

## **EXHIBIT "A"**

**TEXANA PLANTATION H.O.A.  
PHONE NO. 281.342.2800**

**Revised 06.02.99**

### **BUILDER GUIDELINES**

I. Plan Submittals-A preliminary elevation should be submitted prior to proceeding with a full set of construction plans if there is any doubt the elevation may not be approved in TEXANA. There will be **NO** two identical elevations in Texana so make revisions prior to submittal. **2** sets of construction drawings with front, rear, and side elevations shown should be submitted. shingle and brick/masonry colors should be identified. A site plan showing the location of the house on the lot and conforming to the **50** ft. front setback, **20** ft side setbacks and **30** ft rear building line should also accompany the plans when submitted. Remember that wherever possible the sanitary treatment systems should be alongside the house and **accessible** for inspections from the front (see III below). Brick and shingle styles and colors should be shown. A check for **\$150** made payable to the TEXANA Plantation Homeowners Association should accompany the submittal of drawings for final approval before construction starts. Submittals should be on Wednesdays and comments/approvals will be returned to the TEXANA office no later than 10 working days after submittal, one set will be held by TEXANA for review. Again, it is encouraged to have a preliminary elevation sketch FAXed in prior to proceeding with full working drawings.

II. Culverts-Minimum 20 foot wide, black corrugate PVC with approved end caps, reinforced with cement stabilized sand above the pipe. either a 24" or 2-18" culverts will be required depending on the depth of the ditch adjacent to the lot. There should be minimum of 6" of **3 sack** cement stabilized sand bedding under the pipe and the flowline of the pipe should be 2" below the flowline of the ditch. There should be a minimum of 6" of **3 sack** cement stabilized sand around and on top of the pipe. The drive over the pipe should be smooth transition between the road and the lot and the

tie-in at the street should be a smooth transition with no “bird baths”. The sides of the culverts should be turfed as soon as possible after installation to prevent erosion. An approved installer should do this job. It is the builders responsibility to make sure that drainage is not impeded after installation of the culverts or during construction. **THIS SHOULD BE DONE BEFORE ANY CONSTRUCTION BEGINS!**

III. On-site sanitary treatment systems-An approved extended aeration system with a chlorination treatment and an approved irrigation field. These should be located ALONGSIDE the house whenever possible for access and not in backyards. Make sure the architect accommodates for this in the sewer layout within the house and the stub out is in an appropriate location. When submitting for plan review be sure and include an extra site plan locating the house on the lot. Please consult with the architectural Review Committee for approved installers, only **APPROVED INSTALLERS** can be used. Mr. Keith Swallers at ECO Resources 281.579.6800 x225 should be notified for installation/inspection of these units.

IV. Water taps should be coordinated through EcoResources -- Agnes Wise or Janell at 281.240.1700. The homes in TEXANA will require a minimum of a 1” tap, please accommodate for this in your plans.

V. Prior to commencing construction an address sign not less than 2 ft high and 4 ft wide with the address should be placed at the front of the lot clearly visible for suppliers and subcontractors.

VI. Prior to commencing construction each of the suppliers and subcontractors should be sent a map with directions. An address plat is provided to you for your convenience.

VII. Mailboxes should be as shown in this packet and should be placed at an appropriate location along the street in front of the house, coordinate this with the Homeowners Association at our main office.

VIII. Chimneys extending above the roof line should be brick, stone, or masonry. **NO SIDING OR STUCCO BOARD** on chimneys!

IX. Materials should be off-loaded **ON** the lot or driveway and not in the street, this includes concrete trucks. Wash out of concrete trucks should be done on the lot, **NOT** in roadside ditches, and hauled off during construction.

X. A trash receptacle should be maintained on site at all times for materials such as paper, garbage, and materials that can blow and should be serviced regularly as needed. Other construction materials hauled off as needed and the lot should be kept up as needed.

XI. All employees of the contractor and subcontractors should remain on the site at all times during work hours and not in common areas or on other lots.

XII. Construction hours are 7 am to 7 pm Monday thru Saturday. Should you need access at other times please coordinate with the main office.

XIII. A temporary electric pole for use during construction can be ordered from HL&P through Billy Davenport at 281.341.4930.

XIV. Garage door openers should be coordinated with Larry at Iron Access 713.864.1229 if possible to assure compatibility with the receivers at the entry gates. They can install the garage door openers with the appropriate transmitters or provide the necessary frequency information for compatibility. There is also a resident registration that needs to be filled out and FAXed to Iron Access.

XV. A Landscaping Plan must be **submitted** and **approved** prior to occupancy of the home. Homes built for sale should also submit a landscape plan and have it approved prior to completing the home. the front and side yards of the homes should be fully sodded or hydromulched prior to completing the home for occupancy. The rear yards should be fully sodded or hydromulched within 50 feet of the home and/or any disturbed dirt. Sod should be placed over and around the culverts to prevent erosion and all disturbed soil in and around ditches should be sodded. **NO Pine trees or ASH trees, don't even ask!**

XVI. Lot lines adjacent to another lot or common areas should be outlined with construction stakes and flagging to prevent ANY vehicles accessing these areas during construction. After installation of the culvert(s) this should be the ONLY point of accessing the lot during construction. DO NOT ALLOW subcontractors or suppliers to access the lot anywhere else except the culverts.

XVII. The following is a schedule of fines associated with violation of several of these Guidelines:

1. Crossing ditches, minimum fine \$200.
2. Crossing an adjacent lot or common area, minimum fine \$200.
3. Trash remaining on lot or blown across other areas, min. fine \$200.
4. Damage to streets caused by subcontractors or suppliers \$500.

RET:

HOOVER, BAX & SLOVACEK, L.L.P.

P O BOX 4547

HOUSTON, TX. 77210

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

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JM \$57.00

DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS