



Builders Information

Builder shall coordinate all deliveries to subdivision so as to limit the unnecessary damage to common areas throughout subdivision. It may be necessary to have deliveries scheduled on small trucks to avoid trucks running off pavement and damaging roadside ditches, sod or hardscaping.

It will be the responsibility of Owner/Builder to gain access through gated entry for deliveries to construction sites and have a representative on site during these delivery periods.

Owner/Builder will strive to keep streets clean and clean of debris during construction so as to avoid unnecessary impact to the neighbors residing in the subdivision.

Signature: Builder/Depositor

Printed

Date

Signature: Homeowner

Printed

Date

Signature: Homeowner

Printed

Date

Signature: HOA President

Printed

Date

EXHIBIT “I”

Builder’s Security Deposit



Builders Security Deposit

Builder and Homeowner have reviewed the Rosehurst Construction and Landscaping Guidelines. The \$3,000.00 security deposit is to ensure timely repairs or replacement and cleanup of Rosehurst Homeowners Association property damaged by the construction activity as a result of the construction of the primary residence on ____Lot ____Blk. provided in the submittal to the ARC.

In within two weeks of the occurrence, damages or cleanup to the Rosehurst HOA property is not complete; the Rosehurst HOA shall complete the repairs and deduct the cost from the deposit. The Rosehurst HOA will furnish a copy of the paid invoice to the depositor when security deposit is not refunded in full. If no repairs, replacement or cleanup is required during the construction period, 50% of deposit will be returned to depositor.

Owner/builder shall provide and name Rosehurst HOA as additional insured for Property, Liability Insurance during the construction of the primary residence. This coverage shall include all improvements within the Rosehurst HOA to include but not limited to streets, gates, landscaping, hardscaping, sod and irrigation systems or other property of the HOA.

Signature: Builder/Depositor

Printed Date

Signature: Homeowner

Printed Date

Signature: Homeowner

Printed Date

Signature: HOA President

Printed Date

EXHIBIT “J”

Questionnaire for House Plan Submittals



Questionnaire for House Plan Submittals

Please answer all questions and submit all details. Submittals will not be reviewed with incomplete information.

HOA only: Has the review fee been Paid? _____ Plans may not be reviewed until the review fee has been paid. \$500 Plan review fee to "Rosehurst HOA".

Plans for Lot _____ Block _____ Section _____.

Owners name, address and phone: _____

Builders name, address, phone and fax: _____

Plan Style: (Traditional, contemporary, modern) _____

Total square feet: _____ (total area under roof).

Living area in square feet: _____ (area heated and cooled).

Number of bedrooms: _____. Total Number of rooms (all). _____.

Number of bathrooms and half bathrooms: _____.

Requirements for site plans and house plans:

1. Site Plan should only be submitted in Autocad 2000 format or lower per the attached guidelines both electronic and hard copy.

Is the lot drawn to scale? _____ Scale of drawings: _____.

2. Is the house drawn on the lot to scale? _____

3. (HOA only) Is the house footprint and orientation OK? _____ (HOA only).
4. Has an approved culvert and drive approach with appropriate pre-cast sloped end treatments been installed prior to the submittal, or is one proposed as a part of the submittal? (*No construction may commence until the culvert and sloped end treatments are properly installed. No "cut-out" sloped end treatments allowed.*) _____ already installed. _____ proposed in this submittal.
5. Is the path for the driveway shown? _____
6. How many buildings are shown? _____
7. Are all of the proposed buildings shown to be built at this time? _____ (*the Committee may not approve "future" improvements*).
8. Are all four elevations for all buildings included in this submittal? _____
9. Driveways: Does the driveway enter the lot at a 90-degree angle, or as close to a '90' as possible? _____ (a county requirement).
10. Is the driveway at least 40 feet from side property lines? _____
11. What is the driveway material? _____
12. What is the minimum width of the driveway? _____
13. Are "entry features" for the driveway planned? _____
14. Are entry features located behind the 25-foot setback (from the front property line) for fencing? _____
15. Has the design for the entry features been included in this submittal? _____
16. Are paving-stones planned for the driveway? _____ If so, what color? _____
17. Does the driveway employ a gentle curve to eliminate the "runway" effect? _____
18. Has drainage for the driveway been considered (to prevent ponding in areas adjacent to the driveway and on adjacent lots). _____ (arrow indicators typ.).
19. Is there a proposed propane tank? _____ Is it shown on the site plan? _____
20. Is there a proposed waterwell? _____ Is it shown on the site plan? _____
21. Is the gas line connection shown on site plan? _____
22. Is the connection from the CenterPoint transformer to the house shown on the site plan:

23. Is the location of the proposed water well and septic systems shown on the site plan? _____. Does it comply with the Well and Septic Grid adopted for the subdivision? _____. If not, is a letter from the director of the Harris County Health Department authorizing the proposed placement attached? _____.
24. Are any fences shown on the site plan? _____.
25. Is a drawing, photo or sketch of the proposed fences included in this submittal? _____.
26. Do the proposed fences encroach into the 25-foot setback from the front ROW? _____.
27. Do the proposed fences encroach into drainage easements? _____.
28. If a corner lot, is placement of the garage opposite the corner? _____.
29. Setbacks: 2.999 acres and smaller: 80-60-40. (HOA ONLY)

Materials and Colors:

30. What materials are the fences to be constructed of? _____

31. Provide colors of the fences. _____.
32. Percentage of Brick, including all exterior wall space. _____%
33. Percentage of siding, including all exterior wall space. _____%
34. Percentage of stone, including all exterior wall space. _____%
35. Percentage of stucco, including all exterior wall space. _____%
36. List other exterior materials and percentage; _____
37. Colors:
- A. Color of trim. _____
 - B. Color of roofing material. _____
 - C. Color of stucco. _____
 - D. Color of siding. _____
 - E. Color of garage doors. _____
 - F. Color of stone. _____
 - G. Color of brick. _____
 - H. Color of mortar. _____

- I. Color of roofing stickups. _____
- J. Color of chimney cover. _____
- K. Other Colors: _____.
- L. Are samples of the colors included in this submission? _____.

38. Chimneys: Are any chimneys planned? _____

- A. Material for the outside of the chimney? _____ (siding not allowed).
- B. Width, height and depth of chimney. _____

- C. Is the material for the chimney different than the veneer for the residence?
_____.

39. Roofing materials to be used: _____

40. Garage door material and gauge: _____

Landscaping.

- 41. Is a landscaping plan included? _____.
- 42. Are plantings identified? _____.
- 43. Does the landscaping plan provide a smooth transition from the man-made structures to the natural surroundings: _____ (HOA Only).
- 44. Is the landscaping plan consistent with the majesty of the residence? _____. (HOA only).

Other items:

- 45. Is a mailbox plan included? (minimum brick) _____.
- 46. Certificate of Insurance from Builder shall be included with submittal listing Rosehurst HOA as additional insured as stated in Section 3.0 of the attached guidelines.

Thank you for taking the time to answer the questions above. Your answers will save time by preventing unnecessary delays.

The section below is for additional comments you would like the Committee to consider in its deliberation.

Additional comments:

Please sign and date this submittal:

_____ Date: _____

Please mail to:

**Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429**

Email: dr@actionproperty.net | Fax: 713-686-4694

**If you have any questions, contact the office of APM at
(713) 686-4692**