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**DESIGN AND CONSTRUCTION
RULES AND STANDARDS
FOR WATERFORD ON LAKE TRAVIS**

I. DEVELOPMENT OBJECTIVES

Aesthetic and ecological quality of Waterford on Lake Travis require that all structures and landscaping be compatible with one another, and insofar as possible, be in harmony with the natural surroundings. To achieve this goal the following Rules and standards have been adopted and may from time to time, be amended.

Architectural controls governing new construction or additions and alterations at Waterford are administered by an Architectural committee, a Committee appointed by the Board of Directors of the Property Owners' Association. The goal of this Committee is to encourage construction of homes of good architectural design, quality and proper size compatible with the area. Architectural style may vary consistent with maintaining a highly compatible appearance throughout Waterford. vivid color, bright metal fascia, and radically different styles will-not be permitted. All styles and exterior colors must be approved by the Committee. Homes should be planned and designed with particular attention to design and aesthetic appearance of the exterior and the use of such materials as will, in the judgement of the committee, create an attractive and harmonious blend with existing homes and the natural surroundings. The Committee may disapprove the construction or design of a home on purely aesthetic grounds, where, in its judgment, such disapproval is required to protect the continuity of design or values of the neighborhood and of other homeowners. Prior decisions or rules regarding matters of design or aesthetics will not be deemed to have set a precedent if the Committee feels that the repetition of such actions will have any adverse effect.

II. ADOPTION OF RULES AND STANDARDS

The following rules and standards are adopted pursuant to provisions of the Waterford on Lake Travis Master Declaration.

III. ADMINISTRATIVE PROCEDURES

The Committee may establish, and from time to time amend, its administrative procedures. In general, the procedure will be as follows:

- A. If deemed feasible and practical by the committee, adjoining property owners may be notified prior to the meeting of the Architectural Committee when a plan is to be submitted.
- B. Interested property owners may submit comments on any plans, and plans can be inspected by contacting the secretary of the Committee.
- C. Architectural Committee will meet regularly in public meetings.

IV. SUBMITTAL AND APPROVAL PROCEDURE

Architectural Committee Rules and Standards and the Waterford on Lake Travis Master Declaration require that all proposed new construction, additional construction, remodeling, improvement, fencing, landscaping, change, including exterior painting, and other improvement of private

areas be approved by the Committee before work of any kind is begun. The procedure will be as follows:

- A. Submittals. Drawings and specifications for any proposed new construction, additional construction, remodeling, improvement, fencing, landscaping, change or other improvement will be submitted in triplicate to the Committee through the secretary. Plans must be submitted to the secretary at least two (2) weeks prior to the next Committee meeting.
- B. Preliminary Design submittals. Review of preliminary submittals by the Committee will be of an advisory nature; therefore, such submittals may consist of informal presentations. In order, however, that the Committee may give just consideration to the proposed work, it is recommended that preliminary submittals adequately describe the site plans, floor plans, and exterior character of the proposed structure. Preliminary submittals will be in duplicate. Favorable review of "preliminary submittals" by the Committee will neither imply nor guarantee acceptance of "final design submittals".
- C. Final Design submittals. Final design submittals will constitute the only basis for conclusive action by the committee, and must adequately reflect to the Committee true design quality of the proposed work. Final designs must be prepared by a registered architect. Design of each home should consider size, shape and topography of the specific lot proposed for the building site. Final plans will be submitted in triplicate. Upon review of "final design" plans, the owner or applicant will be notified in writing of committee action. When the permit is issued, both the owners (Exhibit 1) and General contractors (Exhibit 2) signed "Intent of compliance statement", will be required.
- D. Upon approval of final submittals and payment of the required fees, a building permit will be issued and construction may begin. All building permits must be prominently displayed at the job site and covered with clear plastic to prevent fading and erosion.
- E. By acceptance of Waterford on Lake Travis, City of Austin, and Travis County building permits the owner assures the Committee that construction of an approved residence will start within three (3) months and be completed within one (1) year from date of start of construction. Completion time may be adjusted by the Architectural Committee for complexity of a project.
- F. Exterior of the residence will be constructed in accordance with plans as approved by the committee. Fines or revocation of permit may be levied by the Architectural committee for noncompliance. Any exterior changes, after final plan approval by the committee, must be approved prior to any construction of those changes.

