

**ARCHITECTURAL CONTROL COMMITTEE
HILLS OF CHILDRESS CREEK SUBDIVISION**

APPLICATION TO BEGIN CONSTRUCTION

Before submitting plans, please consult your copy of the Amended Declaration of Covenants, Conditions and Restrictions for The Hills of Childress Creek Subdivision, Section Once. In addition, property owners in Phase Two should consult the Supplemental Declaration of Covenants, Conditions and Restrictions for The Hills of Childress Creek Subdivision, Section One, McLennan County, Texas to include Phase Two. It is the responsibility of the owner to provide the contractor with a copy of same.

Article Seven

7.02 Approval of Plans and Specifications

No building, fence, wall, culvert, driveway, parking space, mailbox, enclosure or other structure shall be commenced, erected materially altered, or maintained upon the Property, nor shall any exterior addition to, or change or alteration therein, be made, until the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design and location in relation to surrounding structures and topography. However, approval by this committee shall not be unreasonably withheld.

DETAILED PLANS MUST BE SUBMITTED WITH THIS APPLICATION ALONG WITH A PLAT SHOWING THE LOCATION OF PLANNED CONSTRUCTION. APPLICATIONS MUST BE SIGNED BY PROPERTY OWNER AS WELL AS GENERAL CONTRACTOR. EACH PAGE MUST ME INITIALED.

For Office Use Only:
Date Received: _____
Date Approved: _____
Date Disapproved: _____
Date Resubmitted: _____

Date Submitted: _____

Property Owner(s): _____

Current Address: _____

Current Phone Numbers: _____

Property Description: TRACT _____ **BLOCK** _____ **PHASE** _____

911 Property Address: _____

General Contractor Name: _____

Owner

Contractor

Specification for New Construction

Type of Construction: _____ (Home, Fence, Mailbox etc.)

Home: (Refer to 9.03 and 9.04 of restrictions)

Square footage heated (under roof) _____. Total square footage _____.
Slab _____ or Pier and Beam _____. Is footage from property lines to construction site shown on plat? _____

Exterior:

Is home 80% masonry? _____
Type: Brick _____ Other masonry _____ Color _____
What material is the other 20% of exterior? _____ Color _____
Exterior trim material and color _____

Windows:

Type: Metal _____ Wood _____ Vinyl _____ Other _____

Garage:

Attached to house? _____ Square feet _____
If not attached to house, what material? _____ What percent masonry? _____
Opening of garage faces: Side street _____ Rear _____ Street front _____

Roof:

Material _____ Color _____

Driveway: (Refer to 9.27 of restrictions)

Material _____ How many feet from street front? _____
How many feet from property lines? _____ Culvert material _____

Fences: (Refer to 9.09 and 9.22 of restrictions; Refer to Wildlife Mgmt Plan)

Decorative fence material _____ Height _____
Location shown on plat? _____ (show footage from street) Please furnish sketch of fence.
Remaining fence material _____ Height _____ Location on plat _____

Buildings and improvements not attached: (Refer to 9.02)

Type of building _____ Exterior material _____ Color _____
Trim material _____ Color _____
Percentage masonry _____ Height _____ Square feet _____
Location shown on plat? _____

Mailbox: (Refer to 9.10 of restrictions)

Size _____ Type of brick or stone _____

Owner

Contractor

CHECKLIST FOR ARCHITECTURAL CONTROL

	OWNER NAME	ACC MEMBER NAME	ACC MEMBER NAME	ACC MEMBER NAME
COMPLETE APPLICATION				
CERTIFICATION SIGNED				
SITE PLAN				
1ST FLOOR PLAN				
2ND FLOOR PLAN				
FOUNDATION PLAN				
FRONT ELEVATION				
REAR ELEVATION				
LEFT ELEVATION				
SQUARE FOOTAGE OF LIVING AREA SHOWN				
% OF EXTERIOR MATERIAL SHOWN				
EXTERIOR MATERIAL SHOWN				
FOUNDATION THICKNESS				
FOUNDATION REINFORCEMENT				
FOUNDATION PIERS				
ROOMS LABELED				
ROOFING MATERIAL SHOWN				
LOCATION & TYPE OF TREES TO BE REMOVED				
HOUSE LOCATION DIMENSIONED ON LOT				
SETBACK LINES SHOWN				
EASEMENTS SHOWN				
PATIO LOCATION				
DECK LOCATION				
SIDEWALK LOCATIOIN				
DRIVEWAY LOCATION				
SECONDARY DRIVEWAY LOCATION				
SECONDARY DRIVEWAY MATERIAL				
DRIVEWAY CULVERTS SHOWN				
DRIVEWAY CULVERT MATERIAL				
WATER LINE FROM METER TO HOUSE				
ELECTRIC SERVICE FROM POLE IN REAR OR				
TRANSFORMER IN FRONT OF PROPERTY				
OSSF (SEPTIC SYSTEM) LOCATION SHOWN				
LP GAS TANK LOCATION				
ORIGINAL AND FINAL GRADES SHOWN				
FENCE LOCATION				
FENCE MATERIAL				
ANTENNA LOCATION				
ANTENNA MATERIAL DESCRIPTION				
OUTBUILDING(S) SHOWN ON SITE PLAN				
COMPLETE PLANS FOR OUTBUILDINGS				
OUTBUILDING HEIGHT (30' MAXIMUM)				

