



ROCKY CREEK

PROPERTY OWNERS ASSOCIATION

Architectural Control Committee Builders/Contractors Expectations

Checklist and Compliance forms, Deposits and Permits must be submitted before construction begins.

The Architectural Control Committee (ACC) must approve the Home and Septic Plans and sign the checklist before construction begins.

A check in the amount of \$1,500.00, a refundable security deposit, must be submitted to RCPOA before construction begins.

Construction start date must be confirmed with the ACC 5 days prior to construction is to begin.

Temporary Builder codes will be issued upon confirmation of construction start date.

Once construction on the foundation starts, the builder will have nine months to complete the project.

Builder and sub-contractors may work on site
Monday-Friday from 7:00AM to 8:00PM
Saturday 10:00 AM-6:00PM
No work will be allowed on Sundays

Under no circumstances, is construction allowed for anything that was not approved to include fences, driveway extensions, etc. Any variance to the original approved plan must be approved.

Temporary driveways must be constructed from crushed concrete or limestone (dirt, sand, select fill, ect, are not approved materials)

Builder must install 24" culverts prior to setting of foundation forms or installation of foundation piers.

Builder must provide at least one porta can that is serviced at least once weekly.

Builder must provide a dumpster or enclosed area for construction debris and trash. Builder and sub-contractors must not place personal trash into dumpsters or enclosed trash area.

Debris must be kept to a minimum. Keep in mind, on windy days, trash and debris may be blown around and is the responsibility of the builder.

Under no circumstances are the builder or sub-contractors allowed to use other homeowners, water, power or other utilities.

The builder or sub-contractors may not drive on, park, place material or trash on adjacent properties.



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No alcohol is to be consumed on property.

No trash burning, outdoor fires or outdoor cooking is allowed.

No overnight stays are allowed.

Music must not disturb property owners.

Use of lake and surrounding area is for property owners only.

RCPOA will provide the builder with means from which to enter through the entrance gate.

Speed limit is 15mph. All contractors and subcontractors must adhere and will be the responsibility of the builder.



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Amount Due:

\$1500.00 Builder Depost

Please submit remittance form below to:

Rocky Creek P.O.A.
25805 Jack Rd
Hockley, TX 77447

Payment must be made before construction begins.

Remittance

Pay to: Rocky Creek POA
25805 Jack Rd
Hockley, TX 77447

Total Due: \$1500 Builder Deposit

Re:

Total Paid: _____

New Home Construction ACC Fees



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Builder Compliance Form

Trash and Debris Pickup	\$50 per incident
No Dumpster on Lot	\$50 per week
Clearing without approval	\$500
Building without approval (to include any variances)	\$500 per incident
Failure to set culvert prior to setting of foundation forms or installation of foundation piers	\$500
Burning at ANY time	\$2500
No portable toilet (1 per lot required)	\$50 per week
Storage of trailers and/or equipment on property for more than six (6) days	\$50 per incident per week
Concrete trucks washed out anywhere in the subdivision other than the approved lot	\$500
Contractors behaving in a disorderly manner	\$50 per incident
Performing work that produces noise loud enough to be considered a nuisance to existing residences between sunset and sunrise and on Sundays. This includes but is not limited to: pouring concrete, material deliveries, power tools, air compressors, etc	\$200 per incident
Material placed in ditches or in road right of way	\$50 per incident per day
Parking equipment in road right of ways overnight	\$50 per incident per week
Operating equipment on lots or unpaved road right of ways other than approved lot	\$200 per incident per week
Home plans, septic plans, Deposits not submitted	\$500
Compliance form and Checklist not signed and submitted	\$500
Start date not confirmed	\$25 per day
Speed limit violation	\$50 per incident
Working Sundays	\$200 per incident

By signing below, the Builder acknowledges that they have read and agree to the Builders Expectations, Compliance Form and the ACC Guidelines.

Builder Signature

Date



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