior of a home or lot is required to be reviewed by the Committee, this includes changing of exterior colors or materials; additions of pools, decking, fencing, walls or hardscape; or major landscape renovations. Any maintenance items that do not change the exterior of a home or lot such as repainting the same color, re-roofing with the same material and color or normal landscape maintenance or replanting in existing beds does not require Committee approval, however, Owners should make their contractors aware of the Construction Rules and regulations found within this document.

The Golf Club, although located within the Community, is a Commercial Entity and is not governed by the Governing Documents or published rules and regulations of the Association, therefore, improvements made at the club or on the Golf Course may not comply with the improvements allowed on the single-family lots in the Association.

2.1 Architectural Plans

To ensure a diverse architectural style that is harmonious with the Hills Country setting in Lakecliff, all plans must be prepared by an approved, licensed architect in the State of Texas and be designed for the specific features of the homesite. Off the shelf plans or stock plans are not permitted. Custom plans that were designed for another lot and built within other neighborhoods are discouraged, and, if allowed, must be modified to fit the unique features of the lot. The Committee reserves the right to deny any plans it determines to be inappropriate for the lot or determines is too similar to existing homes built in the development.

2.2 Architect Requirement

All home plans in Lakecliff on Lake Travis must be prepared and sealed by an architect that is licensed in the State of Texas. The Committee has the right to approve each architect. A listing of current architects that work in the community can be provided upon request.

2.3 Builder Approval

Any Builder intending to build in Lakecliff on Lake Travis must be approved by the Committee. The Committee will not approve any Builder who does not have a strong track record of building custom homes in the Central Texas area. All Builder approvals are for a single lot only. Approval of a Builder on a lot does not guarantee they will be approved to build on future lots. A listing of current Builders that work within the community can be provided upon request. The Committee will not consider any Builder that can be considered a production builder or part of a “build on your own lot” division of a production build company.

Please contact the Committee regarding the current Builder approval process. All builders must carry comprehensive liability insurance for their company and each site should have a builder’s risk policy issued for the duration of construction. Copies of these policies must be provided to the Committee upon request.

2.4 Plan Review/Approval Process

The Committee will review plans in a six-phase process:

- Pre-Submittal Contact. – This is an informal meeting with the Committee Consultant and/or the Committee discussing the project and for the Owners to make sure they have the relevant information and understand the review process.
- Builder and Architect Approval
- Preliminary Plans
- Final Plans, including foundation and frame engineering.
- Waiver Applications for any Waivers discussed with the Committee.
- Landscape, Hardscape, Pool, Landscape Lighting, Site Lighting, and Fencing Plans.
Landscaping, pools, recreation facilities, fences/gates and other improvements may be submitted after the start of home construction but must be approved prior to their installation.

All approvals of the Committee shall be in writing.

2.4.1 Submittal and Review Timelines

A submittal is considered complete to the Committee once the following is provided:

- The appropriate application form has been filled out and provided.
- The plans are provided with all the required notes and details found on the application.
- Any submittal and oversight fees have been paid.

The ACC Consultant will review all submittals for completeness and make sure no items are missing prior to Committee review.

Once a complete submittal has been received by the Committee, they have 30 days to review the plans and make a determination. Any plans that are returned for more information, clarifications or changes will be re-reviewed in accordance with a new 30-day timeline once fully resubmitted to the Committee. Any plans that are in compliance with the Association's governing documents and not reviewed by the Committee within 30 days are deemed approved.

Owners do have the right to appeal any formal denials by the Committee to the POA Board of Directors.

The Committee generally meets once a month, and all complete submittals will be placed on the agenda for the next regular meeting. The Committee does reserve the right to review small projects or minor items via email between formal meetings.

On all new construction, landscape and pool plans will be considered subsequent reviews of the final plans by the Committee and will not be required with final house plan reviews. These subsequent submittals will not generate any additional submittal or oversight fees.

2.4.2 Final Plan Content Notes

The Final Plans must include the following required notes:

- 1- Prior to the start of construction, the Builder or Owner should post on the site a copy of the Travis County Residential Permit for the site.
- 2- No portion of the property outside the Limits of Construction will be disturbed or cleared of vegetation without the Committee's prior written approval.
- 3- A foundation form survey, prepared and signed by a registered land surveyor, must be submitted to the Committee prior to the pouring of the foundation.
- 4- Changes or additions to approved plans that affect the elevations of the home must be approved in writing by the Committee prior to implementation.
- 5- Builder is responsible for securing any necessary permits, reviews or inspections mandated by governing authorities such as the State of Texas, and Travis County.
- 6- The Association reserves the right to repair any damage that can be proven to be caused by a builder or their sub-contractor to common areas or common elements and automatically deduct the cost of the repair from the Construction Compliance Deposit.

2.4.3 Required Engineering

All submitted plans must include foundation and framing engineering signed and sealed by a licensed structural engineer.

2.5 Base Mapping Information

2.5.1 Topographic and Tree Survey

Each owner is required to have a tree and topo survey performed on their lot for the portion of the lot that will be developed. Some lots have steep slopes or drop-offs and if these areas will not be developed, they are not required to have surveys performed in those areas. Topographic Surveys should be done in 1' intervals and Tree surveys should identify all hardwood trees 8" in diameter for a single trunk or 12" in diameter for multi-trunked trees. Please be advised that any tree over 28" circumference (8.91-inch diameter) must have Committee approval for removal or development with the dripline. Live Oak Motts should be identified and preserved if possible.

The surveyor should use a base boundary lot survey prepared with a title commitment to ensure all setbacks and easements are reflected on the survey.

2.6 Site Planning

2.6.1 Building Setbacks

All lots in Lakecliff on Lake Travis are encumbered by the following setbacks in addition to any setbacks shown on the Final Plat for the section of lots:

Front: 60' from the edge of the street or 44' from the front property line, whichever is greater.

Corner Lot: 25' from the property line on lot side not facing the front of the house.

Sides: 10' from each side property line.

Rear: None

The Committee understands that due to the unique nature of the lots in Lakecliff, some homes may need to be closer than 60' from the street or 25' from a side street due to topography of a lot or to save existing trees. The Committee reserves the right to allow encroachments into the 60' front or 25' side street setback on a case-by-case basis, but this should be discussed with the Committee early in the design process once the Tree and Topo Survey is completed. No home may be closer than 25' from the front property line, as this is the platted front setback.

Additionally, Lots 5-10 in Lakecliff, Section 8 are encumbered by rear setbacks as determined by a Document with recording number 2000202391 in Real Property Records of Travis County

These lots are encumbered by the additional rear setbacks:

Lots 8-10: 40' Rear Setback from the rear property line.

Lot 7: 15' Rear Setback from the rear property line.

Lot 5-6: 157' Rear Setback from the rear property line, however walkways and decks can go in this setback.

Lakecliff on Lake Travis, Section 11, Lots 3-22 and 25-42 do not have to comply with the side and front setback requirements. These setbacks will be set by the Committee as these homes are designed, as some of these homes have been designed as duplexes with common walls built over a lot line.

Owners and Architects should consider the siting of houses that are along the golf course to avoid possibly being in flight paths of golf balls and to avoid damage to the future homes and improvements. The Committee and Association takes no liability of placement of homes along the golf course that may be hit or damaged by golf balls.

No encroachments into building setbacks are allowed, this includes eaves, gutters, HVAC Units, flatwork, or any other improvements other than landscaping and fencing.

2.6.2 Limits of Construction

The Limits of Construction shall be designated on the preliminary and final plans and shall be fully protected by a minimum 6' foot high chain link fence with green or black privacy screen that shall be installed prior to the start of construction and shall be maintained throughout the construction of the residence. No construction activity is allowed outside the perimeter fencing. The perimeter fencing can be removed once the exterior of home is complete, the flatwork is ready to be installed, the site is cleaned up and the final rough grade has been established, but before landscaping is installed. This perimeter fencing is required on all sides of the limits of construction on most lots unless they back up to the lake. In this situation these sites are not required to have perimeter fence on the cliff side of lot. The Association requires the Builders install a gate on the front side of the site for security purposes and that gate is kept closed and secured when there are no workers on site.

Silt fence is required to be installed according to SWPPP standards on all sites. Silt fence is allowed outside of the Limits of Construction fence, but must be within the confines of the lot.

2.6.3 Replacement Trees

Site plans must indicate existing trees to be removed. Any tree over 28 inches circumference (8.91-inch diameter) must have Committee approval for removal or development within the dripline. Multi-trunked live oaks surveyed over 8.91-inches in diameter are also protected.

The Committee understands that every tree cannot be saved for the construction of a home. The Owner, Architect and Builder should evaluate the trees on each site as part of the initial lot assessment and identify the trees that should be saved and those that will need to be removed.

The Committee reserves the right to require replacement trees if an alternative design solution which saves specimen trees couple be considered, and the Owner elects to remove the existing trees. The Committee also reserves the right to deny a set of plans if it determines that the architect did not adequately account for these trees during the design process. The Committee will determine the required tree mitigation if they feel trees are removed that could be saved.

The Committee reserves the right to require replacement trees in the event any portion of a homesite is cleared of trees or vegetation without the Committee's prior written approval or for trees shown to remain on an approved set of plans that do not survive construction.

2.6.4 Easements

It is the architect's and surveyor's responsibility to verify the location of all easements on the lot and shown on the Final Plat or recorded in County Records under a separate instrument. Site plans should reflect only those encroachments that are permissible per the terms of the specified easement(s). Copies of the easements can be found in the title commitments that were provided when the lot was purchased or on the final plats. All easements and zones should be shown on the tree and topo survey required for design of a home.

2.6.5 Cut and Fill

Sites should be balanced cut and fill; the Committee reserves the right to require a grading or cut and fill plan be provided as part of final plan submission or have the builder provide a grading plan signed and sealed by an engineer.

Cuts, fills, grading or retaining walls should not extend into building setbacks unless approved by the Committee in writing. All retaining walls should be detailed on the plans with materials and heights. The design and construction of these retaining walls are the sole responsibility and liability of the builder. It is recommended any major retaining walls be designed by an engineer. Any cuts that are left unfinished must be re-vegetated and screened with landscaping from neighboring properties.

2.6.6 Water and Wastewater System Requirements

Lakecliff on Lake Travis has a water and wastewater system owned and operated by Aqua Texas. Owners should contact Aqua Texas regarding tap locations and for specifics on installation to these taps and specification for any required grinder pumps. Taps should be located and protected prior to any construction on the lot. RPZs may be required on any potable water system.

2.6.7 Raw Water Irrigation System

The Association maintains a raw water distribution system for irrigation of the lots. All lots that have access to this system are required to tie into the system for their landscape irrigation. Aqua Texas does not allow their potable water to be used for irrigation. They also do not allow cross connections between the Raw Water and Potable Water System.

