

LAKE SHADOWS IMPROVEMENT REGULATION

Home Owner's Name: _____

Property Address: _____

Approval Fees	(1) Fence, Sheds, Carports, Driveways, Sidewalks	\$10.00
	(2) Room additions	\$100.00
	(3) Garage min. 200 sq feet and max. 1000 sq feet	\$100.00

These safeguard inspections during the improvements of your house are in your best interest and that of the property owners of Lake Shadows. Your cooperation in this matter is a necessity. Failure to comply will result in legal action.

TEXAS PROPERTY CODE

204.010 POWERS OF PROPERTY OWNERS ASSOCIATION

(18) IF THE RESTRICTIONS VEST THE ARCHITECTURAL CONTROL AUTHORITY IN THE PROPERTY OWNERS ASSOCIATION OR IF THE AUTHORITY IS VESTED IN THE PROPERTY OWNERS ASSOCIATION UNDER SECTION 204011

- (A) Implement written architectural control guidelines for its own use or record the guidelines in the real property records of the applicable county and
- (B) Modify the guidelines as the needs of the subdivision change

As Of 3/25/08 Lake Shadows Board of Directors feel the guidelines needs to be updated based on the needs of the community

- 1) All phases of improvement construction shall be completed no later than sixty (60) days from date of approval.
- 2) Initial plan approval, including plot of house on lot.
- 3) Owner agrees to comply with all appropriate County and State regulations and rules.
- 4) Owner agrees to comply with all Lake Shadows Deed Restrictions. Owner further agrees to pay Lake Shadows Committee any reasonable expense including Attorney fees that would occur in enforcing the Deed Restrictions
- 5) Storage Shed Specification
 - A. Acceptable Material
 - 1. Min 26 gauge factory painted steel
 - 2. Hardy Plank
 - 3. Wood
 - 4. Brick
 - 5. Roofs must be factory painted galvanized steel or composition shingles

6. No corrugated steel, aluminum, plastic or steel containers
 7. Colors must be approved by the board of directors of Lake Shadows and be consistent with the house and surrounding areas
 - B. Size is a max 200 sq feet for single lots and 200 sq feet for adjacent lots
 - C. Location must be behind the building set back line
 - D. Storage buildings are not considered the same as a garage.
 - E. Garages will be under new construction guidelines.
- 6) Patio Covers
- A. Acceptable Material
 1. Min 26 gauge factory painted steel
 2. Wood
 3. Post can be galvanized, wood or brick
 4. Roofs must be factory painted galvanized steel or composition shingles.
 5. No corrugated steel ,aluminum plastic or similar materials are acceptable.
 - B. Colors must be approved by the Board of Directors of Lake Shadows and be consistent with the house and surrounding areas
 - C. Location
 1. Must be behind building setback line
 2. Only wood structures allowed in front of house
 3. Covers on side of house must have a privacy fence or a garage door no open view from street
 4. In no case may there be more than (2) outbuildings at any residence.
- 7) Garage
- A. Min. 200 sq feet and a max. sq feet of 1000
 - B. Must have \$100 approval fee.
 - C. Must follow all guide lines of new construction
 - D. Must be consistent with the house.
 - E. Must be on concrete slab not blocks.
- 8) All construction shall have plans submitted to committee. (Fences, sheds, patio, etc)
- 9) The Committee will retain the right to inspect premises at various stages of construction. Deviation from plans which are in violation of Deed Restrictions will cancel final approval.
- 10) Owner or contractor must provide a container for the collection of workman's trash. Container may be placed at curb on Mondays and Thursday for pick-up. Construction scraps are to be kept in a pile. Building material must be removed by the contractor.
- 11) Failure to obtain approval before improvements begin, could include but not limited to one or more of the following:
- 1) Verbal Warning
 - 2) Fine of \$100 per day until approved plus expenses (include postage, certified mail attorney fees etc)

ACC Request for Approval --- Home Improvement

This section to be filled in by property owner prior to applying for approval

Date:	Phone	Cell
Name:		Lot Number:
Address:		
Required: 1) A copy of your plot plan must be attached 2) Sketch of your project - you may use the reverse side of this form		
Description of project to be approved:		

The ACC Committee has approved the following item(s) only.

- Carport
- Patio Cover Size _____ Color _____ Material _____
- Fence
- Storage Building Size _____ Color _____ Material _____
- Room Addition
- Driveway
- Sidewalk
- Other Concrete Work _____
- Other - Construction _____

Instructions, restrictions, or recommendations by the committee:

Date Project Approved:	Approved Completion Date:
ACC Member Approval:	
ACC Member Approval:	
ACC Member Approval:	
Owner's Signature of Agreement:	
Board Member Approval:	
1)	4)
2)	5)
3)	6)