

MONTSERRAT
West Fort Worth Estates
FINAL DESIGN SUBMITTAL

Three sets of the documents described below must be submitted for final review. A preliminary plan submission is recommended to expedite the review process. Complete submittals received by the 15th of the month will be reviewed by the 15th of the following month. The most current copies of this form, *The Declaration of Covenants, Restrictions and Easements for Montserrat* and other required forms can be found at www.spiritofmontserrat.com.

Submit to: Montserrat HOA, 9411 Marbella Drive, Fort Worth, Texas 76126. Inquiries should be directed to Larry Hamre, On-Site Property Manager at (817) 560-5511 or larry.hamre@spiritofmontserrat.com. Architectural and design questions may be directed to Scott Watson at (817) 851 8490.

By accepting the submission of any of the items listed below, the ACC shall have no liability, obligation or responsibility for the adequacy of any plans, the construction of the improvements contemplated by such plans, or the effect of the improvements on drainage from the property. It should be further understood that the ACC's acceptance of the submitted plan shall not constitute a representation, warranty or confirmation by the ACC that the improvements are adequately designed for any purposes thereof, including without limitation, drainage from the property. The Homeowners and their Builder are solely responsible for the adequacy of the design and construction of such improvements on, and drainage from, the property, as well as compliance with all laws relating to the construction of the residence.

Project Address:
Project Owner:
Project Designer:
Project Builder:

SUBMISSION
ACCEPTED
YES NO

- ESCROW** account established in accordance with the Declaration of Covenants.

- CHECK** in the amount of \$.35 per heated square foot payable to Montserrat Homeowners Association.

- SITE PLAN** (scale 1" = 20' or 1" = 8') showing the entire property, location of the residence and any accessory buildings, driveways/sidewalks – locations and finishes, parking area, existing and proposed topography, proposed finished floor elevations, tree removal, utility sources and connections, grading and drainage.

- DRAINAGE PLAN** displaying any excavation, grading, fill ditch, diversion dam, retaining wall or other thing or device which or alters the natural flow of surface waters upon or across any Lot or Common Property. The Drainage Plan must display how water is to flow (arrows) from the property. All drainage arrangements must comply and be in concert with the overall approved drainage plan for Montserrat. It is strongly recommended that drainage plans be certified by a registered engineer.

___ ___ **FLOOR PLANS** (scale 1/4" or 1/8" = 1.0'). Showing floor elevations and square footage. Include door and window type, style and materials to include manufacture and model numbers.

___ ___ **ROOF PLAN** (scale 1/4" or 1/8" = 1.0') showing all roof pitches and proposed roofing materials.

___ ___ **BUILDING SECTION** (scale 1/4" = 1.0') indicating existing and proposed grade lines.

___ ___ **ALL EXTERIOR ELEVATIONS** (scale 1/4" or 1/8" = 1.0') showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and proposed exterior materials, finishes and colors. Transitioning from materials (stone to brick, stucco to stone, etc.) must be done on an interior corner.

___ ___ **FOUNDATION PLAN** (scale 1/4" or 1/8" = 1.0') showing layout, foundation steps, reinforcement design, design criteria and be stamped by a registered engineer.

___ ___ **DRIVEWAY PLAN** showing, location, design, dimensions and proposed Materials (Washed Aggregate or Broomed Concrete are not permitted).

___ ___ **MATERIAL SAMPLES** and any literature requested by the Montserrat Architectural Control Committee (ACC) that depicts or describes all exterior materials. A **Material Sample Board**, described on the web site, is to be placed on the job site at the commencement of construction or before any framing or exterior materials are applied to the structure. The ACC has thirty (30) days after the Material Board is erected to review, make comment, deny or request additional information. The Material Board should be placed 25' from the curb. A color rendering of the residence should be placed on or near the Material Board during construction.

___ ___ **COMPLETE LANDSCAPE PLAN** (scale 1/8" = 1.0' or 1.0" = 10.0') for the entire property showing size and type of all plants, irrigation system, all decorative materials or borders, retained plants, location of sidewalks, fences, pools and spas (including location of equipment), mailbox location and design and any other proposed structures of improvements. See the Covenants regarding the requirements for pools, sports courts and the like. Landscape Plan(s) must be submitted within ninety (90) days after commencement of construction. Each Residence shall be fully landscaped within ninety (90) days after the date on which the main structure is ninety-five percent (95%) complete.

PLEASE NOTE: Homeowners and Builders must comply with all local, state and federal laws, statutes, ordinances, rules and regulations (including the common law), regarding the construction of the residence, including without limitation, laws related to drainage. Homeowners and Builders are urged to contact their attorneys to ascertain their obligation under such laws.

Under some circumstances (such as larger residences or residences located long distances from existing transformers) a larger transformer may be required for the Property, which must be installed by Oncor Electric Delivery Company LLC ("Oncor"), at Owner's expense. Owner or its Builder is advised to contact Oncor to determine if a larger transformer is needed for the Property.

