



FLINTROCK FALLS
LAKEWAY

Flintrock Falls Architectural Committee Application

Plan Submittal Requirements: Please thoroughly review your plans and application to ensure that all required information is included. There is a review fee due with this application (payable to Flintrock Falls POA). Sign below & check each item as verification that the plan submittal is complete. **Incomplete applications will not be reviewed.** The Committee is entitled to up to 30 days for application and plan review. Please contact FirstService Residential with questions.

Owner Name: _____	Signature: _____	Date: _____
Property Address: _____	City: _____	State: _____
Mailing Address: _____	City: _____	State: _____
Phone: _____	Email (Required): _____	
Briefly describe the improvement you propose: _____		

Type of Improvement (check which improvement applies to your request or all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Permanent Basketball Goal | <input type="checkbox"/> Pool |
| <input type="checkbox"/> Temporary Basketball Goal (Indicate stored location) | <input type="checkbox"/> Arbor/Trellis |
| <input type="checkbox"/> Stain Fence (Sample Required) | <input type="checkbox"/> Spa/Hot Tub |
| <input type="checkbox"/> Fencing/ Extend Fence (Distance from front corner of Home) | <input type="checkbox"/> Gutters |
| <input type="checkbox"/> Paint Exterior (Sample Required) | <input type="checkbox"/> Room Addition (Elevation Drawings) |
| <input type="checkbox"/> Porch Railing | <input type="checkbox"/> Storage Building (Height, Width and Length and Colors) |
| <input type="checkbox"/> Play Structure (Height, Width and Length and Color of Tarp) | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Front Yard Statuary/Bird Bath/Water Fountain | <input type="checkbox"/> Replace Door |
| <input type="checkbox"/> Permanent Gazebo | <input type="checkbox"/> Screen/Storm Door |
| <input type="checkbox"/> Temporary Gazebo | <input type="checkbox"/> Walkway/ Sidewalk |
| <input type="checkbox"/> Wall Art/Outside Decor | <input type="checkbox"/> Stain/Paint Driveway (Sample Required) |
| <input type="checkbox"/> Exterior/Landscape Lighting | <input type="checkbox"/> Extend Driveway |
| <input type="checkbox"/> Solar Screens/Window Treatments | |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Patio/Patio Cover/Extend Patio |
| <input type="checkbox"/> Replace Roof (Sample/Warranty Year Required) | |
| <input type="checkbox"/> Other: _____ | |

Site Plan (Please initial in the left hand box when complete or write N/A where not applicable)

One (1) copy must be drawn to scale, showing dimensions on a 8 1/2 x 11 sheet of paper or larger.

- _____ Name(s), address(es), telephone/fax for owner, builder
- _____ Builder to provide proof of insurance coverage
- _____ Copy of the recorded plat showing the building setback lines and easement shown on site plan
- _____ Indicated lot drainage provisions, and, if any appreciable changes to the lot contour
- _____ Structural design, exterior elevations, description of exterior materials, colors, textures, and shapes of improvements
- _____ Landscape plan, include type of sod, irrigation, plant names

Other Approvals (Please initial in the left hand box when complete or write N/A where not applicable)

- _____ Fence location, height and type (if applicable), gate locations, stain color choice
- _____ All exterior lighting, including yard lighting (60 watt max), landscape lights, flood lighting
- _____ Accessory building locations, if any (included dimensions, height, material, and color)
- _____ Swimming pool or spa location, equipment location, screening, decking/patio
- _____ Play equipment (playscape, trampoline, playhouse) location and dimensions
- _____ Deck/arbor location, dimensions, materials, stain color choice
- _____ Ingress and egress and storage of materials on all projects is confined to the lot owned by the submitter





FLINTROCK FALLS
LAKEWAY

ARCHITECTURAL REVIEW PROCESS AND PROCEDURES

OBJECTIVES

The overall objective of this document is to serve as a uniform guide to submitting an application for improvements in a specific and carefully designed community. This process outlines the standards for which an application will be held to and considered for approval by the Architectural Review Board or Designated Reviewer.

