

Rio Vista Subdivision New Home Construction Application

All building construction, additions or alterations on site require approval, in writing, from the Architectural Control Committee (ACC) prior to construction.

New Construction Review requires the following:

1. Completed application signed by the property owner(s)/builder(s).
2. Copy of construction permit and septic permits issued by the county.
 - a. If the Builder/Owner is seeking preliminary approval of their plans prior to obtaining the required permits from Montgomery County then both permits must be provided once the proper permits are obtained from Montgomery County, Texas. Preliminary approval of your plans shall be granted but no construction activities shall take place prior to written Final Approval being received from the ACC. Should construction activities begin prior to Final Approval being granted then the Builder/Owner will be in violation of the Deed Restrictions of Rio Vista and fined accordingly. **This application shall serve as the first notice the Builder/Owner shall receive regarding the Builder/Owner commencing construction activities prior to Written Final Approval of plans (Section 4.02).**
3. Plans must include:
 - a. Livable square footage (Section 3.01 (i)).
 - b. Site plan on surveyed plat showing:
 - i. Position of the proposed residential construction (Section 3.02)
 - ii. Location and composition of the driveway (Section 3.08)
 - iii. Distance from property lines on all sides (Section 3.02)
 - iv. Build/Setback lines (Section 3.02)
 - v. Easements (Section 2.02)
 - c. Foundation plans (Section 3.02)
 - d. Proposed Elevation
 - e. Plans must contain total percentage of brick/stone/stucco. The homes exterior must consist of no less than 51% of any combination of brick/stone/stucco in accordance with Section 4.03 of the Deed Restrictions of Rio Vista. (Section 4.03)

Any changes to the submitted plans must be approved by the ACC.

Please note:

- It is the owner's responsibility to determine all easements and setbacks that exist on the property. No permanent improvements shall be placed within any easement.

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- The ACC will keep one set of plans for their records along with all application packages.
- The ACC will notify you, in writing, within 30 days of the status of your plans. Should notice not be provided within 30 days your plans are considered approved in accordance with Section 4.02 of the Deed Restrictions of Rio Vista.
- The exterior of the home must be completed within one (1) year of commencement of construction.
- Driveways are to be constructed of either concrete or asphalt.
- Cement waste is not to be disposed of in any Right of Way/Easement owned by the Property Owners Association as shown on the Plat of the Subdivision recorded in File #2007-123770 of the Official Public Records of Montgomery County, Texas.
- Multiple inspections may be performed of the property after plans are approved to determine if construction is consistent with the approved plans.
- Should the builder/owner not comply with the Deed Restrictions of Rio Vista (Sections 1.04, 1.06, 1.07, 2.02, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.14, 3.15 and 3.16) fines will be assessed as follows:
 - \$150.00 fine for first thirty (30) days
 - \$250.00 fine for the thirty-first (31st) through sixtieth (60th) day
 - \$350.00 fine after 60 days
 - All Notices and Fines will be sent in accordance with Section 1.08 of the Deed Restrictions of Rio Vista and any Lien placed on the property will be in accordance with Section 6.04 of the Deed Restrictions of Rio Vista. Should fines or Maintenance Fees not be paid, the Property Owners Association will take the necessary legal actions to insure payment of such fines either prior to closing of the sale of the property or at closing of the sale of the property.
- Contractors shall not be permitted to use Rio Vista Common Areas.

Submittal of Plans:

Plans must be submitted to Community Asset Management at 9802 F.M. 1960 Bypass West, Suite 210, Humble Texas 77338 or emailed to acc@cam-texas.com. If you have any questions regarding the submittal of plans please contact Nicole Mascorro at (281) 852-1155.

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I _____ have read and understand the application for New Home Construction in Rio Vista and will comply with the rules and regulations set forth by the Deed Restrictions of Rio Vista recorded in Document Number 2007-124644 of the Official Public Records of Montgomery County, Texas.

Lot # _____, Block # _____

Executed this the _____ day of _____, 2017.

Owner/Builder

Owner/Builder