RIVERMONT PROPERTY OWNERS ASSOCIATION

(830) 885-4587 (830) 885-4583 faxwww.rivermontinfo.com rpoa@gvtc.com

Requirements for Property Owners and Building Contractors

NO CONSTRUCTION SHALL BEGIN UNTIL BUILDING APPROVAL IS GRANTED!

PLAN REVIEW **Rivermont: Unit Block Lot**

Plans must meet deed restrictions.
Submit one set of plans indicating the following:
1. Site plan showing complete lot area, all buildings, driveway, parking, proposed well and septic sites.
2. Residence – foot print on site plan showing closest distances to lot boundaries and setback lines.
3. Building plans and elevations which are concise and understandable.
4. Pool, courtyard, walls or major features, detached garage, other buildings or amenities.
5. Submit this form.

AWARD OF BUILDING APPROVAL

The RPOA will provide a response to the Owner within 30 days of receiving the complete package of information described above. The contractor must post, with the RPOA, a Refundable Builder's Deposit of **$1,000.00** per home, refundable when home is complete, to guarantee the cleanliness of the job site and adherence to the guidelines. At this time the building approval sign **($10.00 fee**) will be issued and the contractor must pick up the approval sign at the RPOA office. The contractor must post the building approval sign in a visible area of the lot in close proximity to the street. Building approval is valid for 12 months however the deed restrictions require that a house be completed within six months of laying the foundation. If construction is not completed in 6 months, the $500 deposit is forfeited and another $500 deposit will become due.

CONSTRUCTION PHASE
1. Construction access must be limited to the lot/lots of the property owner.
2. The POA office must be notified 3 days prior to pouring the foundation and a forms survey must be provided.
3. A receptacle for construction debris must be located on site from construction start through completion of construction. All waste material and trash must be deposited in receptacle daily and removed from site when full. This receptacle must be parked on the property, not in the road easement.
4. A port-a-let shall be located on site and maintained weekly throughout construction.
5. It is the property owner's responsibility to ensure that all construction is in accordance with the approved plans.
6. Dumping of excavated rocks and soil or cleared brush on neighboring lots is prohibited.
7. Be considerate of neighbors and limit construction to Monday-Friday, 7am-7pm and weekends 8am-5pm.
8. Burning of construction debris is against the law and is prohibited at all times.

If the RPOA must remedy any violations, the cost of such remedy will be charged against the deposit. The builder will be notified of any infractions by certified mail and the builder has five (5) days from receipt of the certified letter to comply or a $25 per day fine will be levied against the deposit until the infraction has been corrected.

I have read and understand the above.

_____ _____
Contractor/Owner **Date**

_____ _____
Print Name **Phone**

Email address: _____