

DESIGN GUIDELINES

For

LAKEWAY ESTATES

Seven Custom Homes Inc.

Community Developer

Table of Contents

DEFINITIONS	1
POLICIES AND PROCEDURES.....	3
PREFACE	5
I. HOME PLACEMENT AND SIZE	6
1.1 Building Area	6
1.2. Structure Setbacks.....	6
1.3. Spacing and Repetition of Front Elevations.....	6
II. FOUNDATION AND MATERIALS	7
2.1. Building Materials.....	7
2.1 Roofing Materials.....	8
2.3 Garages.....	8
2.4 Propane Tanks.....	8
III. SITE MATERIALS AND SCREENING	9
3.1 Concrete flatwork.....	9
3.2 Screening	9
3.3 Lighting.....	9
3.4 Walls and Fences.....	10
3.5 Landscaping, Irrigation and Tree Protection.....	10
3.6 Irrigation requirements.....	12
3.7 Retaining Walls.....	12
IV. SITE WORK.....	13
V. CITY CODES	14
ACKNOWLEDGEMENT.....	15

EXHIBIT “A”16

DEFINITIONS

The terms used within these Design Guidelines shall have same meanings defined in the Declaration. Additional terms not defined in the Declaration shall have the meaning defined below. The terms defined in the Declaration and which have a significant impact on the provisions of these Design Guidelines are reiterated below for convenience and for the purpose of reducing the potential formisunderstandings.

Builder

"Builder" shall mean any person or entity who purchases one or more Lots for the purpose of constructing Improvements for later sale to consumers, or who purchases one or more parcels of land within the Development for further subdivision, development, and/or resale in the ordinary course of such person's or entity's business.

Declarant

"Declarant" shall mean and refer to Seven Custom Homes Inc., a Texas Corporation, its successors or assigns; provided that any assignment(s) of the rights of Seven Custom Homes Inc. as Declarant, shall be expressly set forth in writing and the mere conveyance of a portion of the Property without written assignment of the rights of Declarant shall not be sufficient to constitute an assignment of the rights of Declarant hereunder.

Declaration

"Declaration" shall refer to the Master Declaration of Covenants, Conditions, and Restrictions for Lakeway Estates, as amended, and any applicable Development Area Declaration as recorded in the Real Property Records of Travis County, Texas.

Developer

"Developer" shall mean and refer to Seen Custom Homes, Inc., a Texas Corporation.

Development

"Development" shall refer to any and all portions of the Property that are hereafter made subject to the Master Declaration.

Dwelling

"Dwelling" shall mean any structures and appurtenances thereto intended as a residence.

Improvement

"Improvement" shall mean every structure and all appurtenances thereto of every type and kind whether temporary or permanent in nature, Including, but not limited to, buildings, outbuildings storage sheds, patios, tennis courts, swimming pools, garages, driveways, storage buildings sidewalks, fences, gates, screening walls, retaining walls, stairs, decks, landscaping, mailboxes poles, signs, antennae, exterior air conditioning equipment or fixtures, exterior lighting fixtures water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

Lot

"Lot" shall mean and refer to a portion of the Development shown as a subdivided lot on a Plat other than Common Area, and shall Include both Commercial Lots and Residential Lots.

Owner

"Owner" shall mean the person(s), entity or entities, Including Declarant holding all or a portion of the fee simple interest in any Lot or Condominium Unit, but shall not Include the Mortgagee under a Mortgage prior to its acquisition of fee simple interest in such Lot or Condominium Unit pursuant to foreclosure of the lien of its Mortgage.

Property

"Property" shall mean all of that certain real property described in Exhibit "A" of the Master Declaration, subject to such additions thereto and deletions therefrom as may be made pursuant to Sections 2.03 and 2.04 of the Master Declaration.

Regulations

"Regulations" shall mean the Master Declaration, any applicable Development Area Declaration, and the Design Guidelines as adopted and amended from time to time by the Architectural Committee.

Residential Lot

"Residential Lot" shall mean and refer to a portion of the Development shown as a subdivided lot on a Plat, other than Common Area, that is intended and designated solely for single-family residential use.

POLICIES AND PROCEDURES

No Improvement shall be erected, placed, constructed, painted, altered, modified, or remodeled on any Lot, and no Lot shall be re-subdivided or consolidated with other Lots or Property by anyone other than the Declarant, without the prior written approval of the Architectural Committee.

Review and approval of any application submittal and/or construction inspection, in accordance, with procedures set forth in these Regulations is made on the basis of aesthetic consideration only. The Architectural Committee shall bear no responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes or other governmental requirements.

