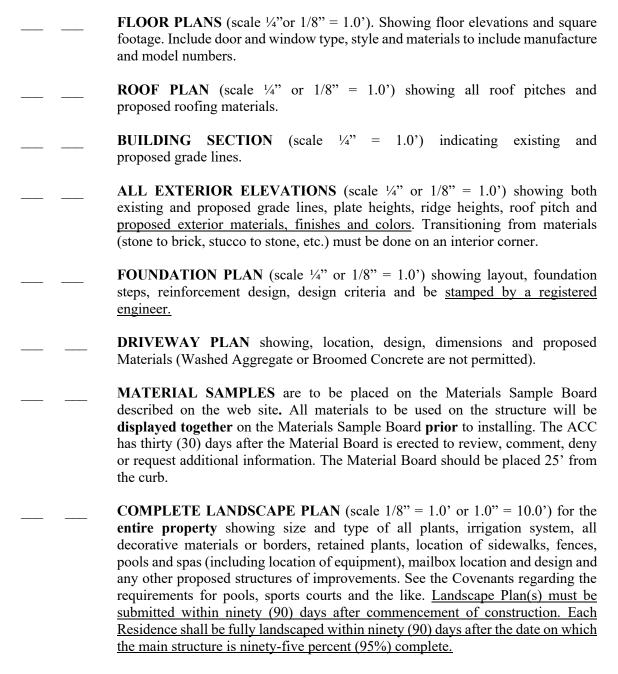


Three sets of the documents described below must be submitted for final review. A preliminary plan submission is recommended to expedite the review process. Complete submittals received by the 15<sup>th</sup> of the month will be reviewed by the 15<sup>th</sup> of the following month. The most current 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 Nicole Reed, On-Site Property Manager at (817) 560-5511 or <a href="mailto:reed.montserrat@outlook.com">reed.montserrat@outlook.com</a>. Architectural and design questions may be directed to Hahnfeld Hoffer Standford, Michael Hoffer, AIA, Principal, (817) 921 5928.

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 Addres Project Owner Project Design Project Builde	er:
SUBMISSION ACCEPTED YES NO	
	<b>ESCROW</b> account established in accordance with the Declaration of Covenants.
	<b>CHECK</b> in the amount of \$.35 per heated square foot payable to Montserrat Homeowners Association.
	<b>SITE PLAN</b> (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.
	<b>DRAINAGE PLAN</b> 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 <u>drainage plans be certified by a registered engineer</u> .



**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 (bas	sed on submittal and acceptance of pending items).				
Signed: Officer/Architect	Date:				
Pre-build meeting set for:	Time:				
Montserrat ACC Acceptance					
Montserrat ACC Acceptance  Submittal incomplete/needs revision	on: <b>RE-SUBMIT</b>				
-					
Submittal incomplete/needs revision					

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, PREBUILD 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.

WONTSERRAT.		
CHECK:		
SITE PLAN:		
GRADING AND DRAINAGE:		
FLOOR PLANS:		
ELEVATIONS:		

FOUNDATION:
DRIVEWAY PLAN:

LANDSCAPE PLAN:

**OTHER:** 

General reminders and recommendations – SEE COVENANTS FOR ADDITONAL 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 be 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.

## LANDCAPING 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 <a href="https://www.spiritofmontserrat.com">www.spiritofmontserrat.com</a>.

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 Nicole Reed at (817) 560-5511 to request Variances or changes to the plan.

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: