

Hide-A-Way Bay Property Owners Association
- Design Guidelines -

The Request for Design Approval Form and associated Submittal Checklist must be approved before the project begins.

1. HIDEAWAY BAY DESIGN GUIDELINES

- a. The Board of Directors of the Hide-A-Way Bay Property Owners Association (the "Board") hereby delegates the duty to review all plan submittals to the Hide-A-Way Bay Architectural Review Committee (the "Committee"). The Committee will make non-binding recommendations to the Board in response to each submittal. No building improvements of any kind may commence without the prior written approval of the Committee. All plans must have the signature of no fewer than two Board Members and two Committee members after review and prior to the start of construction.
- b. The Board reserves to the Committee the right to approve any construction or improvement set forth in this document. No individual board member is empowered to forgive, rescind or absolve any construction/design rule, regulation or fee.

2. ARCHITECTURAL REVIEW AND APPROVAL PROCESS

- a. The Committee will review designs only after determining that all necessary information has been received. The Owner/Builder shall fill out and submit a REQUEST FOR DESIGN APPROVAL FORM and a DESIGN SUBMITTAL CHECKLIST with their building plans.
- b. Plan review meeting: the Committee shall meet to review the design submittals. Before final plan approval is granted, a stake-out of all improvements, payment of all fees and any plan revisions must be approved and noted on/with submittal. Approval of plans by the Committee does not relieve the applicant from complete responsibility for compliance with these Design Guidelines, the Hide-A-Way Bay Deed Restrictions and By-Laws or any governmental regulations.
- c. Submittals: Two sets of the following must be submitted to the Committee. One set of plans shall remain with the Board until completion of the project.
 - i. A Site Plan at 1"=20'-0" scale or larger. The Site Plan shall include property lines, existing and proposed topography and shall show the location and areas of the building envelope, all building improvements or major structures, driveways, parking areas, patios, pools, retaining walls, piers, boat houses, storage or other outbuildings, proposed utility lines, building setbacks and elevations of all building floors, patios and terraces All trees larger than 3" dia size shall be located. All trees that are to be removed shall be shown. All proposed septic tanks, field lines or aerobic system components shall be shown. A minimum of 12-inch culvert under the driveway is specified.
 - ii. Floor Plans at 1/4"=1'-0" scale. Floor Plans shall show the square footage and finished floor elevation of each level of the house.

- d. Inspection: The Committee may inspect all work and give notice of noncompliance, if found. Absence of such inspection and notification during the construction period does not constitute approval by the Committee of either the work or compliance with the Architectural Review Guidelines.

3. CONSTRUCTION GUIDELINES

- a. Trash and Construction Debris: Builder/Owner shall contain trash and construction debris during construction and shall be responsible for any littering of the community by the subcontractors and/or suppliers. Trash must be removed from the construction site. No burial of trash on the site or adjoining lots will be allowed. Any costs that Hide-A-Way Bay Property Owners Association may incur for cleaning up trash, construction material and/or piled soil shall be assessed against the owner/builder. If burning of material is to be performed on site, it must be contained, enclosed and carefully supervised. Fires shall not be left unattended for any period of time.

- b. Soil Erosion Protection: Property installed silt fences are required. The Owner/Builder must comply with the Texas Commission on Environmental Quality.

These Design Guidelines are subject to the By-Laws and Deed Restrictions of Hide-A-Way Bay Property Owners Association. In the event of conflict or inconsistency between these guidelines and the By-Laws or Deed Restrictions, the By-Laws and Deed Restrictions shall control. Hide-A-Way Bay Property Owners Association reserves the right to amend these design guidelines as needed.

The Committee does not review Plan submissions for the purpose of determining if they comply with the applicable building codes or state laws or whether the structural or foundation construction/building (as opposed to aesthetic) plans are adequate or suitable for the particular site.

The undersigned Builder/Owner agrees to abide by the above listed conditions.

Owner/Builder Signature(s) and Date:

Printed Name

Signature

Date

Hide-A-Way Bay Property Owners Association

- Request for Design Approval Form -

Date: _____ Lot Number(s): _____
Builder: _____ Phone: _____
Builder Address: _____
Owner: _____
Owner Phone: _____
Owner Address: _____
Plans Prepared By: _____ Phone: _____
Plans Prepared By Address: _____
Total Square Feet of Heated/Cooled Living Area: _____

The undersigned Builder/Owner has read and agrees to abide by the requirements of the Design Guidelines and the Hide-A-Way Bay Property Owners Association By-Laws and Deed Restrictions.

Owner/Builder Signature(s) and Date:

Printed Name	Signature	Date
_____	_____	_____
_____	_____	_____

Plans for new home/improvements have been accepted and approved.

Architectural Review Committee Signature(s) and Date:

Printed Name	Signature	Date
_____	_____	_____
_____	_____	_____

Board Signature(s) and Date:

Printed Name	Signature	Date
_____	_____	_____
_____	_____	_____

Hide-A-Way Bay Property Owners Association

- Design Submittal Checklist -

Note: The Request for Design Approval Form and its Submittal Checklist must be approved before the project begins. This form must be submitted at time of Design Review Meeting w/applicable fees.

Date: _____

Lot Number(s): _____

Builder/Owner: _____

Builder/Owner
Address: _____

Builder/Owner
Phone: _____

- Site/Plot Plan?
- Floor Plan?
- Trees are Marked?
- Culvert(s) is/are specified?
- Smith County Septic Application (if applicable)?
- Deposit?
- Signed Copy of Design Guidelines?
- Request for Design Approval Form?

Owner/Builder Signature(s) and Date:

Printed Name	Signature	Date
_____	_____	_____
_____	_____	_____