



PLANS REVIEW APPLICATION | HOME & CONSTRUCTION REQUIREMENTS

All construction plans for new, remodel or rebuild (including outbuildings, fences, swimming pools, retaining walls, and landscaping) must be reviewed by the Architectural Review Committee (ARC) prior to commencement of any on-site construction, including grading.

BUILDING SITE

Lot	Block	Phase	Street No.	Street

PLANS PACKAGE

2 complete sets or 1 electronic set must be submitted; 1 set will be returned following ARC review

Item	Remarks Drawings must be to scale
<input type="checkbox"/> Floor Plans All floors	Dimensioned & detailed (Outbuilding plans must be included)
<input type="checkbox"/> Electrical Plans	
<input type="checkbox"/> Elevation Plans All sides	Exterior veneer shown for each wall
<input type="checkbox"/> Roof Plans	Include roof pitch(es), list roof material & color
<input type="checkbox"/> Foundation Plans	
<input type="checkbox"/> Septic Plans	Must be approved prior to submission
<input type="checkbox"/> Site Plan	House, Outbuildings, Flatwork, Retaining Walls, Fences, Temporary Erosion Controls, etc.
<input type="checkbox"/> Landscape Plan	May be submitted during construction (prior to installation), include tree removal details

Plan Name & Number	Dated	
Floor	Conditioned Area	Non-Conditioned Garage, porches, etc.
First	SqFt.	SqFt.
Second	SqFt.	SqFt.
Third	SqFt.	SqFt.
Total	SqFt.	SqFt.

FINISHES

Location	Material	Minimum
Exterior Walls	_____ % of finishes and colors	Per Covenants
Roofing	Type of material and color	

BUILDER INFORMATION

Name	Company
Phone Primary	Mailing Address Street, City, Zip
()	
Phone Secondary	Email Address
()	

BUILDER STATEMENT

I have read, understand and hereby agree to abide with Stone Lake Trails "Home & Construction Requirements". I will ensure that all construction and construction-related activities on the building site and within Stone Lake Trails will comply with Stone Lake Trails requirements and Covenants and applicable City, County, State, and Federal laws and regulations. I fully understand that compliance is our complete responsibility, regardless of the ARC plans review. ARC representatives are hereby authorized to contact us regarding plans submittal or construction compliance matters.

Builder Signature	Date

PLANS PACKAGE

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Item	Remarks Drawings must be to scale
<input type="checkbox"/> Fence	<ul style="list-style-type: none"> - Site plan with dimensions of placement - Include gates and features - List materials of fencing (no wood or chain link allowed)
<input type="checkbox"/> Outbuilding	<ul style="list-style-type: none"> - Site plan with dimensions of placement - Floor plan - Percentage of exterior finish - Roof material - Elevations - Exterior colors - Specified use
<input type="checkbox"/> Remodel	<ul style="list-style-type: none"> - Site plan (if adding square footage) - List exterior color changes - Solar panel plan (if adding system) - Elevations - Any change in use
<input type="checkbox"/> Swppp Plan	<ul style="list-style-type: none"> - NOI copy
<input type="checkbox"/> Septic Plan	<ul style="list-style-type: none"> - Must be Bell County Health approved prior to submitting
<input type="checkbox"/> Pool or Water Feature	<ul style="list-style-type: none"> - Site Plan - Amenities - Colors and materials - Type of structure - Intended use of structure
<input type="checkbox"/> Antenna / Solar Panneling	<ul style="list-style-type: none"> - Site plan with location dimensions - Height of antenna - Location of solar equipment



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Deliver Plans Review Package To
Mike Emmons 6405 Springwood Ct Temple, TX 76502 Email: StoneLakeHOA@yahoo.com

Date Complete Plans Package Received (complete package)

Date of Plan Review Response

Submit 2 complete copies of plans and Plans Review Application form or 1 complete legible electronic submittal.

Plan size to be no larger than 24" x 36" (Arch D).

Submittal must be received at least 30 days prior to planned commencement of construction or landscaping.

Do not commence construction or landscaping prior to completion of the Plans Review process.