2.6.8 Flagpoles

Flagpoles require ACC approval. All flags and flagpoles must conform with the language in the Amended and Restated Lakecliff on Lake Travis Rules and Regulations Document, recorded in Travis County Records. Only one in-ground flagpole is allowed to be installed upon a lot, which does not exceed 20'. Space Permitting, the flagpole must be located within the fenced portion of a rear or side yard and within the building setbacks of the

lot. Flags displayed in front of the house must be on a wall mounted flagstaff attached to the first-floor façade of the home. Any flagpole lighting must be approved by the Committee and conform with Dark Skies Lighting Guidelines

2.6.9 Driveways

Driveways shall satisfy Travis County design standards, as applicable, and be constructed of masonry pavers, exposed aggregate, stained, textured or salt-finished concrete with a preferred maximum 5' radius turnout at the edge of the street. The use of colored concrete and/or textured concrete will only be approved if done in natural colors and sample is submitted to the Committee review and approval.

Drives may be a maximum of 15' and a minimum of 12' wide and shall intersect the street at as close to 90 degrees as feasible.

Architects should design driveways and parking courts to not encroach into any building setback except for the driveway accessing from the street to the homesite through the building setback or circular drives in front of a homesite.

Depending upon the finished floor elevation of a home, driveways may be out of grade to access the garages. Any portions of the driveway which are more than 18" out of grade must be faced with stone or stucco to match the home. Any out of grade portions of the driveways must also be screened with landscaping or planting beds.

Circular driveways are allowed on lots with frontages appropriate for a circle drive based upon guidelines established by Travis County.

Many areas of Lakecliff on Lake Travis have drainage ditches or drainage swales on the front of the lots. Driveways must be installed with an appropriately sized culvert or in a fashion where the flow of these drainage structures are not impeded.

Builders should be aware of the existing utilities in the street right of way between the curb and the front property line of the lot, including water, wastewater, electric, raw water, and fiber optic. Builders are responsible for protecting these utilities when the driveway is being installed. All driveways are required have two 6" conduits installed 3' off the back of the curb and 18" deep for future utility repairs. Failure to do so may cause utility companies to cut driveways to do utility repairs with the owner being responsible for the driveway repair.

Certain lots, specifically on corners, may be limited to what street a driveway can access from. This information is generally found in the final plat of the section of lots.

2.6.10 Visitor Parking

Each residence shall provide a minimum of two guest parking spaces that may not be in the front or side building setbacks. Where topographic constraints of a homesite cause a home to be located closer to the street, the placement can be located in the front or side setback at the sole discretion of the Committee. Circular Drives can be used for visitor parking.

2.6.11 Required Address Markers

For ease of finding homes and emergency service identification, all Homes are required to have an address marker/monument located adjacent to the driveway along the front property line or on the home readily visible from the street. The design of this address marker must be submitted and reviewed as either part of the house plans or the landscape plan. All address markers are required to be illuminated so they can be seen at night This can be accomplished by an address marker with permeant power, low voltage landscape lighting or a solar light fixture.

2.6.12 Drainage

Responsibility for proper site drainage rests with the Owners, their General Contractor, and their Architect. No site or roof drainage should be directed on to neighboring lots.

If roof, or site drainage is taken underground on a lot, the drains shall exit in a manner where concentrated flow is not created on to any neighboring property or street lot. Additionally, drains should be daylighted in a manner where there is no erosion on the lot at the drain outfall.

Gutter outfalls, pool overflows or other drains located close to the house should be located where not to direct concentrated flow of water to neighboring residential lots.

Gutters are considered part of the site drainage system and should be submitted as part of the final plan submittal. Gutters should be a minimum of a 6” seamless gutter style. The colors should match the fascia to blend with the house. Downspouts should match the exterior wall color of the house.

2.6.13 Rainwater Collection Systems and Solar Energy Devices

The Association welcomes any architectural or site design that incorporates rainwater collection systems or solar energy devices. All rainwater collection systems and solar energy devices must be approved by the Committee prior to installation. All tanks used for water storage should be incorporated into the site design for the home and fully screened from view from the street, golf course and neighboring properties. Please refer to specific language regarding rainwater collection system and solar panels found in the Rules and Regulations Document recorded in Travis County Records.

2.6.14 Pools

Swimming pools shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. Prefabricated pools or in-ground fiberglass or composite pools are not allowed. The only allowed temporary or above ground pools cannot exceed 6’ in diameter and must be stored out of site when not in use. Pool equipment must be screened with masonry walls in the same manner as all HVAC units. Any pool walls raised decking or planters over 18” out of grade must be faced with stone or stucco to match the house. Adequate screening, security, and maintenance shall be provided. Fences must meet all governmental regulations for safety.

Pool plans should be submitted with as much detail as possible, including, but not limited to, scaled drawings, the pool location, pool equipment with screening, and fencing on the scaled site plan, detailed out of grade elevations for the pool and decking and elevations of the pool from all sides out of grade.

The Committee reserves the right to require a cross section through the pool, should such detail aide in the review process for the facility. The Committee also reserves the right to require the pool builder provide a sealed engineered drawing of the pool foundation and construction.

All pools must have enclosures such as fencing or walls to conform with the Architectural Rules and State Code.

Any decking associated with the pool must be fully screened to finished grade. Wood and composite decking are allowed with Committee approval.

2.6.15 Playscapes, Recreational Facilities, Hard Surface Sports Areas, and Artificial Turf

Playscapes are permissible at the sole discretion of the Committee. If allowed by the Committee, the playscape must be properly sited and adequately screened to minimize the visual and audio impact of the equipment on adjacent properties. Playscapes must be of natural colors (tan, brown or green), and should be high quality workmanship. The Committee requires that all playscapes have existing or added landscape to screen the structure from neighboring properties.

Sports Courts and Tennis Courts will be allowed on a case-by-case basis per lot, depending on the size of the lot. Sports Courts and Tennis Courts must be sited on the lot in unobtrusive locations where they visual impact from the street and neighboring lots is minimized. If a Sports Court or Tennis Court is approved by the Committee, it must be heavily screened with landscaping to further minimize the visual impact from the rest of the Community.

The Committee may approve a dual use area where a driveway or parking court may be used as a sports facility. If this is the case, the Committee may require that this area have heavy landscaping to screen it from the street or neighboring properties. If approved, these facilities can only be used in the daytime.

Other types of recreational facilities such as Artificial Turf putting greens or other golf facilities must be approved by the Committee. Any Artificial Turf areas must comply with the language found in Section 4.4 of the landscape portion of this document.

All permanent Basketball Goals on a lot must be submitted to the Committee for review. Rollaway basketball goals are permissible if they are approved by the Committee and are placed in an unobtrusive manner and kept in good repair.

In no case can any Playscape, Sports Court, Tennis Court or any other Recreational Facility be lighted.

2.6.16 Fencing and Walls

Decorative Front yard walls, decorative fences extending past the front façade of a home and gated driveways are allowed, on a case-by-case basis, however, any decorative front yard fencing must contain masonry columns at least every 20' to break up the fence massing and will be required to be landscaped heavily to break up the massing of the fencing. Walls and fences are permitted in rear and side yards to the front façade of the home, but may not encroach upon any utility, drainage, water quality or other type of easement. Front yard fencing should be set back at least 10' from the front property line to allow for landscape buffers to be installed. Vehicle gates should be set back into the property far enough, so any keypads are located within the property line and not in the right-of-way and to allow for enough room for a vehicle to fully pull off the roadway when accessing the site and waiting for the gate to open. Front yard fencing on corner lots must be set back at least 25' from the corner as not to impede the visual site line for traffic.

Fencing shall be black wrought iron style pickets, a maximum of 8' high above natural grade. Although not required, it is strongly recommended that a flat top rail fence style be installed in order to protect wildlife such as deer. Fence style details should be submitted and approved by the Committee on the landscape plan.

Please be advised that any Security Fencing or Security Measures application must conform to the Security Measures Policy adopted by the Association in the Notice of Dedicatory Instruments Document and must be designed to be feasible for the lot or Section of the property for which it applies.

Fencing along common property lines between residential lots should be placed on or within the property lines. The sole responsibility of the identification of property lines for the installation of fencing lies with the Owner and their contractor. Two fences on separate lots are not allowed to be placed in parallel without at least a 10' offset between the two fences.

Fencing that is placed on a common property line with the golf course or an HOA owned lot is the sole responsibility of the lot who originally installed the fencing.

For fencing surrounding pool areas, the fencing must conform to State of Texas code for residential pool enclosures.

In the event an owner would like to install a decorative style wrought iron fence, wrought iron with coyote panels, or add mesh to the bottom portion of the fence, the exact design must be submitted and approved by the Committee.

The Committee will allow for non-standard metal fencing or other styles such as a cable rail system to be used as handrails on decking or porches, or in areas for fall protection such as lots along the lake that have steep drop offs at the rear of the property. All non-standard handrails must be approved by the Committee.

Fencing plans should show any proposed pet enclosures and runs. These cannot be located adjacent to a property line or in a location where they are visible from neighboring properties. All pet enclosures must conform to the minimum fencing standards for the Community.

Some lots back up to the Subdivision Split Rail Fence. This fence is referenced in the Section 2.7 of the Amended and Restated Declaration of Covenants Conditions and Restrictions regarding maintenance, location, and easements. Owners with this fence should educate themselves on what can be done with the fence.

Chain Link, Wood, Split Rail, or other type of fencing is expressly prohibited.

2.6.17 HVAC, Pool Equipment, Backup Generators, Trash Can Storage, Propane Tanks, Tankless Water Heaters, Antenna/Satellite Dishes and Utility Connections at the Home

Air conditioning compressors, pool equipment and backup generators shall be located in unobtrusive locations on the property. This equipment cannot be placed within building setbacks.

Air conditioning compressors, pool equipment and backup generators shall be enclosed by a masonry structural screening wall that matches the house and landscaped. This screening wall should screen the HVAC or Pool Equipment from the street and neighboring properties. Screening enclosures that face the golf course should have additional landscape screening or a solid gate added to minimize the visual impact of the units from the Golf Course. Air conditioning compressors shall be screened to a minimum of 48" above grade and a maximum of 72". Screening is to be located a minimum of 18" vertical distance from the unit, or as manufacturer specifications or code requires (whichever is greater). Pool equipment shall be screened within a fully enclosed structure. These screening walls should be open to the rear of the property. If they do not open to the rear, or the equipment is visible from neighboring properties, they should be enclosed with a solid gate at the access point. In the event HVAC or pool equipment is not located adjacent to the home or an accessory building, the Committee reserves the right to have it enclosed on 4 sides for screening purposes. Screening walls may not encroach into the building setbacks.

Trash cans must be stored out of public view. Owners may build a masonry trash can enclosure to match the house.

Any Antenna or Satellite Dish must be placed in location on the house or lot where not visible from the street. In the event an owner needs to place a satellite dish in a location visible from the street, the ACC will review and approve the location.

All utility hookups, gas meters and electric meters should be placed on the home where not readily visible from neighboring properties. All utility meters on the home should be screened with landscaping and painting to match the home. All junction boxes and exterior plugs on the home should be painted to match the home.

If a meter rack is built by the existing transformer or utility hookup this rack must be painted a green or brown color and landscaped.

