

SUBMITTAL & BUILDING REQUIREMENTS FOR SUMMIT ESTATES AT FISCHER

**ADOPTED BY THE SUMMIT ESTATES AT FISCHER MAINTENANCE CORP 5/11/2020
Effective immediately with provision for Sec. 2 to be valid starting 6/01/2020**

Submit PDF of all plans to include plot plan, elevations, electrical, mechanical, roof, framing and exterior finishes (including colors). At times a full-scale set of plans may be required.

Please note: Building setbacks are measured from property lines – 25’ on the front and 15’ on sides and back of property. If on a corner, both street sides are 25’.

Our subdivision strives to be a Dark Skies friendly community. See this link for suggested outdoor lighting options: <http://www.texasida.org>. Please plan your outdoor lights, including porch lights, so that no light spills onto neighboring property or is a visible nuisance to your neighbors.

1. All clearing requires prior approval, no exceptions. Clearing is allowed **ONLY** for the house envelope, septic, driveway access to the property and utility easement. **No burning in the Summit Estates at Fischer subdivision is allowed** – any violation by a builder (including his employees or subcontractors) of the burn ban will result in a \$500.00 fine.
2. There will be a \$2,000 fee per house build required before any construction may begin. \$1000 of said fee will be non-refundable for road use to address the damage caused throughout the development by heavy equipment. After all inspections from a Certified Inspector have been received by the Summit Estates at Fischer, if there is no road damage found adjacent to the project, and lot is clear of all debris and trash, the remaining \$1000 will be returned.
3. If road damage is found, the builder will be allowed 10 days from notice to repair the damage. The extent of damage may require professional repair. In this case, their general liability insurance certificate must be submitted before repairs commence. If damage is not performed in 10 days, a company will be hired, and the cost deducted from the remaining road deposit.
4. All builds must have inspections (including final) by a certified inspector. You may use our inspector for additional \$500 fee, due with the road fee. Builders may provide their own certified inspector; this must be determined before commencement of build. A pre-pour (if less than 1750 sq. ft) form survey will be required of any home build. The minimum square footage required is 1700 sq. ft. The post-pour inspection establishes the 14-month time frame as noted in the Deed Restrictions. If an extension of the 14-month time period noted in the Deed Restrictions is needed to complete the project, a detailed request must be submitted for approval. Extensions depending on circumstances will not be granted for more than 45 days. Required inspections are pre-pour, electrical/mechanical, final, and post-pour.

5. A roll-off dumpster and Port-a-Potty must be onsite once concrete is poured.
6. The yellow permit given to the builder upon approval will need to be posted where it can be seen from the street. If missing please ask for reissue.
7. All approved house builds must have the slab poured within 30 days. If the slab is not poured the approval is void and the approval submittal process must restart.
8. No material of any kind can be placed or stored on the lot, except for building material needed for the construction of the approved plans for that property. No debris pile including but not limited to dirt and rock can remain on the property after completion of the project unless dirt and rock requested in writing by the new owner for landscaping purposes. All other must be removed by the builder included but not limited to any debris including trash that may have been placed or blown onto adjacent properties or the right of way.
9. Duplicate spec or duplicate "pre-sold" homes will not be allowed in the sub-division. If necessary due to lot availability, then a change of design elements including color on the exterior will be required and must be approved in advance by the ACC. The ACC will work with a "pre-sold" customer of a builder and the builder in order to meet this requirement. If builders do not adhere to this requirement the ACC, per the Deed Restrictions, have the right to determine the exact placement of the home on the property including but not limited to moving the house deeper onto the property to decrease the duplication visibility from the street. This is to insure and maintain the unique aesthetics of this development for all homeowners current and future.
10. All builders must present "proof of current general liability insurance certificate."
11. No construction can occur on Sundays, New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas and Christmas Eve. No construction can begin before 7AM and must cease by 7PM. If there is need to pour concrete before 7AM, notice must be given to the Summit Estates at Fischer, no later than 2 days prior to the pour.
12. All culverts must be a minimum of 18". In some cases, the culvert size may need to be determined by the Summit Estates at Fischer engineer depending on the proximity of the house to a main waterway. The ACC will determine if this is the case and notify the builder. For all temporary culverts, Bull Rock must be used in order to facilitate the proper drainage of water.
13. It is the responsibility of the builder/contractor to control their subcontractors' trash on roadways and job sites as well as speed limits of 25 MPH which must be observed at all times. There shall be absolutely no trespassing on any lots within the subdivision at any time.
14. Any repeated violation of any of the above by the same builder will result in that builder forfeiting all deposit(s) and will be banned from doing any construction in the subdivision for 12 months.

