



BUILDING REQUIREMENTS FOR SUMMIT ESTATES AT FISCHER

Adopted by The Summit Estates Maintenance Corp 03/22/2023
Effective immediately

The following shall outline the process for submission and approval of new construction and any site modifications to the Architectural Review Authority of Summit Estates, as well as all what is required and prohibited.

1. How to Submit Your Request: All requests must be submitted through our website at summitstatesatfischer.com/ara-approval-form/
2. Types of Requests & Items Required with Submittals: All requests must be accompanied by the following, as applicable:
 - New Home Construction:
 - a) Copy of full set of 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.
 - b) If including fencing with new build, we'll require information on the plot showing where the fence will be located on the property, along with sample photos and a materials list.
 - c) ***We also require a copy of the home builder's General Liability Insurance Certificate with all requests. The GLC must also contain the following information: The Builder or Contractors full legal name, full legal address, plus include Summit Estates at Fischer as an additional insured party on the certificate.***
 - d) We may request additional paperwork and documents from you upon receiving your request.
 - Home Improvements - Fencing, external buildings, in-ground or above ground pools:
 - e) Pictures of any fences being requested to include type of material and color, plot showing where fence will be located on property.
 - f) Size of buildings, plus pictures of any buildings being added to a property to include type of material and color along with a plot to show where the buildings will sit on the property
 - g) Pictures and plans of any in-ground or above ground pools to include a plot showing where the pool will sit on the property
 - h) We may request additional paperwork and documents from you upon receiving your request.
3. Build/Road Fees: There is a \$5,000 fee per new house build required before any clearing (Reference Item # 4 below for additional Clearing information) or any construction may begin. \$4,000 of said fee will be non-refundable and used towards addressing any damage caused throughout the development by heavy equipment.
 - To pay this deposit, you will make the check payable to Summit Estates at Fischer and the ARA will inform you how and where to submit payment.
 - Once the Road deposit has been paid, a permit will be issued. ***This yellow permit must be displayed on the site at all times and visible from the street.***
 - If road damage is found, the builder will be notified in writing and allowed ten (10) days from the notice date to repair the damage. If repairs are not performed within the ten (10) days, a company will be hired, and the cost deducted from the remaining \$1,000 road deposit. In some cases, the extent of the damage may require professional repair which must be covered by the builder's General Liability Insurance.

4. Clearing: Any lot clearing requires prior approval, no exceptions. Clearing is allowed **ONLY** for the house envelope, septic, driveway access to the property and utility easement.
- Leave the property edges as much as possible for privacy between properties. We understand that some clearing in these areas may need to be done for utilities but prefer minimal clearing.
 - It is recommended that any oaks or other trees that the property owner does not want removed in areas other than the edges, be marked with a brightly colored ribbon tied around the trunk of the tree where it can be easily seen by the clearing companies.
 - If fencing is planned, and additional clearing will need to be done for this purpose, a new request must be submitted with the fencing request to include type of fence and plot showing where the fence will be installed on the lot.
 - **BURNING IS NOT ALLOWED** – Any violation by a builder (including employees or subcontractors) will result in a \$500 fine. All foliage/tree debris must be chipped or hauled away.
 - No outside foliage/tree debris of any kind can be brought into the subdivision to be chipped or disposed of.
 - If heavy equipment is going to be used to transport any cleared foliage/tree debris from the lot, driveway access including a temporary culvert, if necessary, must be installed prior to doing so in order to prevent damages to the road.
 - It is recommended that the property owner and/or builder take pictures of the road area to be used for this purpose prior to any removal. The ARA will take pre-construction and post-construction photos of all lots.
 - If there is any new damage, it will be the responsibility of the property owner/builder to make those repairs.
 - The ARA must be notified once the established start date has been planned for the clearing.
5. Permits: As noted in line item #3B, permits are issued once approval is granted and the road fee deposit has been paid.
- The slab must be poured within 30 days of the permit being issued (the 14-month post-pour construction window is noted on the permit). If the slab is not poured within this timeframe, the permit is void and a new permit must be requested. You must keep the ARA updated on your build timeframe and if a new permit is required, please contact the ARA using the following email: sefara@summitstatesatfischer.com
 - As noted in #3B, permits must be displayed on the site at all times and visible from the street.
6. Inspection: All new builds must submit a final inspection by a Certified Inspector when requesting road deposit refund.
7. Home Square Footage Requirements and Inspections:
- The minimum square footage requirement is 1,700 sq. ft.
 - A pre-pour inspection will be conducted by the ARA if the square footage of the plans is less than 1,750 sq. ft.
 - The post-pour inspection which shall be performed by the ARA establishes the 14-month build time frame as noted in the Deed Restrictions.
 - If an extension of the 14-month construction time frame, (as noted in the Deed Restrictions), is needed to complete the project, a detailed request must be submitted for approval to the ARA using the same form as noted in line item #1.
 - Approval of an extension will be based upon the circumstances and an extension will not be granted for more than 45 days.
 - Driveway Requirement – All driveways must be asphalt, concrete, pavers, or white crushed limestone. In order to pass final inspection, if needed and required by the ARA, an asphalt apron must be installed in order to transition property driveway to SEF road.