Tankless Water Heaters, if externally mounted or accessible from the exterior of on the home, should be screened with landscaping, and have the enclosure painted to match the house. If a tankless water heater is externally mounted, it should be inset in the exterior wall and all exposed piping should be fully enclosed and painted to match the exterior of the house. Exterior mounted water heaters in stucco walls should have stucco band incorporated around their enclosure to help blend the water heater enclosure to the wall.

Propane Tanks are allowed but must be buried on the lot and the riser screened from the street and neighboring properties. Tanks cannot be placed within the building setbacks.

2.7 Architectural Design

2.7.1 Architectural Styles

Architectural styles should vary and should be compatible with surrounding properties and to the appropriate use of allowable exterior materials and colors. Home should be designed for any unique characteristics of the lot, including topography, trees, views, and solar angles. Homes should be designed to complement the Hill Country landscape and not to stand out. Colors should blend or complement with nature and not be designed to stand out. Monolithic structures and colors will not be approved.

2.7.2 Aesthetic Appeal

The Committee may not approve the design or exterior materials and colors of a home on purely aesthetic grounds, where, in its judgment, the proposed design of the home does not conform to the neighborhood and the Hill Country environment. Owners may want to ask for a Committee opinion early in the architectural design phase in order to ensure that the prospective design will be acceptable.

Any prior decisions of the Committee regarding matters of design or aesthetics shall not be deemed to have set a precedent if the Committee feels that the repetition of such actions would have any adverse effect on the community.

2.7.3 Design Elements

The following architectural features are generally appropriate to the community and the Hill Country Architectural Designs:

- Arcades, colonnades, loggias, and covered passages between structures.
- Outdoor spaces, which extend living functions seasonally.
- Semi-enclosed courtyards.
- Designs which save as many large caliper trees as possible. The Committee reserves the right to require trees removed with the house be mitigated on a per caliper inch basis if they feel the design of the house did not take into account the existing trees on the site.
- Hip roofs complementing the architectural style of the home.
- Non-reflective/matte standing seam metal or tile roofs in muted colors.
- Roof overhangs of 18” or wider measured from exterior cladding.
- Roof vents and other penetrations that are as unobtrusive as possible.
- Use of natural materials and colors blending with the Hill Country environment.

Architectural Features and Elements that are not appropriate for homes in the Community are:

- Architectural Elements, Colors or materials that make the home stand out versus blending in with the Hill Country environment.
- Excessively Pitched or Under Pitched Roof Elements.
- Over scaled entries, doors, or windows
- Exterior Lighting on the Home that draws attention to the structure.
- Unbroken expanses of masonry longer than 24’ or higher than 16’.
- Long, linear eaves on roofs, unless they are architecturally consistent and complementary to the style of the home.
- Long, linear roof ridges, unless they are architecturally consistent and complementary to the style of the home.
- Siding used as a primary architectural feature of the home.
- Symmetrical massing designs

2.7.4 Minimum Square Footage

The minimum square footage shall be determined according to the chart below. For the purpose of calculating square footage, open or screened porches, terraces, patios, decks, driveways, garages, storage facilities and walkways shall be excluded.

For Lakecliff on Lake Travis, Sections 1,2,3,5,6,7,8,9,12 (Lots 9-22) and 13 (Lots 1, 10-14)

<i>One Story Residence:</i>	<i>3,000 Square Feet</i>
<i>Up to Two- and One-Half Story:</i>	<i>3,000 Square Feet with at least 2,000 Square Feet on first floor.</i>
<i>Guesthouses:</i>	<i>1,200 Square Feet</i>
<i>Studios:</i>	<i>625 Square Feet</i>

For Lakecliff on Lake Travis, Section 10, 12 (Lots 5-8, and 13 (Lots 2-9)

<i>One Story</i>	<i>2,200 Square Feet</i>
<i>Up to Two- and One-Half Story:</i>	<i>2,400 Square Feet with at least 1,500 Square Feet on the first floor.</i>
<i>Guesthouses:</i>	<i>1,200 Square Feet</i>
<i>Studios:</i>	<i>625 Square Feet</i>

For Lakecliff on Lake Travis, Section 11, Lots 3-22 and 25-42

<i>Minimum Square Footage:</i>	<i>1,700 Square Feet</i>
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Plans submitted for review shall clearly indicate the heated/air-conditioned square footage of the residence.

Lots with multiple buildings must conform to the Single-Family Use language found in the Governing Documents. Additionally, guesthouses, guest quarters or individual rooms are not allowed to be rented at all. Any rentals must be for the entire property and conform with the Rental Rules and Regulations of the Association.

2.7.5 Height, Massing and Scale

The height of any portion of any structure may not exceed 35' from Finished Floor to Roof Peak.

Lakecliff on Lake Travis, Section 9, Lots 1-7; Section 6, Lots 26-27; and Section 8, Lots 3-11 are encumbered by a Document with recording number 2000202391 in Real Property Records of Travis County that limits the building height on these lots to 35' from the lowest natural elevation under the slab.

Designs should follow existing contours and achieve a balance of cut and fill so that when construction is finished, the earth around the residence should be as near as possible to the natural contours unless the natural topography of the lot is not beneficial to construction of a home. Any retaining walls must be shown on the site plan for the home. The Committee requires a builder to submit a grading or cut and fill plan on a home as part of the final plan submittal if any extensive grading, cut or fill on the site will occur.

Cuts, fills, grading or retaining walls should not extend into building setbacks unless approved by the Committee in writing. All retaining walls should be detailed on the plans with materials and heights. The design and construction of these retaining walls are the sole responsibility and liability of the builder. It is recommended any major retaining walls be designed by an engineer. Any cuts that are left unfinished must be re-vegetated and screened with landscaping from neighboring properties.

Owners are encouraged to break down the mass and/or undulate their homes. Many uses can be placed in accessory structures: garages, workshops, offices, cabanas, and recreational uses.

Roof plates and roof peaks should not be long and linear; these should be broken up and undulated to assist in the breaking up of the massing of the home.

2.7.6 Garages

All homes are required to have garages with the exception of the lots located in Section 11, Lot 3-22 and 25-42, which are exempt from any garage requirement. Garages need not be attached but must be integrated into the architectural design of the dwellings. All attached garages must be sheetrocked and finished on the interior. Detached garages must be architecturally composed to complement the main house. Detached garages located more than 165 feet from the street need not be sheetrocked. Garages shall accommodate a minimum of two cars but must have enough spaces to accommodate the vehicles that will be on the site. If more than three garage bays are to be constructed, the massing shall be broken up by separating the large mass into smaller independent volumes. These smaller volumes may be used to enclose or define a motor court. Please be advised that parking rules do not allow for resident vehicles to be left in view of the street overnight.

Garage doors may not face the street, the Committee has sole authority to determine if a garage faces the street. Garage doors should be 90 degrees from the street when possible. For homes on corner lots, garages should not face either street. The interpretation of garages facing the street is at the sole discretion of the Committee and interpretation and approval on an individual lot does not guarantee the Committee will make the same interpretation on a different lot.

Garage doors may not exceed 8' in height and must be electronically operated. The Committee may approve garage doors up to 10' in height if they are not visible from the street. All garage door styles must be approved by the Committee. The use of full glass garage doors is discouraged. If allowed, the glass must be opaque.

Covered Parking and Port-cocheres are allowed but must blend with the architectural style of the home.

2.7.7 Accessory Buildings

Accessory buildings, including pool cabanas, detached garages, studios, and guesthouses, shall be constructed of the same materials and with the same quality of construction as the primary residential structure. All Accessory Buildings must conform to the minimum square footage explained in Section 2.7.4 based upon their use.

No Storage Sheds or Shipping Containers are allowed on any lot, except during the construction phase of a home.

Prior to the start of construction of accessory buildings, plans must be submitted to and approved by the Architectural Control Committee for review.

2.7.8 Boat Docks and Dock Access Paths or Trams

Boat Docks must be built to LCRA standards for Residential Boat Docks. All Access Paths or Access trams to Boat Docks must be approved by the Committee and should be detailed on a Landscape or Hardscape Plan.

2.7.9 Exterior Lighting on the Home

Lakecliff on Lake Travis is intended to have homes that blend with nature and not be illuminated to stand out at night. Homes should be designed with minimal exterior lighting with good security practices. Any exterior and or soffit lighting must be submitted on the final plans with the location, type, and wattage of the lighting.

High Intensity lights, whether incandescent or LED are strictly prohibited, including wall washers, large up lights or lighting that illuminates the façade of the home. Exterior lighting on the home should not create a floodlighting effect on the façade of the home.

Lighting should be lower kelvin fixtures, the Committee will only consider fixtures equal to or less than 3000 Kelvin to comply with a softer, more natural light. Exterior lighting should be primarily downlights. Fixtures that have elements of uplighting or front lighting should be lower wattages and kelvins to mimic natural light. All exterior lighting should be installed with the ability to dim the exterior fixtures.

The Committee reserves the right to deny any exterior lighting if they feel it is not necessary, exceeds the intent of the lighting, or is not aesthetically appealing for the intent of the neighborhood.

All exterior fixtures should be Dark Skies Compliant. All exterior lighting fixtures should be submitted on the Final Plan Submittal.

Security Lighting and motion sensor lighting is encouraged; lighting should not be installed where visible bulbs or focal points can be seen from neighboring properties or the street. Security Lighting should not stay on for long periods of time or all-night long.

Any Landscape Lighting must be submitted with the landscape plan and must be approved by the Committee prior to installation, please see Section 4.6 for more information.

No color-changing, strobe, flashing or patterned lights are allowed unless part of a temporary holiday decoration. Any String or Café Lights installed must be Dark Skies Compliant and approved by the Committee prior to installation.

2.8 Materials

Owners should choose exterior materials and colors for their homes that complement the environment and the architectural style of the house. The use of native stone and complementing colors is encouraged. Materials and colors should be chosen to blend with the Hill Country Environment.

2.8.1 Appropriate Materials and Colors

The following materials and colors are discouraged:

- Red brick, Masonite, or other synthetic wall materials, including EIFS stucco.
- Stone which appears glued on.
- Large expanses of Wood or Cementous siding (unless used sparingly as an architectural detail and only with Committee approval)
- Large expanses of Metal panels or siding (unless used sparingly as an architectural detail and only with Committee approval)
- Vivid, inappropriate colors.
- White or bubble skylights.
- Mirrored glass or glass block.
- Multiple exterior materials of the same color such as brick and stucco or stucco and siding elements.

2.8.2 Masonry, Stucco and Exterior Materials

Stone, brick, or stucco shall comprise at least 75% of the exterior building material, excluding windows and doors. Hardi or other cementitious siding is not considered masonry. Architects should design homes with a variety of materials to avoid a monolithic look of a structure. If a home is a single material, the Committee reserves the right to limit the type and color of the materials so that it does not stand out in the Hill Country environment. Changes in materials at a vertical line shall occur only at interior corners.