V. FINAL DESIGN SUBMITTAL REQUIREMENTS

Following is a listing of items that must be submitted to insure expeditious issuance of a permit. Plans not in compliance with this listing will not be placed on the Waterford on Lake Travis Architectural committee agenda.

A. GENERAL

- 1. Submit three complete sets of building plans for approval. One set to show original signature of architect on every page.
- 2. Owner's name, address and phone number.
- 3. Architect's name, address and phone number.
- 4. General Contractor's name, address, office phone number and job-site phone number.
- 5. Specifications.

B. TOPOGRAPHIC MAP

Surveyor certified/sealed topographic map, of the specific proposed building site based on an on-ground survey, at no more than two foot (2') intervals.

C. SITE PLAN

1. Scale 1"-10'
2. Legal Description, Lot/section and street address
3. Building location on the proposed building site. MUCH CONSIDERATION WILL BE GIVEN TO THE RELATIONSHIP OF THE PAD SITE WITH THE PAD SITES OF THE ADJACENT LOTS, IMPROVED OR PROPOSED, REGARDING EACH PAD SITE'S VIEW OF THE CENTER OF LAKE TRAVIS.
 - a. No detached buildings are permitted except approved gazebos, patios, decks, garages and boat docks.
 - b. Dimension in two places from lot line to building overhang.
 - c. Except on corner lots, no garage will open toward any street and garages on corner lots will open toward the secondary street.
4. Existing Easements
Obtained from recorded subdivision plat.
5. Building setback Lines
 - a. Front - As shown on the recorded plat, and if not shown, a minimum of 25 feet on all lots.

Definition of Front - (Line common with road right-of- way or 35' private road easement, if 35' private road easement exists)
 - b. Side

-Lots	1,2,3,5,6,7,8,30,31,32,33,34,35,36,37, 38,39,40,41,42, Block A, section 1 --7.5 FEET
-Lots	4, Block A, section 1 --Side with 15' drainage easement -15 FEET --Other Side -7.5 FEET
-Lots	9,10,11,13,14,15,16,18,19,20,21,22,23,24,25,26, 27,28,29,43,44,45,46,47,49,50,51,52, Block A , section 1 -10 FEET.
-Lots	12,17,48,53, Block A , section 1 --side with 15' drainage easement -15 FEET --Other side -10 FEET
-Lots	1, Block B, section 1 -15 FEET
-Lots	2 , 4 , 6 , Block B , section 2 – 10 FEET
-Lots	3 , 5 , 7 , 8 , Block B , section 2 – 15 FEET
 - c. Rear [Reminder; The LCRA / Travis County are the agencies that determines the elevation minimums for building sites on or near Lake Travis. Please contact these agencies.]

-Lots	1 through 22, 45 through 53 Block A, section 1, Lots 54 through 85, Block A, section 2 -at (the 100 year flood line)
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- Lots 23 through 28, Block A, section 1 -25 FEET from the Landscape Easement
- Lots 29 through 44 Block A, section 1 -10 FEET from Landscape Easement
- Lots 1, Block B, section 1, lots 2 through 8, Block B, section 2 -10 FEET from Conservation Easements

d. Measurement

Compliance with building setback requirements will be determined by measurement of the distance from property lines of the lot to the closest building extremity, including overhangs, gables, chimneys, or other portions of the building or structure being affected by such measurement.

6. Existing vegetation

- a. Show existing native hardwoods with an eight inch (8") diameter seventy two inches (72") from grade to be removed.
- b. Permission is required to remove a tree with an eight, inch (8") diameter seventy two inches (72 ") from grade.