8. Building Setbacks Requirements: Setbacks are measured from property lines at 25' on the front, 15' on the sides and back of property. If on a corner, both street sides are 25'.
9. Culvert Requirements: Culverts must be a minimum of 18" unless a variance is granted by the ARA. The ARA must be notified, as provided for in the Restrictions, Easements, and Assessment for Phase 1 or 2, before any culverts are installed; whether temporary or permanent culverts, as some lots will not require an 18" culvert. In some cases, no culvert will be required at all, or in other cases, the culvert size may need to be determined by an ARA team member depending on the proximity of the house, driveway, or other facility to a waterway. The ARA will determine if this is the case and notify the builder. The ARA may, at its sole discretion request specific engineering information, designs, plans, and/or drawings before it considers or approves any culvert installation.
10. Dumpsters, Trash and Port-A-Potty Requirements: A roll-off dumpster and Port-A-Potty must be onsite before any construction begins*; no exceptions.
- Definitions – The ARA defines the start of construction once you are ready to set forms. The dumpsters and port-a-potty must be onsite before setting forms.
 - Please note: In order to prevent over-filling of dumpsters, which results in trash being blown throughout the property and Summit Estates, the dumpster should be emptied as needed.
 - Port-A-Potty's must be serviced as needed to avoid sewage from being dumped onto property.
 - No material of any kind can be placed or stored on the lot, except for building material(s) 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 are requested in writing by the new owner for landscaping purposes. All other materials and trash must be removed by the builder, included but not limited to any construction material and debris on the lot and that may have been placed or blown onto adjacent properties or the right of way.
11. Days Construction is Prohibited & Time Permitted to do Construction:
- 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 Summit Estates at Fischer, no later than 2 days prior to the pour. You must notify the ARA at sefara@summitstatesatfischer.com.
12. Outdoor Lighting Requirements: Our subdivision strives to be a Dark Skies friendly community. Please refer to the following link for suggested outdoor lighting options: www.texasida.org. Please plan your outdoor lights, including porch lights, so that lights don't affect neighboring properties and aren't a visible nuisance to your neighbors. For further details about outdoor lighting, please refer to our Deed Restrictions, Maintenance of Property Section, Item #4.
13. Prohibited – Duplicate spec or duplicate "pre-sold" homes: These are not allowed in the Summit Estates at Fischer. However, if necessary, due to lot availability, a change of design elements including color on the exterior will be required and must be approved in advance by the ARA. The ARA 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 ARA (per our Deed Restrictions) will 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 ensure and maintain the unique aesthetics of this development for all homeowners, current and future.

The ARA holds the builders and/or general contractors directly responsible for all their employees, subcontractors, agents, and/or anyone hired or paid by the builders, subcontractors, as well as current homeowners for the repair and/or replacement costs of any damage to stop signs, gates, culverts, the bridge, or any other property within the SEF. This includes but is not limited to ensuring that everyone (builders, subcontractors, and homeowners) obeys all rules and regulations within our Builders Requirements and to also obey our speed limits, stop signs, no trespassing, or dumping trash on other lots.

Should you have any questions or require clarification or further information, you may contact the ARA:

Summit Estates at Fischer:

<https://summitstatesatfischer.com>

Architectural Review Authority for Summit Estates at Fischer

sefara@summitstatesatfischer.com

Board of Directors for Summit Estates at Fischer

sefboard@summitstatesatfischer.com

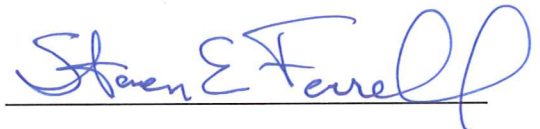
SMTX - Property Management Company for Summit Estates at Fischer

smtx@smtxpm.com

512-667-6485

To review our Deed Restrictions and By-Laws:

<https://summitstatesatfischer.com/dedicatory-instruments/>




Steven E Ferrell

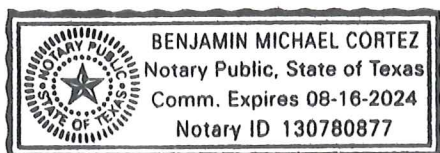
Printed Name

The Vice President for The Summit
Estates at Fischer Maintenance Corp.

This instrument was acknowledged and sworn to before me on 3-29, 2023
by Steven E Ferrell the Vice President of The Summit Estates at
Fischer Maintenance Corp.


Notary Public in and for the State of Texas

My Commission Expires: 8/16/24



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/29/2023 03:13:29 PM
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Bobbie Koepp