

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

**OWNER/BUILDER AGREEMENT FOR NEW CONSTRUCTION**

- 1) Owner hereby acknowledges receipt of Lakewood on Lake Conroe Covenants, Conditions and Restrictions and hereby agrees to comply with all terms and conditions contained therein and obtain all applicable surveys and inspections as specified therein prior to occupancy.
- 2) Owner hereby authorizes the Architectural Control Committee (ACC) or its agents to enter upon and inspect the lot and structure thereon for the purpose of ascertaining whether said structure is in compliance with the restrictions, the standards and the approved plans and specifications. Site plan and approved plans must be present at time of inspection. Neither the ACC nor its agents shall be deemed to have committed a trespass by reason of such entry or inspections. Failure to comply with the above inspections can result in fines and legal action being brought to require compliance.
- 3) Owner agrees and understands that approval of plans and specifications by the ACC shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements.
- 4) NO BURNING of brush, trees or construction materials is allowed.
- 5) Prior to initiation of framing, each work site is to provide a "ROLL OFF DUMPSTER" 30 to 40 yard minimum size. A portable toilet or use of a facility on the construction site must be set up. Portable toilets must be staked to prevent turning over by possible high winds. The work site is to be kept clean.
- 6) The contractor is to ensure all trash and debris is removed from the site before each weekend. NO construction on Holidays and Sundays. Construction work hours are between 7 AM and 7 PM Monday through Friday and 8 AM to 7 PM on Saturday.
- 7) Contractors are responsible for keeping mud, dirt, etc. off the roadway. A construction drive of crushed rock is encouraged.
- 8) All improvements, modifications, and alterations after application approval require ACC approval. This covers new construction as well as, but not limited to, additions, fences, decks/porches, storage buildings, pools and change in house colors.
- 9) If construction is not completed within one (1) year after plans have been approved, an extension must be obtained, provided NO changes have been made to the original design, an approval will be given. If changes have been made to the original design of the Plan, a new application which reflects the modifications will be required for submission to the ACC for approval.
- 10) The ACC has 30 days from the submission of a completed application to review the application. The Committee will make every effort to act on the request for approval as soon as possible.
- 11) Construction fencing is required along the side property lines and rear build line of project. Trash and debris must be maintained along frontage with partial fencing and/or temporary enclosure. The work site is to be kept clean.
- 12) Any damage to the frontage area or right-of-way during construction must be repaired to its original contour and shape; right of way must be corrected immediately to its original state with fill dirt, stabilized materials and vegetation to prevent drainage problems and future erosion. Maintenance of lot frontage must be kept clean and mowed during construction. NO dirt/mud on roads.
- 13) Neither the Architectural Control Committee or Lakewood Property Owners Association or any of their respective members, officers, directors, shareholders, employees or agents shall be liable because of the approval or non-approval of any improvement.
- 14) Error in location causing an encroachment will be the direct responsibility of the property owner. The builder/owner must satisfy the ACC that improvements are accurately located in accordance with the approved plans and that encroachments are not to occur without a specific variance having been requested and granted by the ACC. If encroachment occurs without a specific variance having been granted, owner and contractor agree to remove those items.
- 15) A letter of completion must be submitted to the ACC within fifteen (15) days after completion of Construction.

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16) One (1) builder sign with a maximum size of 36" X 36" is allowed. This permission can be withdrawn by the ACC solely at the ACC's discretion. No other types of signs other than permits and house numbers are allowed.

17) Electrical must be installed underground.

18) The undersigned acknowledge receipt of the "Lakewood on Lake Conroe Owners' Association Fees.

Builder Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_