7. Yard Lights

Yard lights or any other light which may cause a nuisance to other property owners shall not be permitted.

8. Drainage

- a. Ultimate responsibility for drainage rests with the Owner, his General Contractor and his Architect.
- b. Because of the rolling, undulating nature of the terrain, which in many instances is quite sloped, the builder must insure that grading of the property and installation of any and all necessary culverts, swales, or French drains will divert the natural flow of excessive precipitation into the proper drainage channels and not onto adjacent properties or directly into the Lake.
- c. All walkways and driveways must have a culvert sized in accordance with the approved subdivision drainage study, which will permit free flow of storm water. Culvert headwalls shall be constructed of rock.
- d. Plans that include a circular drive will extend the correctly sized culvert from the outside of one drive to the outside of the second drive. Center area will be landscaped, with a swale for surface run-off, if necessary. See section V,I,6,C, Page 8.
- e. Treatment of storm water ditches adjacent to the building site will be delineated on the site plan and be constructed prior to the certificate of Occupancy being issued.

The following criteria will be met:

- * Water must flow from upstream property line to downstream property line.
 - * The size of the ditch, if one is required, will be in accordance with the approved subdivision drainage study.
 - * Edge of pavement of street to be a minimum of 3" higher than the street side wall of ditch.
- f. All construction, including landscaping, in street rights-of-way must be approved by the Architectural committee on behalf of the Waterford on Lake Travis Property Owner Association.
9. Sidewalks and Driveways
- a. Sidewalks parallel to streets are not consistent with the overall design of Waterford on Lake Travis, and therefore, will not be constructed along the rights-of-way of private streets within Waterford on Lake Travis.
 - b. All other sidewalks and driveways must be pea gravel concrete, stone, paver or concrete with a pattern or color.
10. Paths, Walkways, Steps and Handrails
- All paths, walkways, steps and handrails will be constructed in compliance with the path plan as follows:
- a. Access to Lake (Lots 1 through 23, 45 through 53, Block A, section 1, and lots 54 through 70, Block A, section 2) -All paths, walkways and steps will be pea gravel, stone, paver or concrete with a pattern or color. All handrails will be wrought iron or to match fencing approved for house.
 - b. Access to Landscape Easements (Lots 24 through 44, Block A, section 1, and 71 through 85, Block A, section 2) -All paths, walkways and steps will be pea gravel, stone, paver, concrete with a pattern or color, or to match the path built in the Landscape Easement. All handrails will be wrought iron or to match fencing approved for house.
- No paths, walkways or steps may be constructed accessing into or within any of the conservation Easements other than those paths or hike and bike trails referred to in section IV, 4.09 of the Master Declaration.
11. Garages
- a. No garage doors shall face any street.
 - b. Two car attached or detached garage is required, minimum interior size is twenty-feet ten inches (20'10") wide and twenty-one feet ten inches (21'10") long.
 - c. Boats, trailers, recreational vehicles, and similar vehicles will be stored in an enclosed garage and not be exposed to view.
 - d. Garage doors are to be overhead type of solid wood or metal with no windows.
 - e. Garage openers are required.
 - f. Garages to have finished interior walls.
 - g. Carports will be prohibited in all areas.
 - h. Parking of vehicles on any street overnight is prohibited.

12. Propane Tanks

Waterford is designed as an all-electric development. Thus, propane tanks will only be allowed if appropriately screened from view with materials to match the house, or placed out of view below the ground.

13. Air conditioning Equipment

Location and screening of A/C equipment. Equipment will be screened with materials to match the house.

14. Trash Receptacles

Location and screening of trash receptacle. Receptacle will be screened with material to match the house. Trash receptacle storage in garage is preferable.

15. Silt Fence

Location of silt fence, see section VI, B, Page 9, site preparation.