Use of Siding as an architectural detail is allowed, but it must be used as an architectural detail versus a primary architectural focus. Siding changes must occur at interior corners, no masonry to siding changes will be allowed on a single plane between the primary floor and roof gables. If a cementitious siding product is to be used it must be the higher-grade siding such as the Artisan Hardi product or equal. No 4x8 Sheet siding will be allowed. Siding must be hardwood or high-grade cementitious siding, no vinyl, mdf or composite siding is allowed.

The use of regionally native stone is encouraged. The mortar should match rather than contrast with the masonry.

Red, orange or reddish-toned, or very dark brick is not permitted. The use of beige brick native to the Hill Country is encouraged.

Stucco must be of a muted, understated natural color approved in advance by the Committee.

For Lakecliff on Lake Travis, Section 11, Lots 3-22 and 25-42, exterior materials must conform to the standards set in Exhibit A of this document.

No more than 24” at the bottom of the slab may be left exposed; the remainder must be covered with the same material as the exterior wall (a maximum 24” allowable exposed lug). Plans shall indicate actual grade and show masonry treatment of slab. Areas where stucco is the exterior material, the exposed foundation must be in the same plane as the stucco and the same color of the stucco. Exposed Foundation under Stone should be underpinned a color to match the stucco or to complement the stone. No underpinning should be a color that does not match or complement the exterior materials of the home.

Rock or Brick type and color; Stucco type and color; exterior stain, trim color and any other exterior colors must be provided on the final plan submittal as part of a comprehensive storyboard.

The Committee will look at the existing homes surrounding the proposed home regarding approval of exterior materials or colors. If the Committee determines the adjacent, surrounding or houses within view of the home have the same or very similar materials, they reserve the right to deny the proposed materials to protect the variety and uniqueness of the homes in the community.

2.8.3 Windows and Doors

Combinations of double hung, casement, or fixed wood windows, wood or metal entry doors, French doors, and patio doors are encouraged. Windows shall be high quality windows made of wood, metal, vinyl clad wood, or metal clad wood. Composite, fully vinyl or fiberglass windows are not allowed unless used in specific areas such as around showers and tubs and only on a case-by-case basis.

Exterior doors should be solid wood, metal, or decorative iron.

Production Builder grade windows and doors are not allowed.

No windows or doors are allowed to have reflective or mirrored glass. If solar screens or tint are to be installed, it must be non-reflective and approved by the Committee.

Owners should submit their window and door manufacturer specifications as part of their Final Plan submittal.

2.8.4 Roofs Materials and Chimneys

Roof materials are limited to concrete or ceramic tile, wood shake, wood shingle or approved metal. This includes non-reflective/matte standing seam metal, decorative metal tile, terra cotta tiles, concrete tiles, or slate in muted colors. The original governing documents do allow for Number One Perfection wood shake roofs to be installed, but these are highly discouraged under current building standards and from a Firewise perspective. Composition shingle materials are not allowed. In the event a low-pitched roof or flat roof is approved on an individual home, these roofs must be clad in the same roof material as the rest of the house, if this is not possible the roof material must complement the primary roof material on the home. All metal roofing should be of a non-reflective, matte finish upon installation.

All chimneys shall be clad in masonry of the same type used on the exterior walls. All spark arrestors must be covered by a chimney cap that is designed to minimize the view of the cap. The design of the chimney cap must be submitted on the final plans or approved by the Committee prior to installation.

The Committee will review other non-composite roof materials, specifically those designed to be more highly efficient in heating or cooling than other approved shingles or solar generating.

SECTION 3 CONSTRUCTION

In keeping with the high standards of the Lakecliff on Lake Travis community, its residents, and their homes, it is expected that Builders will conduct all construction activity in a manner that is respectful of adjacent property owners and the neighborhood.

Homes should be constructed with Firewise Principals in mind, including minimizing combustible materials on the exterior of the home, screening all vents and roof penetrations to prevent embers from infiltrating the house, creating adequate access for fire apparatus in the event of an emergency and creating defensible spaces around the structures. More information can be found at www.texasfirewise.org and www.firewise.org.

3.1 Permits and Inspections

Home construction is subject to the applicable rules and regulations including any mandatory required review and permitting of Travis County. In the event these Architectural Rules are in contradiction to the laws or regulation of any of the above-mentioned governing jurisdictions, the law or regulation shall apply.

The Builder/Owner is responsible for and must comply with erosion control measures stipulated in the TCEQ Texas Pollutant Discharge Elimination System (TPDES) General Permit TXR150000.

All builders must obtain a Travis County Residential Permit. This permit must be posted on site prior to any clearing or construction taking place.

Builders must provide the Committee with the following:

- A form survey of the foundation forms prior to pouring the foundation.
- A final building inspection by a licensed 3rd party building inspection service.
- A final plumbing inspection by a licensed 3rd party plumbing inspection service.
- A completed plumbing Customer Service Letter.

3.2 Architectural Control Committee Procedures

The authority of the Architectural Control Committee to review and approve all improvements on any lot is set by Article 3 of the Lakecliff on Lake Travis Amended and Restated Declaration of Covenants Conditions and Restrictions. The Committee may establish, and from time to time amend, its administrative procedures.

The Committee generally meets monthly. An agenda will be prepared in advance of each meeting that will designate the order and approximate time each item will be discussed. Architects, Builders or Owners may attend meetings to discuss their projects and should contact the Committee through the current Committee Consultant. Once submitted, the Committee has 30 days to formally review a plan. Submittals are not considered complete until such time as all the requested items have been received by the Committee and all applicable fees have been paid.

For small projects, the Committee may complete a review outside of a regular meeting with unanimous consent via email.

All decisions of the Committee will be in writing. Each Committee meeting will have minutes taken and once these minutes are approved by the Committee, they can be viewed by Owners in the Association. Please be advised the Committee will not share actual plans or submittals with other owners unless the Owner of the plans or submittal agrees to allow them to be shared.

Any formal denials by the Committee may be appealed to the Board of Directors within 30 days of the written denial.

Informal discussions with Committee member(s) relating to plans occurring outside of the Committee meetings shall in no way constitute Committee opinion or approval of plans.

Written approvals are valid for 360 days of the Committee issuing the approval in writing, during which the construction on the improvements must begin, unless the Committee extends the timeframe for the project start date.

The Committee may grant waivers to the Governing Documents and the Architectural Rules. Waivers are granted on an individual basis through a formal waiver application and process. Waivers could be granted based upon a specific lot constraints or limitations, lot topography, shape of lot, easements, or native trees. Owners and Architects should discuss waivers with the Committee early in the design and approval process. Waivers will not be granted based upon previous Committee approvals. All waivers must be formalized in a written document recorded in County Records to be valid.

Once begun, construction should progress diligently until the project is completed. The Declaration limits construction timeframes to a maximum 360 days to complete the exterior of the home. The Committee considers the completion of the exterior of the home to include the home, the hardscape, and the landscaping of the lot so that the project looks complete on the outside. If the interior works takes longer than 360 days, but the exterior is complete, the project is considered to be in compliance. **If the exterior work of a project is to take longer than 360 days to complete, the Committee must issue a timeframe extension in writing. For projects going over 360 days, the Committee reserves the right to require additional oversight fees, or construction fees to be collected, or the Construction Compliance Deposit to be used for the costs to the Association as determined by the Board of Directors.**

3.3 Construction Procedures

Once a home is approved by the Committee the following should be the standard staging of construction:

- Obtain and post a Travis County Development Permit
- Locate all utility taps, and utilities located in the street right-of-way between the back of curb and the front lot line. All these utilities must be marked and protected.
- Install erosion controls, perimeter fencing, site signage and bull rock entrance
- Have Pre-Construction Meeting with Committee Consultant.
- Clear and rough-cut site
- Install Foundation Forms, backfill and rough plumb
- Provide Copy of Form Survey to Committee Prior to pouring slab
- Pour slab
- Frame
- Submit Landscape, Final Hardscape and Pool Plans to Committee for Review and Approval
- Install Pool and Hardscape
- Once Exterior of Home is Complete, Final Grading is done, and House is ready for Landscape; Construction fence can be removed (silt fence must remain)
- Submit all required copies of Building and Plumbing Inspections
- Complete Landscape
- Call for Final Home and Landscape Inspection by Committee Consultant.
- Remove Silt Fence once Re-vegetation is established or landscape has been installed.

3.4 Easements

It's the Builder's, the architect and surveyor's responsibility, to verify the location of all easements located on each lot.

3.5 Water and Wastewater System Requirements

Lakecliff on Lake Travis has a water and wastewater system owned and maintained by Aqua Texas. Owners should contact Aqua Texas regarding the location of the water and sewer taps for the lot, as well as the specifics on the required grinder pump at the home.

Prior to the occupation of any home, the final plumbing inspection and CSI letter should be provided to the Committee for their records.

3.6 Raw Water Irrigation System

Lakecliff on Lake Travis also has a separate raw water irrigation system that owners must tie into for irrigation purposes.

All irrigation system must use the raw water irrigation system for the site irrigation.

Please contact the Association for more information and the current application, tap fees, water restrictions and construction variance application to the water restrictions.

3.7 Erosion Control

The following regulations shall apply to all construction activity at Lakecliff on Lake Travis, including new construction, pool construction, additions, major hardscape or landscape projects and any other projects that the Committee feels needs erosion control. Regular inspections by a representative of the Committee shall take place to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines will be levied and deducted from the Compliance Deposit. The Committee may require additional silt fencing or erosion control measures to protect existing drainage facilities in the right-of-way such as drainage inlets or existing drainage swales.

It is the responsibility of the Builder to install erosion control measures prior to the start of construction and to maintain them throughout the entire construction process. This includes proper location, installation, and use of designated concrete washout areas during all foundation, flatwork, and pool pours.

Prior to the commencement of any clearing, erosion control measures must be installed and inspected by a representative of the Committee.

Each construction site shall have one designated construction entry that shall have a 10' long by 15' wide section of 1" to 3" diameter stone placed upon it. It is recommended that the construction entry must be in the same location as the permanent driveway to avoid re-vegetation of the right of way at the end of construction. The purpose of the stone is to clean the tires of vehicles exiting the site, to limit the amount of mud and sediment that is brought onto the street. **The Builder should anticipate that heavy construction vehicles will crush and embed the stone during construction and that additional stone will be required in order to protect the integrity of the entry.** Builder is responsible for clearing all tracking off the street on a daily basis.

Prior to installation of the construction entry, the builder must have all the utilities located between the street and the lot frontage identified, marked, and protected. As these are private systems, not all utilities will be marked by One Call/Dig Tess/811 System. Builders will need to contact some of the Utility Representatives directly to have lines marked. The Builder is solely responsible for the protection of these utilities and any cost of repair to said utilities during construction will be taken from the Construction Compliance Deposit. This includes waterlines, wastewater lines, raw water irrigation mainlines, fiber optic lines, telephone lines and electric lines. It is highly encouraged that each builder place protection in the form of metal sleeving or plates over the existing utilities where the construction entry accesses the lot, especially where waterlines and irrigation lines are not buried very deeply.

