



PROPERTY OWNERS ASSOCIATION

Updated 3/24/2020 **Rules for Building Contractors**

An email of approval and a signed copy of these Rules must be received by the Architectural Review Committee (ARC) before construction may commence on any lot. The Property owner and or Home Builder is responsible for communicating ALL rules and regulations to any and all contractors, sub-contractors, or anyone performing work on any project.

1. A minimum construction deposit of \$1,500.00 and an Original Home Construction fee (nonrefundable) of \$1000.00 must be received by the Association prior to beginning any construction of a new residence. The construction deposit may be increased at the discretion of the ARC due to such factors as project size or previous project experiences. Improvements other than new homes may have a construction fee assessed by the ARC at their discretion, the amount to be determined depending upon the complexity and size of the project. This construction deposit is refundable at completion of construction, including site cleanup, as long as the builder has complied with all Rules and ACC member has signed off on completion. Any cost incurred by the POA due to construction issues or similar may be deducted from deposit.
2. The builder is responsible for ensuring all construction related contractors, sub-contractors, material deliveries, etc. understand and follow these rules outlined.
3. The builder is responsible for obtaining an access code to the construction gate, located on Lantana Canyon (map attached) and communicating directions to workers. The builder can contact DAMC at 210-561-0606 for gate access.
4. The Property Owner and or Builder are responsible for any and all damage caused by construction vehicles or workers while on Lantana Ridge property both private property and commons areas.
5. Lantana Ridge POA has an Oak Wilt Prevention Policy in place. This policy can be located on the website www.lantanaridgepoa.com under documents tab or at the bottom of the home page. ANY Oak trees cut between February 1st and June 30th must receive written approval from the Board of Directors prior to cutting. All Oak trees that are cut, trimmed or damaged **MUST** be properly sealed immediately regardless of the time of year!
Noncompliance will result in a \$250 fine per tree cut, see policy for details.
6. The correct size culvert and or proper fill off roadway must be in place at beginning of construction (where applicable) to prevent damage to right of ways and for proper water drainage. This information is available on the documents page of the Lantana Ridge web site, or from any member of the Board of Directors or the ARC.
7. All contractors/builders must have their own portable toilet on site at the time construction begins and it must remain until completion of the project. Do not use another contractor's facility. Workers at a site without a portable toilet provided will be sent home immediately.

8. Each job site must have a dumpster or approved trash and debris containment area in place not later than the beginning of the framing stage. Reasonable site cleanliness must be maintained throughout the construction period, with particular attention to blowing trash. No excessive debris is to be allowed to build up, and dumpsters/containers must be emptied when full. Non-compliance after verbal warning will result in the POA taking appropriate cleanup action and deducting the cost from the construction deposit.

9. On-site water and electrical power for construction purposes and workers' use must be provided by the builder by legal access to the existing Canyon Lake Water Supply, Pedernales Electric, or other means such as temporary tanks and generators. Do not connect to another property owner's water or electrical service.

10. During the time of construction of any building or other improvement, one job identification sign not larger than 3 feet by 4 feet, having a face area of not more than 12 square feet, may be placed at the site. One "For Sale" sign having a face area of not larger than 3 square feet facing the street is permitted. All other signs must be approved by a member of the ARC/ACC before placement.

11. Adjoining properties cannot be used to access the lot where construction is taking place, nor for material storage or any other purpose without written permission of the property owner provided to the ARC/ACC. Any damage sustained to adjacent properties will be properly repaired by the responsible builder prior to return of the construction deposit. It should also be noted that property lots within Lantana Ridge are private property to the edge of pavement and or street. Construction trucks and workers Vehicles should not park, drive, turn around or access these areas not associated with the property that work is being completed

12. Construction hours are **Monday through Friday 7 a.m. to 7 p.m. or dusk whichever comes first**, and **Saturday 8 a.m. to 5 p.m.** All construction activity is **prohibited on Sunday**.

13. Any exception to construction hours must have prior approval from the ACC or ARC. We understand that foundations and concrete work are preferred to pour earlier in the am.

Exception request will need prior approval along with a plan from you to notify surrounding neighbors of upcoming activities.

I acknowledge that I have read and fully understand the above Builders Rules and agree to comply with them at all times. I acknowledge that the ARC and or ACC maintains the authority to enforce all violations to the Builders Rules by deductions to the builders deposit and the cessation of construction until compliance is reached.

Company Name: _____

Street Address: _____

City, State, ZIP: _____

Phone Number: _____

Email Address: _____

Authorized Agent for Builder (Print): _____

Date: _____

Signature: _____

Lantana Ridge