16. Square Footage of Interior Air-conditioned space and Masonry

a. Required minimum interior air-conditioned space square footage requirements for specific building sites are as follows:

SECTION	MINIMUM SQUARE FOOTAGE
1 & 2	Lakefront property ----Minimum Square Feet ---- 3000
1 & 2	All other Property-----Minimum Square Feet ---- 2700

[DEFINITION OF LAKEFRONT PROPERTY IS; A LOT THAT CAN
ACCOMMODATE A FULL SIZE BOAT DOCK, SECTION V, L, 1.]

b. Desired masonry requirement for all phases in Waterford is 90%, but to permit flexibility in design the Committee will accept plans with a minimum of 80% masonry, provided that no elevation be predominately siding.

c. Planned square footage and masonry will appear on the site plan presented to the Committee using the following chart:

_____	Sq.ft & _____ % of exterior vertical surface that is glass, doors, masonry.
_____	Sq.ft & _____ % of exterior surface that is wood or other acceptable material.
_____	Sq.ft & 100% total
_____	Sq.ft of interior air-conditioned space
_____	Sq.ft of non-conditioned space
_____	Sq.ft TOTAL

17. Sewer Alarm
For new construction, an in-house sewer alarm (audio alarm and or light) will be required to be installed by the builder at time of construction to indicate when the grinder pump is in an overflow condition. This will be in addition to the external light/alarm located at or near the pump unit. The internal alarm must be on a separate electrical circuit than the outside alarm/light and pump.

D. FOUNDATION PLAN

1. Plans will include beam layout and details
2. All foundations will be designed by a Texas registered engineer.
3. Exposed house foundation will not extend above the finished grade more than twelve inches (12"). Exposed deck, fence, etc., foundation will not extend above the finished grade more than four inches (4").
4. Exterior vertical surface between decks, porches and grade will be masonry to match the house.

E. ELEVATION PLAN

1. Will include front, rear, and both side elevations.
2. Minimum percent of exterior vertical surface that will be glass, doors, or masonry is delineated in section V,C, 16, b and c, Page 6.
3. Exterior finishes considered appropriate are native stone, brick, stucco, wood, or siding. Samples will be provided for approval.
4. All exterior vertical wood or wood siding including stairs and I hand-rails will be painted or stained except redwood or other approved woods.
5. Ridge elevation. Maximum height of proposed structure will --not exceed thirty two feet (32') above finished slab, with the exception of Lots 27 and 28, section 1, Block A, which must be approved by the Architectural Committee.
6. Existing grade elevation at highest ridge-line.
7. Slab elevation at highest ridge-line.
8. Roof constructed of clay or concrete tile, or metal.
9. Roof vents and other penetrations will be as unobtrusive as possible.
10. Low profile roof ventilators will be used.
11. All chimneys will be clad in masonry of the same type used on the exterior walls.
12. Solar collectors may be installed if they do not create glare to adjoining homes or detract from the design of the structure.
13. Exterior television, radio or signal receiving/transmitting device can be erected, after site approval by the Architectural Committee.

F. FLOOR PLANS

1. Will include plumbing, electrical and HVAC layout.
2. Will include layout of pre-wired security system, COMPATIBLE WITH AND CONNECTED TO THE ENTRY GATE SYSTEM OF WATERFORD ON LAKE TRAVIS, capable of alerting for fire, medical, and intrusion emergencies.

G. STRUCTURAL PLANS

1. Will include cross section of wall construction details.
2. Roof plan or truss specification. Provide layout plan details of rafters, joists, beams and/or trusses.
3. Second floor framing or truss details. Provide layout plan details of joists, trusses and beams.

H. COLOR BOARD

1. Will include paint sample chips or chart showing exterior and trim color.
2. Roofing material sample.
3. Masonry sample.