Silt fence installed to the TCEQ is required to be properly installed and maintained to protect the low sides of all disturbed areas, where stormwater will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Builder should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately.

If for any reason the silt fence is to be temporarily removed, please contact the Committee Consultant prior to the removal. Silt fence must remain in place until landscaping is installed.

3.8 Foundation Survey

A foundation form survey is required to be submitted for all house construction. The survey shall:

- Be prepared and sealed by a registered land surveyor.
- Indicate the distance in feet from the property line to the closest portion(s) of the foundation measured perpendicular to the property line.
- Indicate the finished floor elevation of the slab.
- Be submitted to the Committee for their records.

3.9 Utilities

The Committee will provide a list of current utility providers in the neighborhood upon request.

3.9.1 Utility Connections, Required Screening and Utility Trenches

Site plans shall indicate the location of utility trenches, connections and meters and shall note any specific vegetation that shall require additional protection from trenching equipment.

Whenever possible, a central service location not on the street facing elevation, accessible to the utility service provider, not visible from the street and screened from neighbors, shall be designed for each dwelling which shall contain connections for all utilities. Utility meters mounted on the home should be painted to match the exterior of the structure. In the case where the utility company requires a location of the meter not on the home, the Owner and Builder are required to screen this meter with landscaping and paint the meter rack with a green or brown color to help it blend into the landscape.

All utility hookups and electric meters should be placed on the home where not readily visible from neighboring properties. All utility meters on the home should be screened with landscaping, with painting the meters to match the home strongly encouraged. In the event an electric meter is placed on a rack adjunct to the transformer or the street because of PEC regulations, this rack must be painted green and fully screened with landscaping.

It is required that the builder run conduit with pull string from the Cable and Telephone risers to the location on the home where the tie-ins will occur.

3.10 Security

The Lakecliff on Lake Travis Property Owners Association shall not be responsible for the security of construction sites or completed homes. If theft or vandalism occurs, the Builder should first contact the Travis County Sheriff's Department and should then notify The Committee Consultant. A record of vandalism and theft will be kept, and other builders will be notified as to the nature of the problem. Site gates must be kept closed and secured when no workers are present on the site.

3.11 Chain Link Fence

Temporary, minimum 6' high chain link fencing with green privacy screen must be installed around the front, sides and rear of construction and shall be maintained throughout construction. The purposes of the fences are to limit disturbance of soils and to protect vegetation outside the limits of construction, break up the visual impact of the site from the neighborhood and to stop construction debris from blowing outside the construction site. Smaller chain link may be used to protect trees to be saved within the construction limits. Sites that back up to the lake cliff may not need to have chain link installed on the back of the lot due to the steep topography

The Association requires the Builders install a gate on the front side of the site for security purposes and that gate is kept closed and secured when there are no workers on site.

If for any reason the fence is to be temporarily removed, please contact the Committee Consultant prior to the removal.

3.12 Construction Hours

Unless prior approval has been obtained from the Committee Consultant, construction may take place only during the following hours: Monday through Friday from 7:30 a.m. until 7:00 p.m., and on Saturdays from 8:00 a.m. through 4:00 p.m. To request extended construction hours for special situations such as large foundation pours, please contact the Committee Consultant.

There shall be no construction on Sundays or holidays. Please contact the Committee Consultant regarding the list of holidays.

Any construction on holidays and outside of construction hours is subject to immediate levying of fines against the Construction Compliance Deposit.

Depending upon the size of a Concrete Pour for a slab, the Committee may allow for an early setup and pour. This is decided on a case-by-case basis and a specific request must be made at least a week in advance to be considered by the Committee.

3.13 Noise, Animals

The use of radios, tape and CD players must be restrained, so as not to be heard on an adjoining lot or street.

Contractors and subcontractors may not bring dogs or other animals to construction sites.

3.14 Material and Equipment Storage

A designated material storage area shall be indicated on the approved Final Plans. All construction materials and equipment shall be neatly stacked and secured. Any storage of materials or equipment shall be the Owner's or Builder's responsibility and at their risk.

Builders may place storage containers or temporary office trailers on active construction sites. However, the location, size and design of these structures must be approved by the Committee in advance of installation.

No materials may be staged or stored outside of the approved limits of construction, on the street, or neighboring lots. Any vehicles or trailers left on the street overnight are subject to immediate towing under the State of Texas regulations. Any delivery trucks should not block traffic while offloading materials. The builder is solely responsible for keeping traffic open and flowing while any materials are being delivered. Builders must protect the streets when materials and equipment are being offloaded and dumpsters are being swapped.

Owners and Builders may not disturb, damage, or trespass on other lots or adjacent property.

3.15 Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore. Any fill not removed from the site must be piled neatly and any brush left on site must be chipped. Piles of Fill or Chippings may be required to have additional silt fence added around them to help stabilized and protect the site. Construction Materials should be stacked neatly. The site should be policed for loose trash daily.

Owners and Builders shall provide a standard construction dumpster for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely

basis. Dust control shall be the responsibility of the Builder, including the vegetation as necessary, and the watering of disturbed areas to control dust.

Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.

The dumping, burying, or burning of trash or trees is not permitted anywhere in Lakecliff on Lake Travis.

No campfires, cooking fires or burn barrels allowed on site.

It is imperative that, when moving heavy equipment around, that precautions be taken to prevent damage to pavement, curbs, and vegetation. Any damage to such structures will be assessed against the Construction Compliance Deposit without notification to the Builder. Crawler tractors are not to be operated on paved or concrete surfaces.

Mud, dirt, and other construction debris that is tracked off site shall be cleaned daily.

Once a site is under construction it is the sole responsibly of the Owner and Builder to perform landscape maintenance on the site and outside the fence. Areas outside the fence should be kept in accordance with Community Standards for Developed lots.

3.16 Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained by the Builder inside the Limits of Construction fencing at each construction site.

3.17 Site Access, Weight Limits and Construction Parking

Builders are responsible for all their subcontractors. Builders will be issued gate codes in accordance with the current Gate Access procedures for the Community. The cost of any repairs to the gates attributed to a building site will be deducted from the Construction Compliance Deposit for that site.

All construction traffic must enter the community on Cliff Point, no construction traffic should access the community through Gallery Drive. Please see the Construction Traffic Map in Appendix E of this Document. Any construction traffic that does not follow the required traffic pattern is subject to immediate fines per the fine schedule.

No delivery trucks, haul trucks, dump trucks or concrete trucks more than 50,000 lbs. can enter the community. No dump trucks with more than 12 yards of material are allowed. All trucks should have a weight or yardage ticket and be prepared to show it upon Committee request. Only standard size dump trucks are allowed, no belly dump or end dump semis, and no dump trucks with dump trailers are allowed.

To maintain vegetation and protect shallow utilities located along the roadways, parking off the asphalt and on the vegetated shoulders is strictly prohibited. Any damage done to the right of way by vehicles parking or crossing the right of way will be repaired by the Association and the cost automatically deducted from the Construction Compliance Deposit. Construction Parking should occur on the site unless a separate parking plan is approved by the Committee.

On street parking MUST maintain emergency access at all times. Vehicles in violation of this restriction are subject to towing without notice.

In the event that parking is unavailable on the site, Workers should only park on one side of the street to keep a lane of traffic open at all times, no parking off the pavement is allowed in the street right of way. In the event there are two active construction sites across the street from each other, one side of the street will be determined as the parking side. The Committee reserves the right to tow any vehicle blocking traffic with no notice to the owner or builder.

Off street parking is permitted only inside Limits of Construction fencing. No vehicles or trailers can be left on the street overnight. Any vehicles or trailers left overnight on streets are subject to immediate towing under the State of Texas regulations.

The builder is solely responsible for always keeping the flow of traffic open. No deliveries can block traffic for any time.

Construction crews shall not park on, or otherwise use other lots.

Construction crews should not park under the crown of existing trees, as this causes compaction of soils and damage to the critical root zone, leading to the death of the trees.

Parking Violations are subject to immediate levying of fines per noted violation.

3.18 Builder Signage

The Governing Documents stated that signage is not allowed in the Community, however, in order to properly identify the construction sites, all sites must have a builder sign as established by the Association. Each site should have the approved Builder Site Signage and two No Parking signs to match the Builder Site Signage. Please contact the Committee Consultant on information on where to obtain the required signage.

No other signage except for The Builder Site Signage, No Parking Sign, the required Travis County Site Development Permit and SWPPP Permit postings are allowed outside the limits of construction without Committee approval. Builders may place additional rules signage on the inside of the site fencing, but not visible from the street. Any non-conforming signs will be removed without notice and disposed of. No sub-contractor signs are allowed. .

SECTION 4 LANDSCAPE DESIGN & INSTALLATION

Important Note: A landscape plan must be approved prior to any clearing for landscaping and/or the installation of any plant materials or irrigation.

Landscape Designers should take Firewise Principals into account when designing the site. This should include defensible spaces, limited Ashe juniper mitigation, cleaning up of native areas, plant selection and irrigation areas. More information can be obtained at www.texasfirewise.org and www.firewise.org.

4.1 Basic Requirements of the Landscape Design

4.1.1 Landscaping in the Right-of-Way

Owners are required to install and maintain sod and irrigation in the right of way between the front lot line and the back of curb. No planting beds or landscaping installed by the Builder or Owner may extend into this right-of-way. If a tree is located on the property line, then mulch beds may extend into the right of way with written Committee approval. If this area contains a drainage ditch or drainage swale, the owners must maintain the drainage as designed to keep the community drainage system operational.

4.1.2 Easements

Landscape plans must indicate the boundaries of all easements on the homesite. The landscape design should reflect only those encroachments that are permissible per the terms of the specified easement(s).

4.1.3 Minimum Landscape Area

At a minimum, the areas between the street and the house must be formally landscaped and irrigated. Planting beds are required on all areas around the home except the areas of flatwork at grade that about sod areas or other areas used for homeowner recreation.

4.1.4 Turf Grasses

It is the intent of these Architectural Rules to have the sites conform with the native landscape of the Hill Country, thus front yards should not all be turf, and should contain not only planting beds around the house, but between the street the house also.

Turf may be Zoysia, Bermuda, buffalo grass or other water conserving turf grasses. St. Augustine grass is not permitted. It is recommended that areas that receive less than six hours of sunlight should be included in shrub, groundcover, or natural areas.

For lots that share a property line with the golf course, sod in the rear yard should be Bermuda Tiff 419 to match the golf course grass. If an owner wants to use a different sod other than Bermuda 419 on the rear yard of a home adjacent to the golf course, there must a physical delineation along the property line such as a planting bed to keep the grass types from intermingling unless the Golf Course grants written approval to install a different type of grass adjacent to the course.

4.1.5 Special Screening Plans for Lakecliff, Section 8

Lots 7-8, Lakecliff, Section 8 have requirements to plant screening plants within the rear setbacks at 10' intervals to screen the homes from the existing home in Travis Lakeside.