All homeowners and residents benefit from the planning and design that have been an important part of the development of their community. The purpose of design controls is to assure homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment.

The authority for maintaining the quality of design in a community is founded in the Declaration of Covenants, Conditions and Restrictions and Association By-laws, which are a part of the deed to every property.

As a homeowner, by at least initial or subsequent resale settlement, you should have received copies of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements, the Articles of Incorporation and The Homeowners Association By-Laws, which establish the Homeowners Association, Inc. in the homeowners' document package. Sellers are required by Texas law to provide a copy of all "home ownership documents to the buyer. (Copies can be purchased from the HOA Agent) These covenants and restrictions "run with the land" and are binding on all homeowners. As a result, these covenants and all other homeowner documents should be read and fully understood by each homeowner.

DEFINITIONS

Covenant – Generally a promise by one person to another to do or refrain from doing something that is legally enforceable.

Nuisance – An unreasonable activity or condition on one's property that substantially or unreasonably interferes with another property owner's use and enjoyment of his/her land.

Runs with the Land – Refers to a covenant (restrictive or otherwise) that is permanently attached or applicable to a particular property. This means that these restrictive covenants transfer with the title to subsequent landowners.

FORMAT FOR ARCHITECTURAL REVIEW BOARD APPROVAL SUBMISSIONS

Incomplete applications will not be submitted for Review.

Review Procedures. All applications should be submitted to the Architectural Review Board, whether it is permanent or temporary. The application will be reviewed for completeness. If the application is complete the review process may begin. If not, the application will be returned to the homeowner for additional information. The Architectural Review Board has thirty (30) days to review an application. The decision of the ARB will be sent in writing to the applicant's address and/or email.



Phone: 512-266-6771

Email: Architectural.Austin@fsresidential.com



FLINTROCK FALLS
LAKEWAY

ACKNOWLEDGEMENTS:

_____ I acknowledge receipt of the Architectural Design Guidelines and have read and agree to abide with them in regards to the modification/addition as proposed

_____ I acknowledge that any adverse effects to drainage are my responsibility. The Architectural Committee is not responsible for reviewing drainage issues. Large scope projects are susceptible to drainage blocks, and/or diversion, which can impact my property and possibly those of adjacent property owners. I also acknowledge these precautions and agree not to allow my project to create storm water exit changes, which could result in negative conditions. Any negative impact will be my responsibility to correct.

_____ I acknowledge if my projects inadvertently causes drainage concerns, I will correct those problems at my own cost.

_____ I acknowledge if any utility or irrigation lines are damaged due to the improvement I/we make, all the repair cost will be my/our responsibility.

_____ I understand that a deposit and review fee may be applicable BEFORE my application is reviewed

_____ I understand that any contractors that I employ are not permitted to place signs on my property advertising the business (Exam: pool is built by...)

_____ I understand that greenbelt access or adjacent lot access is not granted for construction (ingress, egress or storage included)

_____ I hereby agree not to begin any improvements or changes until the Architectural Committee or Reviewer notifies me of their approval

_____ I understand that I must call to schedule an inspection no more than 7 days after the completion date of my project (I am responsible for calling this in, not my contractor)

_____ I understand that if I do not call in an inspection within 12 months, I may be subject to forfeiture of my compliance fee/deposit or fines being levied against my HOA account

SPECIAL NOTE-CITY APPROVALS. Many changes require city and or county review and permits. It is the homeowner's responsibility to obtain all authority's approvals and permits. Proper authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. City or County approval does not preclude the need for architectural approval and vice versa.

I hereby acknowledge that I have read the Architectural Process and Procedures and understand the information that has been provided to me regarding the process.

Signature of Property Owner Submitting

Print Name

Date



FirstService
RESIDENTIAL

Phone: 512-266-6771

Email: Architectural.Austin@fsresidential.com