I. LANDSCAPING PLAN

1. Landscaping plan will be drawn on a copy of previously approved site plan.
2. Two copies of a landscaping plan will be presented to the committee and approved prior to the issuance of the Certificate of Occupancy. All planting and other improvements provided for in such plan will be constructed, planted or installed within ninety (90) days of the completion of the residence unless an extension is granted by the Committee.
3. All construction, including landscaping, in street rights-of-way must be approved by the Architectural Committee on behalf of Waterford on Lake Travis.
4. A landscaping plan that utilizes rock or crushed rock as a predominate element will not be accepted.
5. Silt fences elsewhere required by these Rules, will remain in place and be properly maintained until the landscape inspection has been successfully completed.
6. Following is a list of items that will be submitted in the landscaping plan:
 - a. Existing plants which are to remain.
 - b. New plants will be identified by common name, plant size and mature size.
 - c. No more than 60% of the lot, forward of the street- facing facade of the house, may be impervious cover. The remainder will be grass or beds. Raised beds bordered with masonry to match the house are encouraged.
 - d. Sprinkler systems will be required for the front yard, as needed for planting.
 - e. New walks, retaining walls, etc., will be identified by material and dimensions including height above finished grade.
 - f. Exposed slab on street-facing facade will be planted, with minimum of five (5) gallon plants spaced to cover exposed slab in a maximum of two (2) years.

J. POOL PLAN

1. Pool plan will be drawn on a copy of previously approved site plan, with specific indications of distances from water containing basin and surrounding slab and walkways to lot lines.
2. Pool Location
The water containing basin will not encroach on any easements. This may not necessarily apply to surrounding slab and walkways.

3. Pool Equipment
Equipment will be screened with material to match the house.
4. Backwash filter systems for pools containing backwash filtering systems, drainage detention or route to storm water collect system of backwash will be shown. Backwash is not permitted to be discharged into the sanitary sewer system or into Lake Travis.

K. FENCE PLAN

1. Fence plan will be drawn on a previously approved site plan.
2. Elevation
 - a. Elevation of one section.
 - b. All masonry, all wrought-iron, or masonry columns with a six foot wrought-iron infill is required for the front or street side, with columns placed on either side of driveway and properties front corners.
 - c. Maximum height of fence is six (6) feet.

L. BOAT DOCK PLAN

1. Private boat docks will not be allowed to be constructed in connection with the following lots: Lots 23 through 44, Block A, section 1, and Lots 72 through 85, Block A, section 2, Lot 1, Block B, section 1, Lots 2 through 22, Block B, section 2. All other lots will be allowed to construct private boat docks into Lake Travis from the lot.
2. All private boat docks will be built according to the "Waterford on Lake Travis Boat Dock criteria" which contains the following:
 - (1) A maximum square footage of _____;
 - (2) Type and color of all materials, such as roof, columns, decking, side boards and flotation material.

VI. SITE PREPARATION

At the time of final submittal, the builder may be required to put up a string line on the lot showing the placement and footprint of the proposed plan and marking the trees to be removed. It is not intended that any trees be cut down in accomplishing this requirement.

A. LOT PERIMETER

At the time of final design submittal the lot boundary excluding the street side will be fenced using Burke safety Fence or an approved equivalent. This fence will remain in place during the duration of the project.

B. SILT FENCE

Prior to starting construction; a silt fence as delineated on the site plan will be installed, and maintained throughout construction and landscaping.

C. PORTABLE CHEMICAL TOILET

Prior to starting construction; a portable chemical toilet will be in place and removed when construction is complete.

D. DUMPSTER

1. Prior to starting construction a metal dumpster will be in place and must be removed when construction is complete. It will be the permit holder's responsibility to collect

all trash and have a clean and orderly construction site, at the conclusion of each day's activities.