4.2 Design Criteria

Landscape designs should contain a variety of native and adapted plant materials arranged in a manner consistent with the native Hill Country landscape, Waterwise Principals, and Firewise principles (www.texasfirewise.org and www.firewise.org). Plants should consist of plantings that can be found on the City of Austin Grow Green List or the

Lady Bird Johnson Wildflower Center Plant List. Informal, natural groupings are suitable; long linear hedges and large expanses of single plant species are not appropriate.

4.2.1 Minimum Design Criteria

The following is a summary of the minimum design criteria that should be met on the landscape designs.

- Firewise principals should be incorporated into all landscape designs to include plant selections, plant placement, creation of defensible spaces as well as appropriate ground covers.
- Landscape plans must show the location of all proposed plant materials and include a plant legend comprised of plant species, quantities, and sizes at the time of planting on a full-size plan sheet.
- Landscape designs shall at a minimum, reflect landscaping between the street and the home and around the home.
- Irrigated areas should be noted. Irrigation is required, at a minimum, between the street and the front of the house. Irrigation should be designed with WaterWise Principals and all irrigation systems must tie into the Raw Water Irrigation System.
- Plant material both inside and outside of enclosed areas should be deer resistant.
- The use of rock or crushed rock as a ground cover or bed cover is suggested to be used in the beds around the house to conform with Firewise principals.
- Driveways and guest parking should be anchored by screening plants.
- Drainage ways should be noted and can be supplemented with drainage swales, dry creek bed features and other features to direct the drainage off the lot without causing concentrated flow on to neighboring lots.
- Landscape plans must include vegetative screening for above ground utility connections, including RPZs, visible from the street or adjacent properties, and to soften masonry screen walls of pool equipment and air conditioning condensers.
- All areas disturbed during construction not part of the formal landscape area should be noted, and re-vegetation plans described.
- The Committee reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.
- Hardscape elements should be noted on the plans and must be in scale with the home and associated structures. Landscape sculptures, fountains and structures are subject to approval by the Committee and details should be submitted with the plans.

Any areas of the lot that are disturbed during construction and not included in the formal landscape area must be re-vegetated with native grasses and temporarily irrigated until established. Disturbed areas may require curlex matting to stabilize the slope and allow the revegetation to establish.

The natural areas can be cleaned up and supplemented not only to improve the lot, but to assist in creating defensible spaces under the Firewise rationale.

These areas can have the following work done:

- Deadwood and dead plants removed from the trees and off the ground.
- Non-native, invasive species removed from the landscape.
- Small sapling juniper (generally under a 3" diameter) removed.
- Existing larger junipers limbed up to a 6' – 10' from ground (depending upon size of tree).
- Removal of any juniper trees that are within the dripline of the hardwood trees on the lot.
- Addition or over-seeding of native grasses and wildflowers in areas with no groundcover or thin native grasses.
- Addition of some native plantings or native trees to assist in re-establishing native flora and fauna.

Generally, this type of work is done by hand, the use of equipment to do this type of work will disturb the soils and cause additional erosion controls to have to be installed and areas that were disturbed by machinery to be revegetated with native grasses. Any areas that have supplemental plantings or grass seed added should be temporarily irrigated until these plants are established.

4.2.2 Address Marker Planting

Landscaping around required address markers should be used to accent the drive entry as well as to soften the address marker within the landscape.

4.2.3 Required Notes on the Landscape Plan

All landscape plans must have the following required notes on the plans:

1. All areas disturbed during construction that are not in formal landscape areas must be revegetated with native grasses or plantings and temporarily irrigated until established.
2. All above ground utility connections shall be screened with landscaping so that they are not visible from the street or adjacent properties.
3. An automatic irrigation system with separate zones for turf and bedding areas shall be installed for all proposed formal landscape areas. This system will be on an automatic timer with attached rain and freeze sensor.
4. The responsibility for proper Site Drainage rests with the Builder and the Owner.

4.2.4 Landscape Inspection

The Committee shall, upon completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan. Silt fences and must remain in place until the formal landscaping is being installed.

4.3 Tree, Shrub and Plant Palettes

Plants should be chosen from the City of Austin Grow Green List (www.growgreen.org) or the Lady Bird Johnson Wildflower Center Plant List (www.wildflower.org). The City of Austin Grow Green List also includes a list of prohibited plants. These plants will not be allowed for use in Lakecliff on Lake Travis. No St. Augustine Turf will be allowed.

4.4 The Use of Artificial Turf

The use of Artificial Turf in Lakecliff on Lake Travis is not prohibited but must be reviewed and approved by the Architectural Control Committee prior to its installation. Owners and Contractors should follow the following guidelines when choosing a product and submitting for installation. These guidelines take into account two different types of artificial turf submittals, one for golf use such as putting greens and pitching mats and one for artificial turf used in lieu of turfgrass.

Minimum Product Specifications:

- Artificial Turf Color must be a natural color to blend with the surroundings.
- Turf Product must have a minimum of an 8-year 100% replacement warranty.
- Product must be installed to manufacturer's specifications including but not limited to, proper site preparation, installation of an aggregate or sand base, necessary weed barriers, stapling or nailing in the recommended areas, proper seam sealing, and proper sand addition. Product should be installed by a licensed installer recommended by the manufacturer.
- Artificial Turf used in lieu of sod must be a minimum of 1.5" pile. Artificial Turf used for golf applications can be a lower pile.
- All products must be installed with no waves, lumps, or visible seams.

Design and Submittal Criteria:

- The Committee prefers that artificial turf areas be limited to areas not visible from the street, however, if used in front of the house for a turfgrass application, the size and location of the artificial turf should be as a supplemental use to a Texas Xeriscape Design where turf is not the primary groundcover. Turf should be laid out in a natural manner.
- When used on golf applications, these improvements should be located where not readily visible from the street frontage of the lot.

- Artificial turf submittals should be shown on a comprehensive site plan showing all existing or proposed improvements, including landscape, hardscape, pools, and the home.
- Submittals should include the turf type, color, a warranty specification, and manufacturer's installation specifications.
- The Committee will review each submittal on a case-by-case basis, approval of Artificial Turf on one home in the Community will not set a precedent for any future approvals.

Owners Responsibility for Maintenance:

- Owners must maintain the artificial turf according to the manufacturer's specifications, including raking, power brooming, rolling, and sand replacement if necessary.
- If the artificial turf gets wavy, lumpy, or seams can be seen, the Owner must have necessary repairs done within 90 days of notification by the Association.
- If the turf becomes discolored due to UV degradation, the Owner is responsible for replacing the turf or submitting a plan to the Committee for an alternative replacement or repair of the area.

4.5 Oak Wilt

Lakecliff on Lake Travis is adjacent to active Oak Wilt areas. Care should be taken when trimming and removing Oak Trees to keep the disease from reaching the neighborhood. It is highly recommended that a professional arborist assesses each lot with Oak Trees that could be affected prior to construction, during construction and post construction. More information can be found at www.stopoakwilt.com.

4.6 Landscape Lighting

All landscape lighting and exterior site lighting should be Dark Skies compliant. The Committee has the right to require a certification from the builder, lighting designer or lighting installer that the installed fixtures are Dark Skies compliant. All Landscape Lighting submittals should have the following information:

- Fixture Type with Shielding Type
- Light Type
- Wattage
- Kelvin Rating (max 3000 Kelvin)

No landscape light whose direct source is visible from a street or neighboring property, or which produces excessive glare to pedestrian or vehicular traffic will be allowed.

Moonlighting down from and up lighting of trees from the ground is recommended but shall be shielded to eliminate off-site glare and source visibility from the neighboring properties and the street.

Flood lighting a house façade with landscape lighting is prohibited.

Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Holiday lighting is an exception. Sodium, mercury vapor, or bare HID yard lights are not allowed.

Any String or Café Lights installed must be Dark Skies Complaint and approved by the Committee prior to installation.

Approval of the proposed landscape lighting plan is required as part of the required landscape plan.

Any existing lighting that is replaced or updated should be adapted or replaced to be Dark Skies compliant.

4.7 Association Irrigation System, Lake Pumps, and Irrigation Water Wells

The Association owns and maintains a master raw water irrigation system that each owner must tap into for a tap fee on a monthly water rate. This system is untreated lake water and is significantly cheaper than potable water. This system can only be used for irrigation purposes. For the process to tap into this system please contact the Committee

Consultant or the Irrigation System Consultant for more information. All use of this system is subject to the Irrigation System Rules and Regulations recorded in the Amended and Restated Lakecliff on Lake Travis Rules and Regulations Document recorded in Travis County Records.

All newly installed landscape must be granted a formal watering restriction waiver for use of the Irrigation Water. This waiver form should be filled out with the Irrigation Application or when the landscape is being installed. Failure to do so could result in watering being restricted to the current water restrictions at the time of the landscape installation.

Upon approval by the Association, owners can also drill a water well for irrigation purposes only. If approved, the wellhead, any pressure tanks and any storage tanks must be hidden from view of the street and neighboring properties. The Committee must approve the location of the well and all its associated improvements. Please be advised that all wells in Lakecliff fall under the oversight of the Southwestern Travis County Groundwater Conservation District.

Lake Pumps for irrigation purposes can be installed on lots with lake frontages under LCRA permitting, standards and guidelines. All lake pump supply lines must be hidden from view of neighboring properties. Any storage tanks must be approved by the Committee.

4.8 Yard Art, and other Yard Decorations

All items placed within view of the street in the landscape beds or yard that is in place longer than 30 days are to be reviewed and approved by the Committee. This includes yard art, fountains, decorative planters, raised beds, metal plants, lawn furniture, sculptures, or other Yard Decorations.

APPENDIX A

Schedule of Violation Fines



Schedule of Violation Fines

Regular inspections by a representative of the Committee shall take place to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner with good communication between the Builder and the Committee, violation fines will be levied and deducted from the \$10,000 Compliance and Oversight Fee. Generally, one warning for each infraction will be given for each building site with a reasonable time to cure prior to violation fees being levied, however, gross violations will result in immediate levying fines. All owners will be given the right under Texas Property Code, Chapter 209 to request a hearing with the Board of Directors regarding any levied violation fees. In the event that violation fees exceed \$10,000, and violation fees remain unpaid by the Builder or Owner, the Committee reserves the right to add the unpaid amounts to the account for the subject property. All violation fines will be levied in accordance with Section 9.9 of the Lakecliff on Lake Travis Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions or any other subsequent Governing Document adopted by the Association. In no case can an ongoing violation exceed \$1000.00.

This schedule of violation fines applies to any construction project in Lakecliff on Lake Travis, including interior remodels not reviewed by the Committee and Small Projects without collected review fees.

All violations are per occurrence, once a violation has occurred and been cured, separate instances of the same type of violation will be considered a new violation.