The Architectural Committee, nor any member of the foregoing shall be held liable for any injury, damage, or loss arising out of the manner or quality of approved construction on or modification to any lot or tract.

Additional Restrictions.

Each Owner acknowledges by taking title to their Lot that the Property is subject to the additional restrictions found in Exhibit "A". To the extent that any additional restrictions apply to their Lot, each Owner agrees to comply with the provisions set forth in these restrictions.

Variances.

The Architectural Committee may grant variances from compliance with any of its policies and procedures when, in the opinion of the Architectural Committee, in its sole and absolute discretion, such variance will not be adverse to the overall development plan for the Development, and such variance is justified due to visual or aesthetic considerations or unusual circumstances. All variances shall be evidenced in writing and shall be signed by at least a majority of the members of the Architectural Committee. Plans and specifications which have been approved by the Architectural Committee without conditions or exception and which reflect deviations from the Regulations shall constitute a writing for the purpose of the foregoing sentence. If a variance is granted, no violation of the covenants, conditions, or restrictions contained in the Declaration or the Architectural Guidelines shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such variance shall not operate to waive or amend any of the terms and provisions of the Declaration or Architectural Guidelines for any purpose except as to the particular property and in the particular instance covered by the variance, and in no event shall such variance be considered to establish a precedent for any future waiver, modification, or amendment of the terms and provisions hereof.

Duration of Approval.

The approval of the Architectural Committee of any plans and specifications, whether by action or inaction, and any variances granted by the Architectural Committee shall be valid for a period of ninety (90) days only, unless otherwise approved in writing by the Architectural Committee. If construction in accordance with such plans and specifications or variance is not commenced within such ninety (90) day period and diligently prosecuted to completion thereafter, the Owner shall be required to resubmit such plans and specifications or request for a variance to the Architectural Committee, and the Architectural Committee shall have the authority to re-evaluate such plans and specifications in accordance with Article V of the Master Declaration and may, in addition, consider any change in circumstances which may have occurred since the time of the original approval thereof. The construction of any single-family residence on a Lot pursuant to approved plans and specifications shall be completed within one (1) year after the plans and specifications have been approved by the Architectural Committee.

Compliance with Design and Architectural Guidelines. Any and all Improvements erected placed, constructed, painted, altered, modified, or remodeled on any portion of the Development shall strictly comply with the requirements of the applicable Development Area Declaration, the Master Declaration, and the Architectural Guidelines, unless a variance is obtained.

Adoption of Rules and Regulations. The Architectural Committee shall have the authority to adopt such procedural and substantive rules and guidelines (Including without limitation the imposition of any requirements for certificates of compliance or completion relating to an Improvement), not in conflict with the Master Declaration or the applicable Development Area Declaration, as it shall deem necessary or appropriate in connection with the performance of its duties hereunder, Including rules and guidelines establishing and describing its review procedures, and principles and criteria used in its review. The Architectural Committee may amend, modify or supplement its rules and guidelines from time to time as the Architectural Committee deems advisable. In addition, the Architectural Committee shall have the power and authority to impose such reasonable charges for the review of plans, specifications and other documents and information submitted to it pursuant to the terms of the Master Declaration. Such charges shall be held by the Architectural Committee and used to defray the administrative expenses Incurred by the Architectural Committee in performing its duties hereunder.

PREFACE

The Architectural Committee ("Architectural Committee") of Lakeway Estates hereby adopts these Design Guidelines for the Lakeway Estates Subdivision pursuant to the authority granted to Architectural Committee in Section 5.08 of the Declaration of Covenants, Conditions and Restrictions for Lakeway Estates (the "Declaration"). Unless otherwise stated herein, capitalized terms herein shall have their same meaning as defined in the Declaration. The Architectural Committee will have the power, from time to time, to amend, modify, or supplement the Design Guidelines. In the event of any conflict between the terms and provisions of the Design Guidelines and the terms and provisions of this Declaration, the terms and provisions of the Declaration will control. All Improvements shall be constructed in accordance with the provisions of the Declaration and the Design Guidelines, and the Architectural Committee shall have the authority to disapprove any proposed Improvements based on the restrictions set forth in the Declaration and the Design Guidelines. The Architectural Committee will have the authority to adopt such additional procedural and substantive rules and guidelines (Including, without limitation, the imposition of any requirements for a compliance deposit, certificates of compliance or completion relating to any Improvement, and the right to approve in advance any contractor selected for the construction of Improvements), not in conflict with the Declaration, as it may deem necessary or appropriate in connection with the performance of its duties hereunder.