2. No dumping or burning is permitted within Waterford on Lake Travis.

VII. INSPECTIONS

- A. **GENERAL.** All construction or work for which a permit is required will be subject to inspection by the Architectural Committee or its designated representative, or the City of Austin or the county of Travis.
- B. **INSPECTION RECORD CARD.** No work requiring a building permit will be commenced until the permit holder or his agent will have posted an inspection record card in a conspicuous place on the front premises and is in such a position as to allow the committee or its representative to conveniently make the required entries thereon - regarding inspection of work. This card will be maintained in such a position by the permit holder until the Certificate of Occupancy has been issued.
- C. **APPROVAL REQUIRED.** No work will be done on any part of the building or structure beyond the point authorized in each successive inspection without first obtaining written approval of the Committee or its representative. Such written approval will be given only after an inspection will have been made of each successive step in the construction as indicated in subsection D, below.

No work shall be initiated for an alternate source of water either by well or lake pump drawing from Lake Travis without approval of specifications as indicated in subsection F.

There will be a final inspection and approval of all buildings or structures by the committee or its representative when completed and ready for certificate of Occupancy.

D. **REQUIRED INSPECTIONS FOR NEW CONSTRUCTION.**

1. The following ten inspections will be required. First through Third inspections will be completed by the Architectural Committee or its designated inspector, and the fee is covered by the permit fee (except for plumbing inspections which are included in the Travis County M.U.D. #10 tap fee). Fourth through Tenth Inspections are required to be performed by a third-party certified inspector, who has registered and has been approved by the Committee prior to any inspections being performed. Contracting and payment for these inspections are the responsibility of the builder. Builder to provide reasonable notice to the Committee for inspection dates. Any re-inspections required are at the builder's expense, payable to the designated inspection company. A copy of the Third-party inspection report must be given to the Architectural Committee within seven (7) days of the inspection.
2. New construction and additions (any modification of an existing structure which increases the structure's footprint of the structure or modifies the exterior appearance).
 - a. **First Inspection:**
Plan review: Provide two complete sets of plans. plans should include: plot plan or site plan; surveyor certified topographic site plan of lot; engineered foundation plan; four elevations; plumbing plan, electrical plan, mechanical or H.V.A.C. plan, security systems plan; window; and specification sheets H.U.D. form 92005 or equivalent. plans or portions thereof that are designed by an architect or engineer must be sealed, signed and dated on each page.
 - b. **Second Inspection:**
Lot Clearing: All property corner pins are located and flagged. All trees to be removed are marked.
 - c. **Third Inspection:**

Layout: All property corner pins are located and flagged. Burke safety fence is placed along property lines. Easement boundaries are flagged. Foundation batter boards are up and string lines run. Verify lowest elevation with plan. Chemical toilet and metal dumpster is in place.

d. Fourth Inspection:
Plumbing Rough: Drain, waste, vents and supports are in place, tests run and ready to be verified. All pipes to be exposed for visual inspection.

e. Fifth Inspection:
Foundation: Forms erected and braced, beams excavated, reinforcement in place, all drops, blackouts or slab elevation changes in place. Lowest slab elevation checked.

Plumbing Waste Lines: Copper water lines in place and protected from dissimilar metals and where it penetrates concrete. Hot water line insulated and cold water line sleeved. Water test to minimum 100 psi.

f. Sixth Inspection:
Framing: Roof dried in and materials loaded, all framing, fire blocking and bracing are in place. Height elevation checked.

Gas system Rough-in: All pipes in place and tested.

Mechanical Rough: All duct work and vents are in place. Furnace closets and/or catwalks have been completed.

Electrical Rough: All wiring, boxes, load centers (service and sub panels), service lines in trenches and all work which is to be covered is in place and open for inspection.

Security system Rough: All work which is to be covered is in place and open for inspection.

Service Lines: If electrical, T.V. and phone conduits are not in place with framing or other inspection it will be charged as an extra inspection.

