

LOST SPRINGS RANCH

Architectural Control Committee

Application for Approval of Property Additions and Improvements

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 Section I, Lot 6). 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 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 attached two sets of construction plans for structures (or scale drawings for fences and other improvements) including the foundation, elevations (front, back, sides), site location plan showing all buildings and structures in relation to property lines, build line setbacks, and other structures. Electronic documents, if all details can be supplied, are acceptable. For structures and where appropriate 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.

3. We have included a statement of our overall construction sequencing plans estimating approximate starting date and time to complete.

4. 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

5. If LSR water service to a new addition or new structure is desired it must be indicated on the plans and specifications. HTGCD and TCEQ (state and regional entities which oversee groundwater use such as LSR WSC) have specific requirements for additional water connections.

6. 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 and additions (carports, garages, guest houses, etc.).
- 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. For addition to residences or addition of structures, roofing is to match the primary residence.

- 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.

7. RECOMMENDATIONS:

- a. Due to danger of wildfires and grass fires, it is highly recommended that at least the bottom 1/4 to 1/2 of the exterior walls of all residential structures be stone or brick. For the addition of structures to an existing residence, the appearance...including windows, roofing and siding materials should be consistent with the primary residence.

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, 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: _____

Tx License #: _____

Phone #'s: _____

Email: _____