Design Review Specialist Acceptance

___ Submittal incomplete: **RE-SUBMIT** with revisions noted on the following page(s).

___ Accepted by ACC recommended (based on submittal and acceptance of pending items).

Signed: _____
Officer/Architect

Date: _____

Pre-build meeting set for:

Time:

Montserrat ACC Acceptance

___ Submittal incomplete/needs revision: **RE-SUBMIT**

___ Accepted (see notes for completion)

Signed: _____
On behalf of the
Architectural Control Committee

Date: _____

THIS IS AN ACCEPTANCE OF THE SUBMITTED PLAN DESIGN ONLY. CONSTRUCTION MAY NOT BEGIN UNTIL RECEIPT OF A SIGNED NOTICE OF COMMENCEMENT CONTINGENT ON BUILDER APPROVAL, CURRENT HOA DUES, ESCROW DEPOSIT, RECEIPT OF PLAN REVIEW FEES, PRE-BUILD MEETING AND OTHER ITEMS AS MAY BE REQUESTED BY THE ACC.

IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO BE FAMILIAR WITH AND COMPLY WITH THE APPLICABLE COVENANTS, THE GUIDELINES, CONSTRUCTION RULES AND THE SECURITY PROTOCOLS IN PLACE FOR MONTSERRAT.

HOMEOWNERS HEREBY RELEASE AND HOLD THE ACC, THMC PARTNERS, L.P., THMC INVESTMENTS SOUTH, L.P., THEIR RESPECTIVE DIRECTORS, PARTNERS, OFFICERS, MEMBERS, EMPLOYEES AND AGENTS, HARMLESS FROM AND AGAINST ANY CLAIM OR ACTION RELATED TO THE ADEQUACY OF ANY PLANS, THE CONSTRUCTION OF THE IMPROVEMENTS CONTEMPLATED BY SUCH PLANS, OR THE EFFECT OF THE IMPROVEMENTS ON DRAINAGE FROM THE PROPERTY. HOMEOWNERS ACKNOWLEDGE THAT THEY HAVE READ AND HEREBY REAFFIRM THE PROVISIONS OF 6.04 OF THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR MONTSERRAT.

COMMENTS: FINAL DESIGN SUBMITTAL

BUILDERS AND HOMEOWNERS MUST REFER TO AND BE FAMILIAR WITH THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR MONTSERRAT.

CHECK:

SITE PLAN:

GRADING AND DRAINAGE:

FLOOR PLANS:

ELEVATIONS:

FOUNDATION:

DRIVEWAY PLAN:

LANDSCAPE PLAN:

OTHER:

General reminders and recommendations – SEE COVENANTS FOR ADDITIONAL INFORMATION:

GRADING AND DRAINAGE

Drainage is to emphasize reduction of erosion and runoff and minimal disruption to adjacent property. All slopes are to be re-vegetated as soon as possible with planting appropriate to the site. Care should be taken to provide adequate French Drains and surface drainage that will not, over time, allow excessive moisture or ponding near the foundation. Surface water must be directed to the street and/or be in accordance with the overall Drainage Plan for Montserrat. There are specific laws related to drainage with which Homeowners should familiarize themselves. Homeowners are strongly encouraged to have their drainage plans certified by a registered engineer and are urged to contact their attorney to ascertain their obligations under such laws.

ROOF PLAN

Specify roofing type. See Covenants on allowable materials. All roof jacks and exposed metal should be painted to match the roof color, and should be located at rear side of roof where possible.

WALLS AND FENCES

Fences and walls must be designed and installed in accordance with Montserrat standards. Retaining walls are required to be designed and stamped by a registered engineer. Wrought iron should be turned back at least twelve feet (12”) from the property corners to preserve views. Masonry columns must have adequate footings tied to the column by rebar and grout to avoid future tilting. Proposed fence locations, designs and method of support should be submitted with the Landscape Plan.

DRIVEWAYS

See Covenants for required specifications.

MECHANICAL EQUIPMENT

Air conditioning units, pool equipment, irrigation equipment and the like must be placed or screened from view of the common areas, streets and neighboring properties. When landscaping is used as a visual screen, the plantings must be of sufficient size and density to provide full screening immediately upon installation.

POWER AND UTILITIES

It is the responsibility of the owner/builder to ensure that adequate power sources and other utility connections are properly located and available. **Reminder:** Under some circumstances (such as larger residences or residences located long distances from existing transformers) a larger transformer may be required for the Property, which must be installed by Oncor, at Owner’s expense. Owner or its Builder is advised to contact Oncor to determine if a larger transformer is needed for the Property.

LIGHTING

Floodlights must be hooded or shielded to prevent glare to adjoining property.

LANDSCAPING AND SIDEWALKS

Construction may be halted if a satisfactory landscaping plan has not been submitted and accepted. The submittal and compliant installation is the responsibility of the Builder/Project Manager.

Tree ratios, sizes, types and quality are a very high priority.

A mailbox must be installed within thirty (30) days of construction completion and the design thereof must be compatible with the residence design.

OTHER

All Builders/Project Managers are required to follow and comply with the Construction Rules and Regulations for Montserrat. It is the Builder’s responsibility to insure that their contractors, vendors and subcontractors are aware of the requirements contained in the Construction Rules and Regulations. A current version may be found at www.spiritofmontserrat.com.

Note: Any changes to the accepted home plan, site plan subsequent to the Final Design Submittal are subject to a request for Variance and a re-submission to the ACC. Contact Larry Hamre at (817) 560-5511 to request Variances.

Builders and all associated contractors failing to comply with Montserrat standards are subject to the cessation of construction and the right to participate in future Montserrat projects.

OWNER

BUILDER

By: _____

Printed Name: _____