

ESTATES AT WATERCROSS BUILDER CHEAT SHEET

DEPOSIT

- A rolling deposit of \$3,000.00 per phase is required, payable to Watercross Development, LLC.

ARCH APPLICATION FORM & FINAL INSPECTION FORM

- You may request a preliminary review of plans from the Arch Committee – a preliminary review is **NOT** an approval. Approval is only given in writing **AFTER** the builder submits all paperwork to include Application for Approval, fees, full set of plans, etc.
- A preliminary lot clearing site visit is **REQUIRED**, please call John or Erin to set up this appointment.
- Builder **MUST** receive final approval from the ARC **PRIOR** to the start of construction. Any changes made to the approved plans after approval **MUST** be **RESUBMITTED** for approval.
- Application fee of \$250.00 per lot should be made payable to Deep South Development II.
- A \$500.00 penalty fee will be imposed on any lot owner who starts construction without approval from the ARC.
- Drainage plan with arrows indicating direction of drainage must be submitted with Application for Approval.
- Lot owner shall submit a landscape plan with the Application for Approval.
- ***Please see Section 3, Design Review Procedure of the Rules and Regs of Watercross for further detail and guidance. (Page 3)***
- Builder must submit a Final Inspection Form to ARC at completion of home for approval.

CONSTRUCTION INFO

- Builder must ensure a **clean job site** and comply with drainage restrictions. Weekly inspections will take place and notifications of violations will be communicated to builder. Non correction of violations may be corrected by the ARC/Association and charged to the lot owner along with a fee. Silt screen mandatory and functioning. (**Please see Section 8 – Deposit on page 7 of the Rules and Regs of Watercross.**)
- Minimum sq. ftg. on any Deluxe lot is no less than 1,500 sq. ft. heated. Ceiling height no less than 9’.

- All lots should have a nice, substantial builder sign in plain view. All other signs are limited to parish ordinance.
 - Driveways must be covered with sand or aggregate during construction.
 - Driveway aprons must be brick, concrete or stained, sealed stamped concrete.
 - Walkway must lead from front door to driveway.
 - All garage doors must be carriage style and include some other decorative feature – this must be included in plan submittal and approved by ARC.
 - Roofline should be pitched and must range from 8:12 through 12:12 .
 - All roof pipes should be out of view & have lead jacks.
 - Vinyl Soffit/Facia – Yes.
 - Vinyl Siding – No.
 - Vinyl Shutters – No. Shutters must be operable.
 - All plumbing cleanouts should be installed with a valve covered box and cut down at a natural grade. Water meter boxes, as well.
- A gas light fixture is required on all front elevations next to the front door.
- Exterior colors must comply with ARC color pallet for the subdivision.

LANDSCAPING

- If you own a vacant lot please keep grass cut.
- Each yard shall have sod in the front, side, rear and swale.
- Lots shall have a minimum of 200 sq. ft. of living planted area/beds.
- Existing or planted 1 class A tree (minimum 12' height and 6" in diameter) in front yard.
- Existing or planted 1 class A tree (minimum 12' height and 4" diameter) in rear yard.

WALLS/FENCING

- No fencing in the front yard of a lot.
- Fences no taller than 6’.
- Please read the Rules and Regs of Watercross, Section E., Walls and Fences, i.v. Fences, for guidelines on fencing composition, page 14.

OTHER

- No speeding in the subdivision
- All homes will have a uniform mailbox installed by the builder as designated by the ARC
- Please provide your homeowner with a copy of the restrictions and encourage them to read!

You have been provided with the Rules and Regulations and Restrictive Covenants for The Estates at Watercross. PLEASE READ THEM! All info mentioned above must be in compliance AND approved by the ARC for Estates at Watercross.

The following schedule of fines, fees, penalties, and/or assessments, as applicable, shall be due and owing by an Owner to the Association arising from Restrictive Covenants violations by an Owner or his/her guests, invitees, contractors, sub-contractors, agents, and/or employees, as determined by the Association:

Construction Compliance Fine Schedule:

<u>Violation</u>	<u>Fine- 1st Offense Minimum</u>
*Speeding	Warning - 1st offense, \$50.00 - each subsequent time
*Job Site – debris on site	\$100.00
*Job Site – debris on adjacent property	\$100.00
*No commercial trash enclosure	\$100.00
*Dirt or gravel in road	\$100.00
*Materials in right of way or road	\$100.00

*Construction equipment or material on adjacent Lot	\$100.00
*Parking violation	\$100.00
*No port-a-john on site	\$100.00
*Construction sign damaged or missing	\$50.00 per day
*Unauthorized sign	\$50.00 per day per sign
*Unauthorized burning	\$100.00
*Unauthorized clearing of Lot	\$10,000.00
*General nuisance/misconduct/noise	Up to \$100.00 per violation & possibly escorted off property.
*Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design)	\$100.00
*Unauthorized Additions/Improvements	\$100.00 per day
*Erosion into drainage facility	\$100.00
*Silt fence uninstalled or damaged	\$100.00
*Unauthorized Dumping	\$100.00
*Concrete Washout	\$500.00
*Garage/Carport Storage	\$25.00 per day
*Animals/Pets brought on property	1st offense warning, 2nd offense \$50.00, 3rd offense \$100.00
*Working outside construction hours without permission	\$100.00

*Failure to follow process (this can include, but is not limited to failure to receive a change during construction with any exterior component upon inspection, failure to turn in proper documentation at various stages of construction, etc.) \$100.00

Above listed fines are the maximum levied for first time violations, they are doubled for future/repeat violations. Initial fines may be reduced or waived at the discretion of the Compliance Officer.

If it becomes necessary for the Compliance Officer to schedule maintenance/ repairs on a job site, the Contractor will also be held responsible for the cost of said actions.

Fines will be added to the cost of any repairs performed by the Association.