

LA BUENA VIDA PROPERTY OWNERS' ASSOCIATION, INC.
Changes to Construction Restrictions and Architectural Committee Policies
(Drainage, windstorm requirements, construction deposit increase, pre-
construction walkthrough checklist)
Effective October 14, 2022

This policy is intended to modify Article 3: Use and Construction Restrictions and Article 5: Architectural Committee of the Declaration of Covenants, Conditions, and Restrictions filed document number 264992 in the Official Public Records of Aransas County, Texas. The LBV Property Owners' Association, Inc. acting through its Architectural Committee and Board of Directors has adopted the following:

- Addition to Article 3.13 to include requirement to control 75% of water runoff.
- Addition of Article 3.19 to require adherence to all Texas Windstorm requirements.
- Revised Pre-Construction – Submittal Requirements Checklist to increase construction deposit to \$5000.
- Addition of Pre-Construction Walkthrough Checklist.

Additional Drainage Requirements (addition to Article 3.13)

All home and outbuilding designs must include a plan to direct 75% of runoff water away from neighboring property. Designs may include gutters, drains, and other plans as approved by the Architectural Committee.

Windstorm Requirements (new Article 3.19)

All construction of homes and outbuildings must comply with Texas Windstorm construction standards.



*LBV Property Owners Association, Inc.
Architectural Review Submittal Requirements / Checklist*

The following must be submitted to the Architectural Committee:

- Two (2) complete sets of Plans
- Specification of materials and colors to be used
- Construction Deposit of **\$5000** payable to LBV Property Owners Association, Inc.

The following information must be included on/with the Plans:

- Legal Description / Street Address
- North Arrow
- Finished floor and ridge height elevation
- Total Square Feet of air-conditioned living area, exclusive of porches & garages
- Site plan with Building Footprint & Setback lines shown and dimensioned
- Plans and specifications for walkways, driveways, fencing, walls, pergola, pool and other proposed improvements

The following material samples/examples are required: (Color Brochure is allowable)

- Roof Material – example & color
- Masonry/Stucco – example & color
- Trim – example & color
- Fence and/or Walls – material specifications (and finish color if applicable)
- Dock – material specifications (and finish color if applicable)

Note that after Approval of Plans and Specification is received:

- Construction must commence within 4 months of approval date, or approval is revoked.
- A Forms Survey is required prior to foundation pour. This must be submitted to the Architectural Committee at least five (5) days prior to foundation pour.
- Any changes or revisions to the Approved Plans and/or Specifications must be submitted for approval
- Boat dock, swimming pool, fence, pergola and other improvements not indicated on the plans must be approved prior to construction.

LBV Property Owners Association, Inc.
Architectural Review Submittal Requirements / Checklist (continued)

- Landscaping must include at least 6 palm trees (minimum 4" diameter / 10' trunk height)
- Owner must ensure that the construction site is kept clean of debris, with weeds mowed to no greater than 12" in height

Submit plans and material examples to:

LBV Architectural Committee Chairperson

or

Johnson & Creekmore, 2602 HWY 35 N, Rockport, TX 78382

Property Owner:

Name: _____

Address: _____

Email: _____

Phone: _____

Builder:

Name: _____

Address: _____

Email: _____

Phone: _____

Project Street Address/ Lot #: _____

The Architectural Committee will review and make a ruling within 30 days after all required items have been submitted.

Physical site inspections to assure compliance with the approved plans may be performed by members of the Architectural Committee.



*LBV Property Owners Association, Inc.
Architectural Committee
Pre-construction Walkthrough Checklist*

The following checklist must be completed prior to the beginning of any construction activities. The walk-through requires participation and signature of the Property Owner, the Builder, and a member of the LBV Architectural Committee.

- Builder Parking - Vehicles are only allowed to be parked on one side of the street and in front of the lot under construction. If additional parking space is needed, arrangements must be made with a member of the LBV Architectural Committee. Parking is allowed on vacant lots if written permission is obtained from the lot owner. Documentation showing permission has been obtained must be submitted to a member of the LBV Architectural Committee.
- Staging of Construction Materials - If construction materials are to be staged on a vacant lot, written permission must be obtained from the owner. Documentation showing permission has been obtained must be submitted to a member of the LBV Architectural Committee.
- Porta Potties – Porta Potties are required and must be placed a minimum of 15 feet from the curb. They must be emptied and maintained as needed.
- Dumpsters – Dumpsters are required to be on site throughout construction to ensure trash is accumulated and disposed of properly. Dumpsters must be emptied as needed.
- Drainage Plan - Silt fence or other types of runoff control must be installed all the way around the construction area to protect the adjacent properties, the waterway, and the street from runoff of fill material during construction. These barriers must be maintained until landscaping is completed. If the barriers are not maintained in a proper manner, the LBV Architectural Committee may bring in an approved contractor to repair or install runoff control as needed. In addition, the Property Owner will be required to have the street cleaned.

LBV Property Owners Association, Inc.
Architectural Committee
Pre-construction Walkthrough Checklist
(Continued)

Job Site – The job site must be maintained in a neat and orderly fashion and allow for grass and weed control.

Trash Pick-up – Trash must be picked up on a daily basis. Any trash leaving the lot may be picked up by a contractor hired by LBV at owner's expense.

Working Hours - Outside construction activity should take place between the hours of 7 AM and 6 PM Monday through Saturday. Outside construction activity is prohibited on Sundays, holidays, and long weekends. Emergency repairs to existing homes are exempted. Exceptions can be requested for concrete pours.

Noise Control - Radios, boom boxes, etc., should be kept at a reasonable volume at all times. If complaints are received, use of such devices will be prohibited.

Heavy Truck Limits – All trucks entering LBV must comply with county, state, and federal weight limits.

***LBV Property Owners Association, Inc.
Architectural Committee
Pre-construction Walkthrough Checklist
(Continued)***

Owner

Signature: _____

Date: _____

Builder

Signature: _____

Date: _____

ARC

Representative: _____

Date: _____

CERTIFICATION

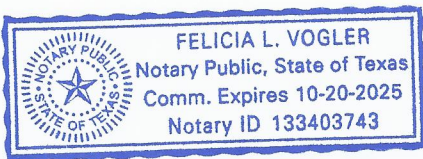
I, the undersigned, being President of the La Buena Vida Property Owners' Association, Inc., Board of Directors, hereby certify that the foregoing Resolution was adopted by at least a majority of the La Buena Vida Property Owners' Association Architectural Committee and Board of Directors on October 14, 2022.

Constance Bradley
Constance Bradley
President, LBV Board of Directors

THE STATE OF Texas

COUNTY OF Aransas

This instrument was acknowledged before me on the 17 day of Oct, 2022 by Constance Bradley of the LBV Board of Directors on behalf of said Association.



Felicia L Vogler
Notary Public, State of Texas
My Commission expires: 10-20-2025

After filing, return to:
✓ Constance Bradley
President, LBV Property Owners' Association, Inc.
19 La Buena Vida Drive, Aransas Pass, TX 78336

7/50 Paid
✓ Above

**FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS**
AT 10:17 A.M.

SCANNED **OCT 17 2022** INDEXED

STATE OF TEXAS-COUNTY OF ARANSAS. I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS