

LOST SPRINGS RANCH

Architectural Control Committee

Application for Approval of Construction Plans

1. We the undersigned have read and understand the Covenants and Restrictions' of public record for Lost Springs Ranch (LSR) Development, recorded in the Hays County Public Records Volume 1246, Page 501; Volume 1277, Page 529 (particularly Article 1 and 2); and the Amendments to Declaration of Covenants and Restrictions for Lost Springs Ranch Section I, and II, Volume 1359, Page 220 and Volume 1481, Page 329, that pertain to Lost Springs Ranch Section _____ Lot _____ (Designate your section and lot #). We agree to follow all conditions and requirements set out therein for the primary residence, any ancillary buildings, and other covered structures and activities. We certify that our house plans as submitted comply with all covenants and restrictions and agree to submit any future fencing, garage, and/or guest house plans to the Architectural Design and Site Location Committee for review at least 45 days prior to proposed commencement of construction. If we are requesting a variance, we agree to do so in writing and extend the approval time period to 90 days.
2. We have enclosed a \$500.00 non-refundable New Home Construction Fee, payable to the Lost Springs Ranch POA. This fee includes a required \$85.00 for the Texas Commission on Environmental Quality Customer Service Inspection (CSI) which is required for new homes with water connections to a Public Water Supply. The inspection must be performed by a licensed inspector and the \$85 fee is paid in full to the inspector by Lost Springs Ranch.
3. We have attached two sets of construction plans, including the foundation, elevations (front, back, sides), site location plan showing all buildings and structures in relation to property lines, septic system location, driveway plan, mailbox, fencing and propane tank location. We have also included specifics on the following items:
 - a. Color palette for exterior, materials to be used on the exterior of the structure including the roof, and the driveway materials.
4. We have included a statement of our overall construction sequencing plans estimating approximate starting date and time to complete.
5. We have included plans for the septic system approved by Hays County and will follow the guidelines set out by Hays County. We will also follow the septic system requirements of The Declaration of Covenants and Restriction's of Lost Springs Ranch.

6. We the undersigned contractor/builder hereby acknowledge that we have read, understand and agree to adhere to the following rules:
 - a. Work hours are 7 A.M. to 7 P.M. Monday through Friday (October through April)
 - b. Work hours are 7 A.M. to 8 P.M. Monday through Friday (May through September)
 - c. Work hours are 9 A.M. to 7 P.M. on Saturdays
 - d. Sundays and major holidays (Thanksgiving Day, Christmas Day, New Years Day, and July 4th) are not allowed work days
 - e. Foundation pouring is to begin no earlier than 7 A.M. (unless a specific waiver has been received)
 - f. Trash is to be contained in a portable trash container
 - g. Burn ban rules of Hays County will be adhered to
 - h. Portable toilets are to be provided and maintained
 - i. No loose dogs or pets allowed on construction sites
 - j. No loud music
 - k. Contractor will obtain a temporary gate code to the LSR main gate

7. Instructions for obtaining water service and a copy of the required HTGCD and TCEQ forms are available on the LSR Web Page under Water Service. LSR WSC and owner will be provided copies of the completed and signed forms.

8. REQUIREMENTS:

- a. All construction, alterations, additions, and improvements shall be in strict compliance with all local, state, and federal ordinances and codes applicable to the subdivision. A builder/contractor licensed by the State of Texas is required for all residential construction.
- b. Outside mounted security lighting must be motion sensor controlled or only turned on manually, and fixtures must be hooded so they don't direct light upwards, toward streets, or toward neighboring properties.
- c. Exterior lighting should be "night sky compliant" to preserve visibility of our beautiful night skies and the rural character of the neighborhood.
- d. Metal roofing (or any material) must NOT be a reflective "high gloss" finish. Matte, pre-weathered, dull metal, or various colors of metal are acceptable and will be reviewed.
- e. The first 25 feet of all driveways connecting to LSR streets must be paved (concrete, cemented brick/pavers, or asphalt) at completion of residential construction or at the time a permanent driveway is added to a property.

9. RECOMMENDATIONS:

- a. Due to danger of wildfires and grass fires, it is highly recommended that the bottom 1/4 to 1/2 of the exterior walls of all residential structures be stone or brick.

Violations may be subject to Lost Springs Ranch Property Owner's Association (LSR POA) sanctions not limited to but including cancellation of builder's gate code, suspension of owner's water service, removal of unapproved structures and/or fines as determined by the LSR POA Board of Directors.

PROPERTY OWNER:

Name: _____

Signature: _____ Date: _____

Phone #'s: _____

Email: _____

Mailing Address (if not LSR street address): _____

BUILDER/CONTRACTOR:

Name: _____

Signature: _____ Date: _____

Mailing Address: _____

TxLicense: _____

Phone #'s: _____

Email: _____