Rules Violation	Applicable Fee
Premature Clearing	\$250
Construction without Committee Approval or out of normal Construction Sequence	\$250 per day
Inadequate Construction Entry	\$250 plus \$50/day
Inadequate/Removed Silt Fence	\$250 plus \$50/day
Inadequate/Removed Construction Fence	\$250 plus \$50/day
Failure to secure site	\$100 per occurrence
Excessive mud/debris on street/failure to clean street in a timely manner	\$250 plus \$50/day
Excessive construction debris	\$250 plus \$50/day
No dumpster provided/Inadequate Use of Dumpster	\$150 plus \$50/day
Workers on site before or after Construction Hours	\$250 per occurrence
Excessive noise off site	\$250 per occurrence
Failure to maintain landscape mowing	\$150 plus \$50/day
No chemical toilet provided	\$150 plus \$50/day
Overweight Delivery Vehicle or access down Gallery Drive to community	\$250 per vehicle
Encroachment on adjacent properties	\$250 plus cost of repair to be deducted from Construction Compliance Deposit.
Damage to streets, curbs, infrastructure	\$250 minimum, plus cost of repair to be deducted from Construction Compliance Deposit.
Miscellaneous violation of construction rules	\$250 per occurrence
Parking violations (Per Vehicle/Incident)	\$250.00

APPENDIX B

Submittal Fees and Construction Compliance Deposit Amounts



Submittal Fees

The following chart sets the Submittal Fees and Construction Compliance Deposits required by the Association and the Committee:

TYPE OF SUBMITTAL	COST	NOTES
NEW CONSTRUCTION (12 MONTH OR GREATER)		
NEW CONSTRUCTION REVIEW FEE	\$2500	Covers New Construction, including Initial Landscape, Pool, Hardscape and Fencing
CONSTRUCTION MANAGEMENT FEE	\$4000	Covers project oversight for 1-year. If project goes over 1-year, an additional fee will be charged.
CONSTRUCTION COMPLIANCE DEPOSIT	\$10000	Required on all New Construction Projects. Balance of deposit is refundable when job is 100% complete and inspected.
ADDITONS/REMODELS/LARGE PROJECTS/POOLS		
ADDITIONS/REMODELS/POOLS REVIEW FEE	\$1000	Covers Additions and Exterior Remodels Including Landscape, Pools, Hardscape and Fencing associated with the project after the initial home construction
CONSTRUCTION COMPLIANCE DEPOSIT	\$5000	Required on all Large Projects to include Additions, Remodels, Pools. Balance of deposit is refundable when job is 100% complete and inspected.
SMALL EXTERIOR PROJECTS (UNDER 30 DAYS)		
SMALL PROJECT REVIEW FEE	\$0	No fee if project takes less than 30 days.
WAIVERS		
WAIVER APPLICATION FEE	\$500	For any Waiver Application requiring filing of a Formal Waiver in County Records

APPENDIX C

Forms and Applications



**Lakecliff on Lake Travis
Architect and Builder Vetting Application**

Date _____
Legal Description Section _____ Block _____ Lot _____
Address _____
Owner's Name _____
Proposed Builder _____
Proposed Architect _____

Applicant's Signature _____

Notes:

1. All Home Designers Must be Registered Architects in the State of Texas
2. All Home Builders must be approved and vetted by the Committee. All Builders must be Custom Home Builders with a history of building in Central Texas. No Builders associated with Production Build Companies or Build on Your Own Lot Programs or Builders will be approved.

Architect Information:

Architecture Firm:

Primary Architect on Project:

Primary Architect's Current State of Texas Registration Number:

Company Website Address:

Addresses of Previous Homes Designed in the Community (if any):

- _____
- _____
- _____

Builder Information:

Company Name:

Principals of the Company:

Company Website:

(if no website, provide company history/resume)

Supplemental information required:

- Addresses of Custom Homes in Central Texas that are Under Construction.
- Addresses of Recently Completed Custom Homes in Central Texas
- Trade References
- Customer References



**Lakecliff on Lake Travis
Preliminary Plan Review Application for New Construction**

Date _____
 Legal Description Section _____ Block _____ Lot _____
 Address _____
 Owner's Name _____
 Builder _____
 Architect _____
 Applicant's Signature _____

I ____ DO ____ DO NOT wish to schedule an appointment to attend the ACC meeting for review of the attached plans.

What is the architectural style of the home? _____

Notes:

1. Incomplete applications and plans will be returned for completion prior to inclusion on an ACC agenda.
2. Submittals are not considered complete until all required applications and plans are provided, and the ACC Review timeline will not begin until a complete submittal is received.
3. There is no application fee required for review of Preliminary Plans.

Preliminary Site Plan (drawn on base mapping of Required Tree and Topo survey)

- ___ 1"= 40' or larger scale, as appropriate to the lot size
- ___ Approximate Location of any adjacent homes
- ___ Building location and finished floor elevations, including eaves, overhangs, and gutters.
- ___ Locations of drives walks & the required address marker
- ___ Setbacks per the Architectural Rules, the Final Plan, and any associated Recorded Documents
- ___ Tree List
- ___ Trees to remain
- ___ Trees to be removed
- ___ Easements
- ___ Patios, porches
- ___ Accessory Buildings
- ___ Pool, tennis, sport court locations
- ___ North Arrow
- ___ Approximate boundary of areas to be turf and/or landscape
- ___ Required visitor parking
- ___ Limits of construction

Preliminary Construction Documents

Elevations:

- ___ 1/4" = 1' scale
- ___ Roof pitches identified
- ___ Roof peak height above foundation labeled
- ___ Exterior materials- walls and roof labeled
- ___ Windows
- ___ Actual grade at foundation indicated
- ___ Foundation properly concealed (maximum 18" of exposed foundation)

Floor Plans:

- ___ Floor plans at 1/4" = 1' scale
- ___ Standard Square Footage Chart



**Lakecliff on Lake Travis
Final Plan Review Application**

Date _____
Legal Description Section _____ Block _____ Lot _____
Address _____
Owner's Name _____
Builder _____
Architect _____

Applicant's Signature _____
(Execution of the application confirms the Owner, Architect and Builder have reviewed the Architectural Rules Memo and agree to comply to the guidelines, rules and restrictions found within this Memo)

I ___ DO ___ DO NOT wish to attend the ACC meeting for review of the attached plans.

Notes:
1. Plans will not be reviewed without the required Review and Construction Fee.
2. Incomplete applications and plans will be returned for completion prior to inclusion on an ACC agenda. **Please fully complete this application prior to submittal to ensure your plans and applications are complete. Until a full submittal is provided, the ACC Review Timeline does not begin.**
3. One plan sized to scale copy is required for review within the meeting.

Fees
___ Check for Review and Construction Fees

Site Plan (drawn on base mapping of Required Tree and Topo survey):

- ___ 1"= 20' or larger scale, as appropriate to the acreage
- ___ Site dimensions
- ___ Existing Contours
- ___ Property lines
- ___ Chemical toilet location
- ___ Silt fence location in accordance with SWPPP Regulations
- ___ Chain link fence location at limits of construction
- ___ Construction entry with dimensions of entry and size of stone
- ___ Dumpster location
- ___ Materials storage location(s)
- ___ Required Construction Sign Location
- ___ HVAC units and appropriate screening material
- ___ Building setbacks
- ___ Notes required per Section 2.4.1 of the Architectural Rules
- ___ Easements
- ___ Utility connections at street and residence, and trench locations
- ___ Building location and top of foundation elevations, including eaves, overhangs, and gutters
- ___ Dimensions of all improvements from property lines
- ___ Drives, walks and other hardscape with spot elevations off natural grade
- ___ Retaining Walls with heights from finished grade
- ___ Propane Tank Location
- ___ Address marker with note regarding style of marker selected
- ___ Accessory site development (such as a pool, cabana, playscape)
- ___ Tree List



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Final Plan Review Application
Page Two

- ___ Trees to remain
- ___ Trees to be removed
- ___ Patios, porches (covered and uncovered)
- ___ Pool location
- ___ North Arrow
- ___ Boundary of area to be turf and/or landscape
- ___ Required visitor parking area
- ___ Required driveway profile indicating conduits
- ___ Address Marker Location and Detail (Detail can be provided on landscape plan)

Construction Documents:

Elevations:

- ___ 1/4" = 1' scale
- ___ Roof pitches
- ___ Roof peak height above foundation labeled
- ___ Exterior materials- walls and roof labeled
- ___ Window specifications and manufacturer
- ___ Exterior Door specifications and manufacturer
- ___ Garage Door specifications and manufacturer
- ___ Actual grade at foundation indicated
- ___ Foundation properly concealed (maximum 24" of exposed foundation)
- ___ Siding Calculation Chart

Floor Plans:

- ___ Floor plans at 1/4" = 1' scale
- ___ Standard Square Footage Chart

Roof Plans:

- ___ Proposed Pitches
- ___ Proposed Roof Penetrations

Other:

- ___ Grading or Cut and Fill Plans
- ___ Exterior Lighting or Soffit Lighting Details in compliance with Dark Skies Certified fixtures.
- ___ Foundation and Frame Engineering sealed by a licensed engineer (can be submitted electronically).
- ___ Builder Acknowledgement Form
- ___ Gutter Plans

Storyboard/Exterior Materials/Exterior Colors:

- ___ Stone Type and Color
- ___ Stucco Type (Finish) and Color
- ___ Siding Type and Color
- ___ Soffit and Fascia Color
- ___ Wood Stain Color
- ___ Driveway Finish/Color
- ___ Window Specs and Color
- ___ Door Specs and Color
- ___ Roof Type and Color
- ___ Gutters and Downspout Type and Color
- ___ Garage Door Type and Color



**Lakecliff on Lake Travis
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Page Three**

- ___ Chimney Cap Style and Color
- ___ Sidewalk, Walkways and Porch Finish and Color
- ___ Gutter Style and Colors



Lakecliff on Lake Travis
Plan Review Application for Landscaping, Pools, Hardscape, and Fencing/Walls

Date _____
Legal Description Section _____ Block _____ Lot _____
Address _____
Owner _____
Builder _____
Landscape Designer _____
Applicant's Signature _____

I ___ DO ___ DO NOT wish to attend the ACC meeting for review of the attached plans.

Notes:

1. **Landscape plans must be submitted with a copy of the approved site plan from the final plan submittal of the original home.**
2. Plans will not be reviewed without the required submittal fees if applicable.
3. Incomplete applications and plans will be returned for completion prior to inclusion on an ACC agenda. **Please fully complete this application prior to submittal to ensure your plans and applications are complete. The ACC Review Timeline will not begin until a full submittal has been received by the Committee.**
4. Upon completion of the installation of all landscaping, owner or builder shall notify the Architectural Control Committee for an inspection to ensure installation is in compliance with the approved plan.

Submittal Fee

___ See Section 3.20 of the Architectural Rules for Submittal Fees

Landscape/Hardscape/Fencing/Walls/Playscapes

- ___ 1"= 20' or larger scale, as appropriate to the acreage
- ___ Lot lines, site dimensions and building setbacks
- ___ Existing Contours
- ___ Trees to remain per the Tree Survey
- ___ Trees to be removed per the Tree Survey
- ___ Replacement trees, if required
- ___ Areas of hardscape, pool, or recreation facilities
- ___ Drives, parking areas and walks
- ___ House and accessory structures
- ___ Required Address Marker Location, Detail and Planting
- ___ Easements and Water Quality Zones
- ___ Boundaries of turf areas
- ___ Type of turf noted (St. Augustine is NOT permitted)
- ___ Locations of all proposed plants
- ___ Plant legend indicating species, quantities, and sizes at time of planting
- ___ Screening of utility boxes/transformers/utility connections/masonry screen walls/RPZs/tankless water heaters
- ___ Location, height, detail, material, and color of fencing, walls, gates
- ___ Lighting Plan per Section 4.6 of the Architectural Rules
- ___ Sculpture and/or fountain locations, dimensions and photograph or specifications
- ___ Locations of proposed pool, hardscape or playscape
- ___ Screening of Playscape as required by the Architectural Rules
- ___ Detail of Playscape, with size, colors, and design
- ___ Required Notes



**Lakecliff on Lake Travis
Landscaping, Pools, Hardscape, and Fencing/Walls Review Application
Page Two**

Pool Plan

- _____ 1"=20' or larger Site Plan showing Pool Location
- _____ Detailed Plans of Pool
- _____ Cross Section of Pool
- _____ Out of grade measurements of pool decking, pool coping, or planters from natural grade.
- _____ Pool Equipment Location with required screening
- _____ Decking, Coping and Pool Plaster Materials/Colors
- _____ Fencing Plan with note regarding State Code for Pool Enclosures



**Lakecliff on Lake Travis
Waiver Request Application**

Date _____
 Legal Description Block _____ Lot _____
 Address _____
 Owner _____
 Builder _____
 Architect _____
 Landscape Designer _____
 Applicant's Signature _____

I ___ DO ___ DO NOT wish to attend the ACC meeting for review of the waiver request.

- Note:**
1. Plans must be attached depicting requested waiver from Architectural Rules.
 2. A separate application and waiver application fee must be submitted for each type of waiver request. Fees are payable to the Lakecliff on Lake Travis.
 3. Non-standard waivers (as determined by the Committee) which require preparation of additional legal documents may require additional application fees.

Waiver Requested

___ Setback
 ___ Height
 ___ Square Footage
 ___ Floor Area Ratio
 ___ Visitor Parking Requirement
 ___ Other _____

Type of Request

___ Initial Request

Applicable Plans (1 copy)

Yes No
 ___ ___

Please describe the reason for the waiver request including any hardships which will be incurred should the waiver be denied:

Please be advised that by applying for a Waiver the Committee has the right to share your submittal and plans with adjacent or affected property owners to get their opinion on how the Waiver could affect their property if granted.



**Lakecliff on Lake Travis
Acknowledgement and Agreement: (All Applications)**

Date _____
Legal Description Section _____ Block _____ Lot _____
Address _____
Owner's Name _____
Builder _____

In the best interest of the Lakecliff on Lake Travis POA, this Architectural Rules Document has been reviewed by the Property Owner and the primary Contractor for the project. By reviewing this document and executing this agreement, the Property Owner and Contractor affirm they understand the design criteria and construction rules and understand that violation of the criteria and rules could result in fining according to the fine schedule, the use of the Compliance Deposit for said fines or the delay of return of the Compliance Deposit until the project is completed according to the approved plans and the standards set forth in the Architectural Rules Memo.

The undersigned Property Owner and Contractor acknowledge that they have reviewed this application for approval by the ACC, understand and acknowledge that they have read and is familiar with the CCRs and the Architectural Rules Memo and agrees to construct all improvements in accordance with the plans, specifications, and materials samples approved by the ACC and in compliance with standards and rules set forth in the Architectural Rules Memo.

The Property Owner further acknowledges, that any deviation from the application submitted requires separate approval by the ACC.

The undersigned agrees to make application, as required, for any future exterior modifications. The undersigned understands and agrees that neither the ACC nor the POA is responsible to the Property Owner or his/ her property as a result of the violation of the CCRs, or the Architectural Rules Memo, by the Property Owner, the Property Owner's agents, the primary Contractor, their subcontractors and trades. Further, the property owner agrees to indemnify and hold harmless the ACC and the POA, their agents, officers, directors, and members against the same.

The ACC reviews plans for the purpose compliance with the Associations Governing Documents and the Architectural Rules Memo. A review of the plans for compliance with building codes, structural integrity, or any other purpose is the responsibility of others and not the ACC. The ACC, the POA, their agents, officers, directors, and members are not responsible in any manner for damages incurred by the property owner for design or construction deficiencies.

Further, the property owner agrees to comply with all of the information and Architectural Rules Memo herein and to indemnify and hold harmless the ACC, POA, their agents, officers, directors, and members against the same.

The Property Owner and Contractor have read and understand the rules associated with Construction in Lakecliff on Lake Travis as laid out in the Architectural Rules Memo and agree they are responsible to or ensuring these rules are followed during the construction process.

If there is a conflict between the language in the Architectural Rules Memo and the CCRs, the language in the CCRs will always be the controlling language in interpretation and enforcement.

Signature(s) of Property Owner(s) _____
Date

Signature of Primary Contractor _____
Date



CONSTRUCTION COMPLIANCE DEPOSIT AGREEMENT

In addition to any Fees due for plan reviews, and in compliance with the rules adopted, _____ (“Owner”) does hereby deposit with the Association the sum of \$ _____ (hereinafter called the “Compliance Deposit”) and agrees to the following terms and conditions.

TERMS AND CONDITIONS

The Compliance Deposit shall be held as security against:

- violation of construction rules and violation fines incurred for such violations.
- any damage caused to the Association’s Common Areas, streets, or other Owner’s Lots, and all improvements, structures, landscaping, and personal property attached hereto or located thereon, which damage is caused by the acts and/or omissions of the Owner/Builder, his general contractor and/or any employee, agent or subcontractor of the Owner/Builder or general contractor in connection with the construction of improvements on the Owner’s Lot.
- cost overages incurred by the Association due to the Project going over the maximum time allowed for completion.
- Legal Fees incurred by the Association for issues with the Site, the Contractor, or the Sub-Contractors.

Within a reasonable time of the notification of the occurrence of any such violation of erosion control or construction rules to the Architectural Control Committee, the amount of the Compliance Deposit to be used as a fine amount in accordance with the Architectural Rules, if any, shall be approved in writing by a majority of the Architectural Control Committee. The Architectural Control Committee may postpone its review of payment pending receipt of any information which the Architectural Control Committee, in its sole discretion, may require. A copy of the Architectural Control Committee decision shall be delivered to Owner via electronic mail or at the address registered with the Association.

If the Owner wishes to contest the Architectural Control Committee’s decision to use any or all the Compliance Deposit as described above, he/she must, within ten (10) days after the date of Architectural Control Committee approval, submit a written request to the Architectural Control Committee for a hearing before the Architectural Control Committee. The Architectural Control Committee shall schedule such a hearing as part of the larger agenda of a regular or special Architectural Control Committee meeting and send written notice of the hearing date to the Owner no less than five (5) days prior to the date. The Architectural Control Committee, by majority vote, shall determine the amount of the Compliance Deposit to be used, if any.

Upon the occurrence of any such damage to Common Areas, neighboring lots, or Association or personal owned property, the Architectural Control Committee from time to time, and without prejudice to any other remedy, may use the Compliance Deposit to the extent necessary to repair such damage or pay to the affected party the cost to repair such damage. It is expressly understood that the use of any or all the Compliance Deposit shall not be considered a measure of the damage nor release the Owner from paying additional amount if the total damage exceeds the amount of the Deposit.

Any amounts used for violation fines or repairs will be automatically deducted from the Compliance Deposit. If the balance of the deposit reaches under 25% of the original deposit, the Architectural Control Committee reserves the right to have an additional Compliance Deposit funds added to the project to bring the balance back to the original Compliance Deposit Amount.

The Architectural Control Committee shall not be liable to the Owner or to any other person for any loss, damage, or injury arising out of the payment or nonpayment of the Compliance Deposit funds unless such loss, damage, or injury is due to the willful misconduct or bad faith of the Architectural Control Committee.



During construction, it is the responsibility of builders and owners to carry the necessary hazard and liability insurance. This deposit is not intended to be used to remedy any sort of insurance claim.

Upon final completion of the construction of a homesite or project, as per the approved plans and specifications, including landscaping and sufficient revegetation, and a Final Inspection by the Committee or Committee representative, the Committee shall perform an audit and accounting of the Compliance Deposit and cause the balance of the Compliance Deposit to be refunded to the entity which originally placed the deposit with the Association.

The Committee has 60 days to refund the balance of the deposit from the date it agrees to refund the deposit.

No interest shall be payable upon the Compliance Deposit.

Refreshment of the Deposit and Return of the Deposit

If the balance of the deposit reaches under 25%, the Association reserves the right to have an additional funds Deposit added to bring the Compliance Deposit back to the original amount.

Upon completion of the construction of a homesite, including landscaping, as per the approved plans and specifications, and a final inspection by the ACC satisfactorily indicating that no damage as set forth in paragraph 1 above remains un-remedied, the Deposit or any balance remaining will be refunded upon request of the entity placing the deposit or their assign. Any assignments must be provided to the Association in writing by the entity who originally placed the Deposit. The refund of the balance of the Deposit will contain a full accounting of any draws upon the deposit for Fines, Damages or Oversight.

No interest shall be payable upon the Deposit.

By signatures below, the Owner and Builder agrees to these terms and ACC acknowledges receipt of the Compliance and Construction Oversight Deposit.

Executed on the ____ Day of _____, 20__

Owner: _____

Builder Representative: _____

Improvement Address: _____

Legal Lot Description: _____

Mailing Address: _____

RECEIVED BY:
Lakecliff on Lake Travis
Architectural Control Committee

By: _____

Printed Name: _____

APPENDIX D

Approved Cottage, Lodge and Villa Colors

Exterior Solid Stain Flat

Sherwin Williams

Custom Color Match

CCE*COLORANT	0Z	32	64	128
B1 - Black	6	21	1	1
R2- Maroon	2	13	1	-
Y3Deep Gold	4	28	1	-
Ultra Deep	650930787			

Exterior Doors/Trim

Behr

Mesa Tan

Chimney Stucco

Sherwin Williams

Custom Color Match - CMC20 Base 270

Clrnt: 384th

El 56

IL 164

TL 124

Chimney Caps:

Sherwin Williams

Black Fox

APPENDIX E

Construction Traffic Pattern



* No Trucks over 50,000 lbs.
 * No end dump semis, no bobtail dump trucks.

All Contractor, Delivery and Construction Access Down Cliff Point Only

No Traffic In front of Club except to Access Club

Gallery Drive use only to access Kahala Sunset Court

- GOLF COURSE
- A SWIMMING POOL
- B RACQUET CENTER
- C GOLF PARKING LOT
- D RESTROOM
- E MAILBOX
- ★ CLUBHOUSE
19TH HOLE GRILL
CIGAR LOUNGE



LAKECLIFF CONSTRUCTION, HOUSEHOLD SUPPLIERS, LANDSCAPE CONTRACTORS ACCESS MAP