Owner

Contractor

I UNDERSTAND THAT:

The Architectural Control Committee (“ACC”) will approve or disapprove the application within THIRTY (30) DAYS OF RECEIPT OF A COMPLETE APPLICATION AND ALL DOCUMENTATION. If the application is disapproved, the reasons for disapproval shall be given to the Applicant so corrective measures can be taken and a new application submitted.

The ACC can only approve improvements that are in compliance with the applicable codes and the existing covenants and restrictions. An approval granted on improvements not meeting the requirements of the applicable codes and the existing covenants and restrictions will not act as a general waiver of the codes or the covenants and restrictions.

The Applicant/Property owner (“owner”) must provide the following prior to any consideration by the ACC

1. The Application must be completed, signed, initialed and dated by the owner and general contractor.
2. One set of house construction plans (including hand rails on decks and stairways). Plans must be professionally drawn to scale 1 ¼ ft./scale. These plans will not be returned but kept permanently on file with the ACC.
 - (a) Foundation plan slab thickness and reinforcements: Must show columns, piers, supports with dash line showing the outline footing of each, including crawl space and dimensions, and all brick or stone ledges consistent with exterior materials shown on all elevation views.
 - (b) Floor plans: Must identify rooms, decks, porches, garages, carports and plumbing fixtures. Show square footage of living area, garage, porches, patios and decks.
 - (c) Elevations: Must show front, rear, left and right sides with exterior material and roof plan view identified.
 - (d) All revisions to the approved plans must be resubmitted to the ACC for review and approval. The approved drawings will be updated or marked up, initialed and dated.
3. Plot plan (prepared by a licensed surveyor, architect or building designer) to scale of * of 1: = 20’ or 1”=3-’ and containing the following:
 - (a) Site plan should show location and type of trees to be removed
 - (b) House location on lot and grade level variations
 - (c) Patios, decks, sidewalks and driveways
 - (d) Building set-backs and easement lines
 - (e) Driveway culvert (12” minimum) location(s)
 - (f) Corner pins
 - (g) Waterline and central sewer tank locations for house connections
 - (h) Liquid petroleum gas tank and connecting line locations to house
 - (i) Original and final grades in minimum of 5’ increments of elevation change
*lots greater than ½ acre may be provided using smaller scale

Owner

Contractor

The Hills of Childress Creek Homeowner’s Association, Inc. and its Board of Directors, Officers and Architectural Control Committee members hereby expressly disclaim any representation, liability, obligation or duty in connection with the proposed construction described herein, including without limitation any warranty, either express or implied, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws or restrictive covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold The Hills of Childress Creek Homeowner’s Association, Inc. and its officers, directors, committee members, employees, agents, successors and assigns harmless from any cost, loss, claim liability, damage, expense or other obligation arising out of, related to or in any way connected with the construction proposed herein or the effects thereof, including without limitation any claim by any person or entity that such construction (i) fails to meet the requirements of any applicable law or restrictive covenants, (ii) is unsafe or unsound or creates a nuisance or other dangerous condition, or (iii) adversely or improperly affects the drainage of water on, across or under the property in question or any surrounding property. I understand construction applied for on this permit must be completed within a period of twelve (12) months from the date of approval of this application.

I understand certification of square footage may be required.

I certify that I have personally read the deed restrictions of The Hills of Childress Creek Subdivision. To the best of my knowledge, these plans conform to these deed restrictions. In the event that I have failed to comply with said deed restrictions, I will take necessary measures to correct any nonconforming issues within thirty (30) days.

Date Submitted

Owner (sign)

Date Submitted

General Contractor (sign)

AFTER THIS APPLICATION HAS BEEN APPROVED OR REJECTED BY THE ARCHITECTURAL CONTROL COMMITTEE, YOU WILL RECEIVE A COPY OF THIS FORM BACK SIGNED BY THE ACC.

Approved: _____ Date: _____
By: Architectural Control Committee
(print name and sign)

Approved: _____ Date: _____
By: Architectural Control Committee
(print name and sign)

Approved: _____ Date: _____
By: Architectural Control Committee
(print name and sign)

Approved: _____ Date: _____
By: Wildlife Control Committee
(print name and sign)

Approved: _____ Date: _____
By: Wildlife Control Committee
(print name and sign)

Approved: _____ Date: _____
By: Wildlife Control Committee
(print name and sign)

The following changes recommended:
