

**LAKWOOD ON LAKE CONROE PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

LOT/HOME IMPROVEMENT APPLICATION

Owner _____ Phone _____ Alt# _____

Address _____

Contractor (if applicable) _____ Phone _____

Contractor Address _____

Fee Amount _____ Project Start Date _____ Estimated Completion Date _____

TYPE OF IMPROVEMENT (please see attached "Application Checklist" for add'l application details):

- | | |
|---|--|
| <input type="checkbox"/> New House * | <input type="checkbox"/> Exterior Paint (color sample required) |
| <input type="checkbox"/> Buildings (All-attached or detached) * | <input type="checkbox"/> Siding (color & style) |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Fence (type & location) |
| <input type="checkbox"/> Pool-Spa * | <input type="checkbox"/> Driveway/Sidewalk (new & extensions) |
| <input type="checkbox"/> Propane (New or Relocate) * | <input type="checkbox"/> Aerobic System (New or Relocate) * |
| <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Mailbox |
| <input type="checkbox"/> Antenna/Satellite Dish | <input type="checkbox"/> Solar Panels |
| <input type="checkbox"/> Windows and/or Doors | <input type="checkbox"/> Dumpster/Trailer (for indoor/outdoor renovations) |
| <input type="checkbox"/> Tree Removal | <input type="checkbox"/> Rec Equipment (playsets, BB goals, etc.) |
| <input type="checkbox"/> Lakefront Lots 18-26 Boathouses * | <input type="checkbox"/> Patio, Covers, Decks, Pergola, Outdoor Kitchen * |
| <input type="checkbox"/> Other (Please describe. Use additional pages if necessary) | |

***Include plans, elevations, location site, drainage plans, permits, etc.-where applicable**

LOCATION OF IMPROVEMENTS:

- | | |
|--|---|
| <input type="checkbox"/> Left side of house (stand & face house) | <input type="checkbox"/> Right side of house (stand & face house) |
| <input type="checkbox"/> Front of house | <input type="checkbox"/> Rear of house |

Who will do the actual work? _____

Please include location of the improvements/change, height, width, length (complete applicable areas). A lot survey or to-scale drawing showing property lines, residential building, easements, fences, etc. is required for all buildings, decks, patio covers, sidewalks, driveways, pools, etc. Please provide samples of paint colors. Photographs are also very helpful.

Date _____ Initial _____

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**APPLICATION FEES
(NON-REFUNDABLE)**

New Home Construction	FEE:	\$ 1,000.00
Improvements – Large		500.00

Examples of large improvements: Swimming pools, garages and structures larger than 140 square feet and/or projects requiring heavy equipment/trucks. All structures to be built on a concrete slab.

VIOLATION FEES

PER OCCURRENCE AND NON-REFUNDABLE:

New home construction w/o ACC approval	\$ 2,500.00
Starting large improvements w/o ACC approval	1,250.00
Starting small improvements w/o ACC approval (examples include fences, pool re-plaster, small miscellaneous jobs)	100.00
Burning of Brush and/or Construction debris during construction	500.00
Changes in approved construction w/o ACC approval	500.00 **
Cement waste left in ditch or roadway	500.00 **
No Dumpster or uncontained trash, no Port-A-Potty, no construction fencing w/o ACC approval-\$100 per infraction	100.00 **

I understand that I must follow the guidelines as stated in the LOLC Covenants, Conditions and Restrictions. If any change is made after the approval by the ACC, the Committee has the right to ask the homeowner to remove the improvement and/or changes from the property. I also understand the ACC has 30 days to approve or deny an application, but will act on the request as quickly as possible. The homeowner will be contacted regarding their decisions. I agree not to begin property improvements/changes until the ACC has notified me of their approval according to the deed restrictions. Approved applications will be valid for one year from the date of the approval. If improvements are not started within the time frame given, the application will need to be resubmitted. Please return completed application to the ACC Lead or other ACC members.

** Curable violations-see 2018 LOLC POA Fine Policy–Specific ACC Violation-for Correction and Grace Period

Signature of Homeowner	Date Signed	Est. Construction Date
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Date_____Initial_____

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COMMITTEE SIGNATURES

Date Received _____ By _____

ACC Committee Signature _____ Date _____ Approved ___ Denied _____

ACC Committee Signature _____ Date _____ Approved ___ Denied _____

ACC Committee Signature _____ Date _____ Approved ___ Denied _____

Date _____ Initial _____

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APPLICATION CHECKLIST

Note: The information (if applicable) required below does not have to be presented on individual drawings for each checklist item but can be consolidated into one, or more, applicable drawings/documents.

___ ACC Application: Completed with signature of Owner(s)

___ Owner/Builder New Construction Agreement (see Attachment 1): Signed by both Owner(s) & Builder

___ Owner/Builder Plan for Demolition of Existing Structures (see Attachment 2): Completed and signed by both Owner(s) & Builder

___ Site/Plot Plan: Including dimensions of all structures, driveway(s) and setback lines shown

___ Survey: Current copy of property survey for exterior construction application is required for new home construction

___ Architectural Drawings and Elevations: Three (3) complete sets drawn to scale, neat and legible, including square footage

___ Boat House, Docks, Piers (Lots 18-26): Elevations, dimensions and distances need to be shown on ALL structures. Such improvements must have a permit from the San Jacinto River Authority prior to consideration by the Lakewood ACC.

___ Property Line Dimensions: Front, side and rear property lines as reflected in a "Recorded Plat" and "Survey" of the property.

___ Building "setback" lines and easements for the entire property must be clearly shown on the site/plot plan. Any encroachments on setback lines and/or easements must be clearly identified and a request for a variance(s) for such encroachment must accompany the application.

___ "Footprint" for each planned improvement including residence, garage, outbuilding(s), driveway, culvert, sewage management system, pool, fences, etc. must be included with the application.

___ Driveway: The driveway width and centerline must be clearly located on the plot plan with the closest distance from the nearest property line identified. Driveway materials must be identified in accordance with CC&Rs Section 3.11.

___ All applicable government permits (e.g. aerobic septic design and permit, San Jacinto River Authority permit(s)) must be included with the application or submitted for ACC approval once received.

___ Samples of ALL colors (e.g. house, roof, fence, etc.) once determined