



**Attention River Chase Property Owners and Builders:  
Please review and maintain the following standards during the construction process.**

In order to protect the beauty of our community and respect the rights of residents already living in River Chase, the following standards have been developed. We request that the property owners review this material with builders and that these standards be followed at all times. Everyone, including Builders, building in River Chase is required to adhere to these standards.

1.No plans of any kind will be considered for review if the property owner is delinquent in the payment of maintenance fees or other charges. Once the delinquent fees have been paid, the plans will be reviewed. If the ownership of a property cannot be verified, plans will not be reviewed until proof of ownership is provided to the ACC.

2.Two (2) sets of house plans (or plans for any other structure) and two (2) site plans shall be submitted to the Architectural Control Committee for review, along with two copies of an ACC application form signed by the property owner and a cashier's check for the required Application Fee. Please see the ACC application form for specific application requirements. One set of plans will be retained for the ACC files. Construction without prior ACC approval violates Article IV, section 4.01 of the River Chase restrictive covenants. Commencement of construction is defined as such time that forms for a slab are being set. A temporary restraining order may be placed on your property if construction without approval continues. You will be liable for any costs resulting from this enforcement action.

3.The ACC will request that any construction with a foundation of 400 square feet, or greater, have the foundation forms surveyed, and that the survey be approved by the ACC prior to concrete pour. Failure to have the forms survey approved by the Committee prior to pouring the slab may result in penalties. If an encroachment into required setbacks is later found, the Committee reserves the right to refuse any variance and seek legal sanctions. Any significant change in the location of a foundation is considered to be a failure to construct according to approved plans. A revised site plan must be approved prior to concrete pour.

4.The Builder must provide workers with a port-o-potty on each worksite upon commencement of and during any stage of construction. Failure to provide such facilities violates Sanitation Chapter 341 of the Texas State Health and Safety Code and will be reported to the Comal County District Attorney's Office. Non-compliance with this State Health and Safety code is considered to be an "offensive activity" under Article III, Section 3.14 of the River Chase Restrictive Covenants.

5.The Builder should provide the workers with an access to electricity and water. Tapping into a neighbor's water supply or electricity is not permitted.

6.A commercial dumpster should be placed on the site when framing begins. This is to be used for all construction waste generated. Trash, garbage and other waste accumulated at the construction site is in violation of the Sanitation Chapter 341 of State Health and Safety Code. Further, it is considered to be an "offensive activity" under Article III, Section 3.15 of the River Chase Restrictive Covenants.

7.The streets must be kept clean and free from trash, rocks, gravel, cement and building materials at all times. No topsoil or any other material is to be dumped on streets. Pallets should not be left on the job site.

8.Construction materials must be kept off surrounding properties. Driving across or parking on any surrounding property without written approval of that property owner is prohibited.

9.No excessive noise, such as loud or offensive music, is allowed at any construction site. In consideration of the residents living in the community, the usage of heavy or noisy equipment should be limited to the absolute minimum outside daylight working hours.

10.No signs of any type may be attached to trees. One Builder's Sign, or Model Home Sign if appropriate, not larger than 4' x 4' and not taller than 6' from ground level, will be permitted on a property during active construction, provided that it is pre-approved by the ACC. The approved sign may not be placed on site until construction plans for a primary residence have been approved for that site. The above mentioned sign must be removed from the property no later than thirty (30) days after the date of occupation of the premises as a residence. Subcontractor's signs are never allowed and may be removed from the construction site without further notice. Failure to adhere to these guidelines constitutes violation of Article III, Section 3.18 of the River Chase Restrictive Covenants.

Your cooperation in maintaining these standards during construction is very much appreciated.

River Chase Property Owners Association

**This form must be signed by the property owner and submitted with an ACC application and the plans for construction.**

I, \_\_\_\_\_, have read the above requirements and agree to adhere to the above stated standards during any  
**Property owner's name**  
construction on my property.

\_\_\_\_\_  
**Signature of Property Owner**                      **Lot #**                      **Date**