

The
DOMINION
HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

CONSTRUCTION REGULATIONS

I. PLAN SUBMITTAL PROCESS

One check payable to The Dominion Homeowners Association must be submitted for the plan review fee.

PRELIMINARY SUBMITTALS ARE ENCOURAGED. AS A MINIMUM, SUBMITTAL SHOULD INCLUDE SITE PLAN WITH FOOTPRINT & FLATWORK, TREE SURVEY AND FRONT ELEVATION.

The following document with appropriate signature must also be submitted prior to any review of plans by the Committee:

<u>Document</u>	<u>Signature Required</u>
Application for Plan Review	Builder

Each Owner/Builder/Architect/Designer shall have read all applicable deed restrictions for the neighborhood in which the house will be built.

All material samples (roof, brick, stucco color, trim paint, masonry columns, driveways, etc.) and *one set* of plans shall be submitted *no later than Monday at 5:30 p.m.* for review at the Thursday ACC meeting. If plans are not received by the designated time, they shall not be reviewed until the following Thursday. The ACC meets every Thursday at **4:30**. *Each set of plans must have all items required in the provided in the ACC submission package requirements sheet.*

II. PLAN APPROVAL PROCESS

If the plans are approved by the ACC, a Building Permit will be issued. Construction must commence within ninety (90) days of the issuance of the Building Permit or the same shall be void and Owner/Builder shall be required to re-submit. If they are not approved, the Owner/Builder will be notified of those items needing to be addressed and resubmitted. If the Owner/Builder is in disagreement with the Committee's decisions, they may appeal the decision before the Committee at the next regularly scheduled meeting. The decisions of the Committee are final and binding. Decisions may not be overturned by the Board of Directors, the President, or any individual representative of The Dominion Homeowners Association. **Variance requests must be submitted in writing**, contain a full explanation as to the reason the variance is sought, and the specific restriction for which the variance is sought. Variances, in order to be valid, must be in writing and signed by the authorized signatory of the ACC.

III. SITE REGULATIONS

UNDER NO CIRCUMSTANCES SHALL ANY TREE REMOVAL OR SITE CLEARING COMMENCE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS PRIOR APPROVAL HAS BEEN GIVEN BY THE ARCHITECTURAL CONTROL COMMITTEE CHAIR.

Due to the serious impact of oak wilt on aesthetics and property values, all live oak tree cuts (either as a result of clearing the lot or trimming) must immediately be sealed. Trees are valued by The Dominion. No construction debris shall be kept, stored or placed around any tree trunk and whatever measures necessary must be taken for tree preservation.

All homes must be built in strict accordance with the plans approved by the Committee and in accordance with then current City of San Antonio Building Codes. Changes to the approved plans must be submitted to and approved by the Committee before proceeding.

All daily workers must stop and receive a daily pass from the Security Center either at the Main Security Center or the North Gate. The following work schedule shall apply:

Monday - Friday	7:00 a.m. - 6:30 p.m.
Saturday	8:00 a.m. - 6:00 p.m.
Sunday	NO WORK PERMITTED

No work is permitted on the following holidays:

New Years Day
Memorial Day
4th of July
Labor Day
Thanksgiving Day
Christmas Day

All construction personnel shall park only on paved surfaces taking care not to obstruct traffic. Enough space must be maintained on the roadways for emergency vehicle access at all times. No parking is permitted at any time on Dominion Drive.

No construction vehicles or equipment may be kept overnight on a lot or on any street without the express permission of the Association.

All construction sites shall be kept free and clear of litter and construction debris at all times. Temporary construction fencing must be installed at side and rear property lines prior to the commencement of construction. An open area is permitted to allow for deliveries to the site. A portable chemical toilet and construction dumpster (or alternate approved by the ACC) is required to be on site prior to framing. Both shall be as far as possible from the street and neighboring residents and the doors of the toilet shall be placed facing the lot interior.

All construction personnel shall adhere to the posted speed limits. Speed limits are 30 m.p.h. unless otherwise posted. Violators will be issued two warnings. In the event of a third violation, violators will be denied entry for a period of six months.

Consumption of alcoholic beverages by construction personnel is strictly prohibited. Anyone violating this regulation shall be immediately escorted off Dominion property and barred from The Dominion for a period of six months.

Playing of loud music by construction personnel is strictly prohibited. Violators will be issued two warnings. In the event of a third violation, violators will be denied entry for a period of six months.

Contractors, sub contractors, vendors or employees thereof, and visitors to The Dominion are prohibited from the carrying of weapons, concealed or otherwise, regardless of whether the person has a license to carry a weapon, concealed or otherwise, from the State of Texas or any other authority. The Association hereby disclaims any and all liability from any harm

and/or injury, personal, economic or otherwise, that may occur due to a violation of this policy.

All construction material shall be stored only on the lot where the house is being constructed. Use of adjacent properties for storage is prohibited without the express written approval of the property owner. A copy of such approval must be sent to The Dominion Homeowners Association.

No dumping or burning is permitted within The Dominion. Violators will be prosecuted.

During excavation, filling or stockpiling of soils on a lot, care must be taken to prevent erosion or wash-off of the soil. Temporary soil retention structures may be required.

Concrete trucks may washout only in areas designated by the Owner/Builder within the boundaries of that lot.

No one under the age of 16 years or pets shall be permitted at any construction site, except those children and/or pets of the Owner or the Owner's guests.

Only signs expressly approved by the Committee are permitted on any site.

V. OCCUPANCY REQUIREMENTS

Upon completion of construction, the Owner/Builder shall contact the Committee for a *Certificate of Occupancy/Compliance* walk-through. If all requirements have been met, a *Certificate of Occupancy/Compliance* will be issued. No one shall occupy the dwelling until such time as a *Certificate of Occupancy/Compliance* has been issued.

Upon installation of landscaping and irrigation, the Owner/Builder shall contact the Committee for a Construction Deposit Refund.