



RAINTREE FOREST, POA

Architectural Review Committee

Approval of House Construction Plans

Homeowner(s): _____

Property Address: _____

Builder: _____

House plans submitted on: _____

Exterior Finishing: Color(s) - _____

(Please provide the following information) Roof Type - _____

Exterior Finish - _____

CBS, Aluminum/Wood/Hardy-Board Siding, Etc

The referenced plans are approved when the Raintree Forest Architectural Review Committee (ARC) indicates its approval by signatures below and the Association Treasurer, by signature below, has verified that all assessments due from the property have been paid.

A copy of the approval will be filed with the Association’s Property Management firm, Watson Association Management and a construction bond deposit in the amount of \$ 20,000.00, upon issuance of construction permit, which will be held by Management until the construction of said home, has been completed 100%. The homeowner will be responsible for repairing damage to any common area of the Association to the satisfaction of the Board of Directors. If the owner chooses not to do so, the Association will pull the bond to pay for said repairs.

The Construction Plans will become the property of the ARC to be used as a reference during the construction process.

Revisions of the plans which will alter the outside appearance of the home or homesite, as well as the addition of Pools, Storage Buildings, Parking Areas, Fences, Lawn Accessories etc., must be submitted to the ARC for review.

Prior to the clearing of ANY lot in Raintree Forest, trees which will be removed must be flag identified and receive approval from the ARC Committee.

Before construction starts, the applicant shall provide the ARC with written notice of the completion of the staking of the property. No further work shall be performed upon the property until the ARC has inspected the staking of the property and said stakeout meets the satisfaction of the ARC Committee. In the event the ARC fails to respond within seventy-two (72) hours after receipt of said notice, (excluding Saturdays, Sundays, and legal holidays), said work shall be deemed approved. Before construction commences, gravel shall be placed anywhere vehicles will drive or park at the construction site. Additional gravel must be added as needed to prevent mud from being brought onto Raintree Forest roadways by vehicles visiting the construction site. If mud and debris from the construction site is not cleaned off Raintree Forest roads before the homeowner's contractor departs for the day, the homeowner is held responsible and shall reimburse the Raintree Forest HOA for its expenses to clean or repair the roads.

A trash dumpster and portable toilet must be on site before any construction begins. The exterior of the construction site shall be kept orderly and clean during construction. No trash is to be thrown or left on the ground. The jobsite shall be rid of any trash and construction debris each day and again before owner occupies the home.

Construction must begin within one (1) year after Raintree Forest ARC approval of the construction plans. If construction does not begin within one (1) year after approval, the approval is null and void and the plans must be resubmitted to the Raintree Forest ARC for approval under the Declaration of Covenants, Conditions, and Restrictions of Raintree Forest Subdivision that are in affect at that time.

The Homeowner or Builder shall notify the Board of Directors of the date of the building permit issued by the county. The period of construction of the home will use this date or the date of this Approval Letter, whichever is later, to calculate the period of construction. A copy of the building permit along with all other applicable permits required for the construction of a single family home must be sent to Watson Association Management, who will keep them on file for the ARC Committee.

Erosion controls shall be in place during grading.

The ARC will make periodic checks during the construction (at a minimum of one per month) to monitor progress on the home and compliance with the approved plans.

Construction must be completed within one (1) year subsequent to commencement of construction.

The Homeowner shall discuss undue delays in the construction process with the Raintree Forest Board of Directors.

100% of the construction in accordance with the submitted plans must be completed before occupancy.

Disturbed right of ways must be re-graded and sodded to match adjacent right of way, including sod type, before owner occupies the home.

The Homeowner shall notify the ARC when construction has been completed. The ARC will then notify the Board of such completion.

The Homeowner is expected to comply at all time with the Raintree Forest Subdivision Covenants and General Use Restrictions. A copy can be requested from our Property Manager, Watson Association Management.

Construction can commence between the hours of 8:00 AM and 6:00 PM, Monday through Friday. If, weekend hours are needed, it must be approved by the ARC Committee prior to the weekend that said construction needs to take place.

In the event the owner violates the terms of this agreement, owner acknowledges the ARC acting by and through the Raintree Forest Property Owner's Association shall be entitled to injunctive relief and owner shall be liable for all attorney fees and costs occurred by the Association.

Signatures

_____ **Date:** _____
Property Owner Printed Name Property Owner Signature

_____ **Date:** _____
Property Owner Printed Name Property Owner Signature

Association Treasurer: _____ Date: _____

ARC Member: _____ Date: _____

ARC Member: _____ Date: _____

ARC Member: _____ Date: _____

ARC Condition on Approval? _____ None _____ Yes (Attached