Plumbing Top Out: All pipes are in place, supports connected, meter location, vent takeoffs, roof flashing and boots, water heater location, and trap arms are completed. Copper pressurized to 100 psi and P.V.C. filled with water.

g. Seventh Inspection:
Insulation and sealing: Insulation in place, all joints and penetrations sealed. Fireplace installed.

h. Eighth Inspection:
Wallboard: All fasteners in place according to proper nailing schedule. 5/8" sheetrock required on garage to house wall and garage ceiling.

i. Ninth Inspection:
Driveway, Sidewalks and Flatwork: Forms erected and reinforcement in place and all located within the Interior property boundary lines. Grate formed for driveways if required. Adequate provision shall be made for installation of headers over culverts. Sidewalks that cross the same bar ditch as the driveway will require the same culvert size as specified for the driveway. Layout of walks and driveways shall provide for proper surface water drainage.

j. Tenth Inspection:
Mechanical Final: All equipment has been installed and ready for use; including dryer vents, stove hoods, furnace vents, water heater vents and

all supply and return air grilles. Air conditioner units screened with masonry.

Electrical Final: All fixtures, switches, receptacles, cover plates, grounds, and appliances are installed and meter loop in place.

Security system Final: system tested and ready for use.

Gas systems: Systems tested, equipment and appliances connected and ready for use. Propane tank screened with masonry.

Plumbing Final: All valves and fixtures are installed and all vents completed. Water system tested. Sewer connected and yard line inspected.

Building Final: Building final inspection satisfactorily completed and ready for certificate of Occupancy inspection.

- k. Certificate of Occupancy Inspection:
This inspection will be completed by the Architectural committee or its representative and will insure that the building was completed in accordance with approved plans and is ready for occupancy. Special attention will be given to surface water drainage bar ditches cleaned, cleared and graded to drain, site clean-up, builder sign removal, and removal of waste materials on adjoining lots. This inspection will not be made until all prior inspections including plumbing, have been passed satisfactorily.

E. REQUIRED INSPECTIONS SWIMMING POOLS, IN-GROUND SPAS AND HOTTUBS

The Rough-In and Final Inspections are required to be performed by a third-party certified inspector, and contracting and payment for these inspections are the responsibility of the pool/spa/hot tub builder. Any re-inspections required are at the builder's expense, payable to the designated inspection company. Builder to provide reasonable notice to the Committee for inspection dates. A copy of the Third-party inspection report will be given to the Architectural Committee within seven (7) days of the inspection.

1. Plan approval by Architectural Committee: A swimming pool, spa or hot tub permit will include plans for equipment screening (including propane tanks) and all related structures, such as decks and patios.
2. Layout: All property corner pins to be located to verify improvements will be within the setback lines.
3. Rough-in Inspections: All pipes in place and tested. All wiring, boxes, load centers (service and sub panels) and all work which is to be covered is in place.
4. Final Inspections: All equipment installed and ready for use. All fixtures, switches, receptacles, grounds and appliances installed and meter loop in place. Gas system tested and equipment is connected and ready for use. All plumbing fixtures are installed and water tested. All decking and screening completed. Final inspection approval will not be given until all necessary screening and related structures are complete in accordance with approved plans and appropriate codes.

F. REQUIRED LANDSCAPING INSPECTIONS

1. A one-time inspection will be conducted by the Architectural Committee or its representative to insure landscaping has been completed in accordance with previously submitted plans, or an agreed upon segment of a phased landscape plan has been completed.
2. The use of a lake pump or well as a source of water for irrigation systems will require the following:

- a. Wiring will be installed by a licensed electrician and will be shielded in a separate PVC or Polyvinyl tubing underground and underwater.
- b. All PVC and Polyvinyl pipe must be buried underground wherever possible and all other times should be covered with natural stone or by another method approved by the ARC.
- c. All equipment and water pressure tanks must be properly screened from view using like construction when placed near the house structure .Screening of equipment placed other than near the house must be approved by the ARC.

- G. REQUIRED FENCE INSPECTIONS - Final
- H. REQUIRED DOCK INSPECTION - Final
- I. OTHER INSPECTIONS

In addition to the required inspections specified above, any Architectural Committee member may make or require to be made any other necessary inspections on any construction work to ascertain compliance with the provisions of these Rules and standards.

