

**FOREST COVE SECTION II HOMEOWNERS ASSOC.'S
GUIDELINES FOR SUBMITTING CONSTRUCTION PLANS POLICY**

THE STATE OF TEXAS *
 * KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GALVESTON *

WHEREAS, Forest Cove Section II Homeowners Assoc. (the "Association"), a Texas non-profit corporation, which is governed by its Board of Directors (the "Board") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Forest Cove Section II, filed of record in Galveston County, Texas on February 6, 2004, under Clerk's File No. GAC2004007813 and the Refiled Declaration of Covenants, Conditions and Restrictions for Forest Cove Section II, filed of record in Galveston County, Texas on July 5, 2005, under Clerk's File No. GAC2005044545 (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, the Board is duly authorized to enact this Forest Cove Section II Homeowners Assoc.'s Guidelines for Submitting Construction Plans Policy; and

WHEREAS, pursuant to the Deed Restrictions, the Board of Directors (the "Board") of the Association hereby adopts this Policy in an effort to provide Owners with a better understanding of the process of submitting Construction Plans.

GUIDELINES FOR SUBMITTING YOUR CONSTRUCTION PLANS

1. Please read Forest Cove Section II Homeowners' Association Covenants and Deed Restrictions. These can be found on our website: www.forestcovesection2hoa.com
2. Your Construction Plans need to conform to Forest Cove's Covenants and Deed Restrictions. **Attached is the ACC Form which sets out what is required.**
3. Please provide us with a full set of **24" x 36"** Construction Plans (Engineered Stamped Plans are not required for ACC's review). **No emailed plans will be accepted.**
4. Submit your Construction Plans to one of our Board Members (see our website for contact information for the Board Members). In addition to your Construction Plans, please submit a check in the amount of \$150.00 to cover the Architect's review fee.
5. One of the above Board Members will review your Construction Plans to ensure that enough detail has been provided for submission of your Construction Plans to the Architectural Control Committee (ACC).
6. When it is determined that your Construction Plans have all the required documentation, one of the Board Members will take your Construction Plans to the ACC.

7. The three members of the ACC will review your Construction Plans.
8. After the Architectural Control Committee has reviewed your Construction Plans, they will return your Construction Plans to one of the Board Members with their comments.
9. The Board will notify you of the ACC's findings.
10. If any corrections are needed, they will have to be corrected so that your plans are in compliance with the deed restrictions.
11. The Architectural Control Committee will re-review your Construction Plans.
12. When corrections, if needed, are complete, the Board will present the revised Construction Plans to an outside Architect for his review.
13. The Architect will go over all aspects of the Construction Plans and will share his findings with the Board.
14. The Architect will return the Construction Plans to one of the Members of the Board.
15. One of the Board Members will discuss the Architect's findings with the Architectural Control Committee.
16. One of the Board Members will contact you regarding the ruling on your Construction Plans.
17. If your Construction Plans are approved, the Board will retain the Construction Plans until your home is completed.
18. If your Construction Plans are not approved, then corrections will need to be made and you will have to repeat Steps 3-17. Please be aware that the Architect's Fee will need to be paid again.
19. During construction a Member of the ACC will periodically review the progress of your home to ensure that the house adheres to the approved Construction Plans per the Architectural Control Committee Review Form.
20. If changes that are not in compliance with the deed restrictions are made to your Construction Plans after approval of your original Construction Plans, then your

Construction Plans will have to be resubmitted for approval. If construction of the home has started, construction will have to cease until the changes have been approved by the ACC.

The foregoing Forest Cove Section II Homeowners Assoc.'s Guidelines for Submitting Construction Plans Policy was approved by a majority vote of the Board of Directors at which a quorum was present, and now appears in the books and records of the Association. This Policy is effective upon recordation in the Public Records of Galveston County, Texas and supersedes any policy regarding Forest Cove Section II Homeowners Assoc.'s Guidelines for Submitting Construction Plans Policy which may have previously been in effect.

TO CERTIFY which witness my hand this 6th day of October, 2014.

FOREST COVE SECTION II HOMEOWNERS ASSOC.

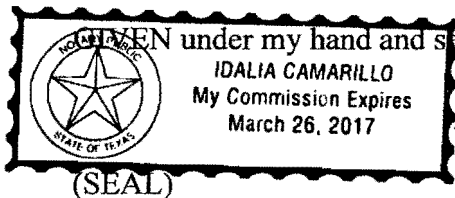
BY:

Elizabeth L. Conner

Forest Cove Section II Homeowners Assoc.

THE STATE OF TEXAS *
*
COUNTY OF GALVESTON *

BEFORE ME, the undersigned authority, on this day, personally appeared Elizabeth T. Conner, a Director for Forest Cove Section II Homeowners Assoc. known to me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that she is the person who signed the foregoing document in her capacity as President and a Director, and that the statements contained therein are true and correct to the best of her knowledge and belief.



(SEAL)

WITNES under my hand and seal of office this 6th day of October, 2014.