PLANS REVIEW APPLICATION | HOME & CONSTRUCTION REQUIREMENTS

1. GENERAL

- a. **Application for ARC Plans Review** | The plans review application package, whether for new, remodel or rebuild construction, must be submitted to the ARC for review at least 30 days prior to commencement of construction or landscaping on the site.
- b. **Damage to Stone Lake Trails Property** | Builders are responsible and will be required to reimburse the cost of any damage to subdivision property related to construction of the project.
- c. **Fires** | On-site burning and open fires are not permitted.
- d. **Hours of Construction** | 6am to 6pm, 7 days a week. Need to notify HOA if different.
- e. **Insurance - Builders Risk & General Liability** | The Builder must have and maintain in force, throughout construction of the project, Builders All-Risk and General Liability Insurance providing coverage for all aspects of the project.
- f. **Lawn, Tree & Shrub Cuttings** | Landscape maintenance debris must be properly disposed of. Grass cuttings, removed trees, and tree or shrub trimmings are not permitted to be disposed of on vacant lots or land within the subdivision.
- g. **Mail** | Pick-up and delivery of residential mail is from cluster mailbox locations. Individual home mailboxes are not permitted.
- h. **Permits** | The Builder must secure all respective regulatory permits prior to commencing related construction work, including a SWPPP.
- i. **Plan Modification During Construction** | Plans for project modifications, subsequent to ARC review of the plans must be submitted to the ARC at least 10 days prior to commencement of construction of such modifications.
- j. **Redi-Mix Concrete "Wash-Out" & Spills** | Concrete washout will be the responsibility of each Builder. Wash-out areas need to be established on the lot that the home is being built. Concrete spills beyond the boundary of the lot, must be promptly cleaned up.
- k. **Traffic** | Builder and Lot Owners are responsible for all site-related traffic and must ensure that adjacent properties are not blocked by equipment or vehicle parking, temporary or otherwise. Speeding or reckless driving is not tolerated. The Builder must notify subcontractors and suppliers to observe all traffic rules of the subdivision and must ensure they are complied with.

2. SITE

- a. **Lot Maintenance** | Builders and Lot Owners are responsible during, prior to and following construction activities to keep the Property free of weeds, dead trees, broken and falling tree limbs, debris, or other unsightly materials.
- b. **Adjacent Property** | Builders and Lot Owners are responsible to protect adjacent properties from damage due to their construction activities. Vacant lots owned by others are not to be used for access, staging, storage or materials, placement of trash or construction debris, temporary or otherwise, unless written permission is given by that Lot Owner.
- c. **Environmental** | Builders must file and comply with a storm water pollution plan with the Texas Commission on Environmental Quality. Prior to and during construction, Builders must install and/or maintain temporary erosion control elements, including but not limited to: silt fencing or other silt filtration devices and stone construction access to comply with all storm water pollution prevention regulations.
- d. **Clean Up** | Trash containment and removal and orderly staging of construction materials must be monitored and controlled daily.
- e. **Construction Debris, Equipment & Temporary Toilets** | Within 14 days of completion of construction or dwelling occupancy, whichever occurs first, all construction debris, equipment, surplus materials and temporary toilets must be removed from the site.
- f. **Driveways** | Must be concrete, brick, masonry pavers, or other material acceptable to the ARC. Gravel is not considered an acceptable driveway material.
- g. **Site Fill & Grading** | Fill operations, including imported fill, must be immediately leveled to facilitate subsequent site maintenance and mowing.
- h. **Fencing** | Per Restrictive Covenants. Individual lot restrictions vary.
- i. **Gas & Oil Tanks** | Gas and oil tanks are permitted only when installed below ground level and in compliance with all governing regulations.
- j. **Landscaping** | Per Restrictive Covenants. Lot restrictions vary with location of lot.
- k. **Placement of Improvements** | It is recommended but not required that the physical location of improvements be set by a professional surveyor, to reduce the risk of encroaching on easements and setback lines. Encroachments must be corrected.
- l. **Sales or Lease of the Property** | Builders must make any buyer of the property aware of the existence of the Property Owners' Association, the Restrictive Covenants, and these General Construction Guidelines, prior to execution of any contract of sale or lease of the property.

- m. **Signs** | Except for one builder and one Realtor sign, advertising the property for sale, exterior signs on the property are not permitted, except during special events such as the Parade of Homes. "For Sale" signs may not exceed 24" x 30" and no more than 3' in height unless prior approval is received from the ARC. Except for developer signs marketing the subdivision, directional arrow signs are not permitted inside Stone Lake Trails.
 - n. **Storm Water** | Builders may not alter, divert or restrict subdivision storm water drainage by any means, including grading or installation of fences, retaining walls, structures, walks, driveways, swimming pools, landscaping or any other feature. Fencing cannot be installed within surface drainage easements and structures.
 - o. **Street Mud** | Builders are responsible to remove any dirt or mud infiltration from their site to the streets, subdivision storm drainage system or adjacent property. Damage from such infiltration is the responsibility of the Builder.
 - p. **Temporary Toilet** | Upon commencement of construction activities, a temporary toilet facility must be placed and secured from wind and vandals and must remain until construction and lot clean up are completed.
 - q. **Drainage Areas** | All drainage swales (sizes and depths) and culverts shall be installed per the attached drainage drawing. No fencing is allowed across a drainage area.
3. **BUILDING** | General Guide Only - Refer to governing Restrictive Covenants for actual requirements
- a. **Exterior Finishes** | Refer to Restrictive Covenants for minimum masonry requirements.
 - b. **Construction Time** | Construction of the exterior of the main dwelling, including roof, windows, doors and masonry, must be completed within 24 months of commencement of construction.
 - c. **Minimum Living Area** | The minimum air-conditioned living area of the main dwelling must not be less than as stipulated in applicable Stone Lake Trails Restrictive Covenants.
4. **COMPLIANCE**
- a. **Regulations** | In addition to complying with all governmental regulations governing Stone Lake Trails, Builders must comply with these "Home & Construction Requirements" and the Stone Lake Trails "Restrictive Covenants".