VIII. CERTIFICATE OF OCCUPANCY

No residence will be occupied or used until the Architectural Committee has issued a certificate of Occupancy to the Owner. The Architectural Committee shall issue a certificate of Occupancy only under the following conditions.

- 1. After the Committee or its representative has inspected the residence pursuant to section 9.08(A)(2) of the Waterford on Lake Travis Master Declaration and determined that the improvement has been completed in strict compliance with all approved plans and specifications, or:
- 2. The improvement has been completed and any noncompliance with the approved plans and specifications has been remedied by the Owner or by the committee in the manner described in section 9.08(A) (3) of the Waterford on Lake Travis Master Declaration.

A. FEE SCHEDULE:

	NON -REFUNDABLE	and	REFUNDABLE
New Construction Permit (including swimming pool, spa & fence Permit if done at the time of house construction)	\$1200		\$1,000
Small Addition Permit <300 sq.ft	200	and	500
Large Addition Permit > 300 sq.ft.	700	and	500
Boat Dock	100	and	200
Swimming Pool/spa Permit	100	and	200
Landscaping Permit	100	and	200
Fence Permit	100	and	200
Driveways/Sidewalks/Flatwork Permit	100	and	200

D. FINES

- 1. The Architectural Committee may levy fines for violations of the Rules and standards of Waterford on Lake Travis, and its decision shall be final.
- 2. A violation will be considered a separate offense for each and every day the violation is permitted to remain uncorrected.
- 3. Fines will be deducted from the refundable deposits.

X. MISCELLANEOUS

A. CONSTRUCTION SIGNS

One construction sign will be permitted per site, maximum size not to exceed four (4) square feet, and will state only the name of the builder/constructor. No other signs are permitted. No advertising will be included on sign message. No construction sign will be lighted so as to be visible at night.

B. RENEWAL OF PLAN APPROVAL

Architectural committee's approval of plans is valid for six (6) months. If building permit is not obtained within that time-frame, plans must be re-submitted.

C. BUILDING CODES USED

- * Uniform Building codes 1991 Edition with Amendments.
- * Uniform Mechanical Code 1991 Edition with Amendments.
- * Uniform Plumbing Code 1991 Edition with Amendments.
- * National Electric Code 1993 Edition with Amendments.
- * Cabo Code 1992 Edition with Amendments.

XI. VARIANCES

- A. To consider a variance, the Lot Owner must obtain the written approval for the desired change from the Architectural Committee. Variances will be considered only where conditions exist on a lot or lots that would impose an extreme hardship on the owner if strict enforcement of these Rules and Standards were imposed, The Architectural Committee may grant variances to the Rules and Standards so long as the spirit of the rules is upheld.
- B. All variances must be evidenced in writing and must be signed by at least a majority of all the members of the Committee.
- C. All variances must be specifically approved prior to construction of any improvements.
- D. Any variance granted but not utilized within six months of the date of issuance will be void.
- E. Any variance granted pursuant to the foregoing paragraph is a variance only from these Rules and standards. A variance from the Master Declaration must be obtained pursuant to Paragraph 9.10 of the Master Declaration.

XII. DISCLAIMER

The foregoing Rules and standards have been adopted to assist the Architectural Committee in exercising its powers and performing its duties pursuant to Waterford on Lake Travis Master Declaration. Compliance with these Rules and Standards is not intended to guarantee that the proposed improvements will satisfy all the requirements of the Master Declaration, or that the proposed improvements will be structurally sound, or that they will comply with any applicable building code, or that they will be free from damage from wind, rain or flood, or that they will not encroach on easements, or that they will not divert surface water in a manner not allowed by law.

In giving any approval the Committee finds only that the improvements are satisfactory to it. Approval of the Committee is not an opinion, approval, warranty, or representation by it as to any of the matters mentioned in the foregoing paragraph.