Idalia Camarillo
Notary Public, State of Texas
Idalia Camarillo
Notary's Printed Name

My commission expires on March 26, 2017

After Recording, return to:

Forest Cove Section II Homeowners Assoc.
P.O. Box 237
Dickinson, Texas 77539

Architectural Control Committee (ACC) Review

<u>Homeowner:</u>	<u>Builder:</u>
<u>Lot Address:</u>	<u>Designer/Architect:</u>

The Deed Restrictions can be found at www.forestcove2hoa.com.

Please note that the ACC in accordance with Section 4.4 of the Covenants and Deed Restrictions, have made the following decisions:

- (1) No houses on pilings will be allowed. NO EXCEPTIONS.
- (2) Tile and metal roofs are allowed only if they adhere to the minimum 9/12 pitch referenced in Section 5.4A of the deed restrictions. NO EXCEPTIONS.

<u>Deed Restriction Section</u>	<u>Description</u>	<u>Requirement</u>	<u>Home Owner Review</u>	<u>ACC & Architect Review</u>	<u>Comments</u>
	Site/lot		Yes/ No		
5.3	Front Lot Line plus 15' Utility Easement	35' Lot line minimum-50' total with easement			
5.3	Rear Lot Line	10' minimum			
5.3	Interior Lot Line	5' minimum			
5.3	Side Street Lot Line	35' minimum			
5.3	Building Angle	45 degrees maximum from Street			
5.4 C	Concrete sidewalk at front of lot, parallel to curb	Match with your neighbor			
5.4 C	Concrete sidewalk at corner lot, parallel to curb	Match with your neighbor			
5.4 D	Driveway	Concrete			
5.6 Amended	Fencing	8' Height Maximum, wood or wrought iron(water front lots required)			

<u>Approved</u>		<u>Comments:</u>
<u>Declined</u>		
<u>Date</u>		

<u>Approved</u>		<u>Comments:</u>
<u>Declined</u>		
<u>Date</u>		

<u>Approved</u>		<u>Comments:</u>
<u>Declined</u>		
<u>Date</u>		

Exhibit "A"

<u>Deed Restriction Section</u>	<u>Description</u>	<u>Requirement</u>	<u>Home Owner Review</u>	<u>ACC & Architect Review</u>	<u>Comments</u>
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Garage Requirements

Yes/ No

5.1	Height	Not to exceed Residence Structure			
5.1	Width Maximum	Four Standard Size Autos			
5.1	Minimum	Two Standard Size Autos			
5.1	Other	One Bay Constructed for Motor Home or Utility Vehicle			

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Main Residence Square Footage Requirements

Yes/ No

5.1 A	One Story Structure	2400 SF Living Area Minimum			
5.1 A	Two Story Structure	1800 SF Living Area Minimum 1 st Floor			
5.1 A	Two and One-Half Story Structure	1800 SF Living Area Minimum 1 st Floor			

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		

<u>Deed Restriction Section</u>	<u>Description</u>	<u>Requirement</u>	<u>Home Owner Review</u>	<u>ACC & Architect Review</u>	<u>Comments</u>
Date					

Residence Exterior Materials & Appearance

Yes/ No

5.1 A	Residential Structural Height	44' Maximum-City Ordinance of 35'			
5.1 A	Front Entry Door	8' Minimum Height			
5.1 D	Outbuilding	Must match roof & exterior walls of residence			
5.4 B	Exterior Materials	Brick, Stone or Stucco			
5.4 B	Siding Materials (need ACC Approval)	25% Maximum			
5.4 G	Fireplace Chimney	Brick, Stone or Stucco			
5.4 H	Pool	In ground only			
5.4 H	Pool Equipment	Must be hidden from street view			

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

<u>Deed Restriction Section</u>	<u>Description</u>	<u>Requirement</u>	<u>Home Owner Review</u>	<u>ACC & Architect Review</u>	<u>Comments</u>
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Roofing Requirements

Yes/ No

5.4 A	Roof Form	Gables or Hipped Roof Preferred			
5.4 A	Roof Pitch	9/12 Minimum Pitch			
5.4 A	Roofing Materials	Minimum 30 Year Composition Shingle			
5.10 Amended	Location of Roof Ventilators	Located Rear of Roof Ridgeline & painted to match roof			

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Other items

Yes/ No

Architect request	Hurricane Lift-up Requirements				
Architect request	Foundation Plan & Detail				
6.4	Gas Water Heater & Gas Central Heating				

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

Approved		Comments:
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<u>Deed Restriction Section</u>	<u>Description</u>	<u>Requirement</u>	<u>Home Owner Review</u>	<u>ACC & Architect Review</u>	<u>Comments</u>
Declined					
Date					

Landscaping			Yes/ No		
5.4 J	Landscape Grass	St. Augustine or Bermuda			
5.4 K	Attractive Landscape Design - reference Forest Cove Landscape Standards	For Approval by ACC Landscaping should be completed within six (6) months.			

Approved		Comments:
Declined		
Date		

Approved		Comments:
Declined		
Date		

pproved		Comments:
Declined		
Date		

FILED AND RECORDED

Instrument Number: 2014056702

FILED FOR RECORD

Recording Fee: 54.00

Number Of Pages: 9

Filing and Recording Date: 10/06/2014 3:45PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*