The purpose of these Design Guidelines is to provide the residents and builders of Lakeway Estates with a high level of design quality that is appropriate to the Lakeway area, and for compatibility throughout the residential portions of the Lakeway Estates Subdivision. The Design Guidelines address many design issues for designing and building individual Residences. The guidelines are to be used by Architects, Landscape Architects, Builders, and Owners in the process of design and construction to achieve the ultimate goal of creating; beautiful streetscape and neighborhood.

In addition to the Design Guidelines, the City of Lakeway has unique site planning requirements that are not common to other jurisdictions in the greater Austin area.

In the event of a conflict between the Design Guidelines and City of Lakeway Code of Ordinances (the "City Code") the City Code will control. Any Architect, Designer, Builder, or Owner who encounters a conflict between the Design Guidelines and City Code should contact the Architectural Committee prior to finalizing construction documents for review by the Architectural Committee. Any variation from the City Code may require a variance approval from the City of Lakeway's Board of Adjustment (See C.O.L. Zoning Code, Division 6 - Variances, Sec. 30.07.161).

I. HOME PLACEMENT AND SIZE

1.1 Building Area.

- A. Each two-story Residence built on a Lot must be at least 3,800 square feet of habitable floor space (conditioned living area) measured to outside face of masonry. There is no maximum size. Each one-story Residence built on a Lot must be at least 3,800 square feet of habitable floor space (conditioned living area) measured to outside face of masonry. Habitable floor space shall not include garages, gazebos, patios, cabanas, decks, patios, porches or similar Improvements.
- B. At least 60% of the gross floor space must be on the first floor.

1.2. Structure Setbacks.

The following setbacks shall apply to each Residence built on a Lot. Roof eaves and air conditioner compressors may not extend into the setbacks set forth below:

- A. Front yard setbacks shall be a minimum of 25 feet from the front line of the Lot;
- B. Side yard setbacks for Lots with side Lot lines facing a street shall be a minimum of 25 feet from the side line of the Lot which faces the street
- C. Side yard setbacks for all other side Lot lines shall be a minimum of 5 feet from each side Lot line; and
- D. Rear yard setbacks shall be a minimum of 10 feet from the rear line of the Lot.
- E. Lots must maintain a setback on all buffer zones as set forth in the surveys for each lot.

1.3. Spacing and Repetition of Front Elevations.

- A. Front Elevations and Plans. Repeat floor plans and elevations are not allowed. Residences with the same exterior material and color combinations must be separated by a minimum of two Lots from a Residence with the same combination.
- B. Garage Door Orientation Elevations. Entrances to garages or carports attached to Residences shall not face onto any street, public or private unless approved on a case-by-case basis by the City of Lakeway Building Commission.

II. FOUNDATION AND MATERIALS

2.1. Building Materials.

- A. The exterior structure of all Residences shall be built with 100% masonry. Only clay brick, natural stone, true stucco shall be considered masonry as required in this Section. The use of cement board products such as Hardi Board and Hardi plank, or stained woods (a, accents) may be used only with approval by the Architectural Committee. All stucco must have an integral color or be painted.
- B. Glass that is part of the exterior of a Residence and can be seen from the street, Common Areas or another Residence shall not be mirrored, reflective or tinted.
- C. Ancillary projections such as vents, gutters and down spouts, utility boxes, exterior stair cases must match the color of the surface on which such improvements are mounted or be compatible in color with the colors of the Residence to which they are attached.
- D. Air conditioning compressors or self-contained units are not allowed to be installed on roofs, in windows or in walls of a Residence.
- E. Windows installed in Residences shall be made of: Extruded Aluminum with Wood Clad Interior; Thermally broken Architectural Aluminum Interior/Exterior, Pultruded Fiberglass Exterior with Wood Interior, True Divided Lights are permitted, Divided Lights between the glass are not permitted.
- F. Window canopies or true operating storm shutters shall be prohibited unless approved by the Architectural Committee. Decorative shutters located to the side of window openings may be installed on a Residence.
- G. No more than 18" of the concrete foundation of a Residence may be exposed on the front or side of a Residence where viewable from street or Common Areas.
- H. No satellite dish receivers are allowed to be installed where viewable from any street or Common Area.

2.1 Roofing Materials,

- A. All roofs shall be constructed of clay or cement tile, slate, or nonreflecting and finished standing seam metal. No flat roofs are allowed without approval by the Architectural Committee.
- B. All necessary vent stacks, vents or any other roof penetrations shall be painted to match the roof of the Residence and designed such that they are on the back side roof if reasonably possible.
- C. No weather vanes, appliances, attic ventilators or fans are allowed to be installed on the roof of a Residence.
- D. Chimneys and chimney materials shall compliment the architecture of the home. No galvanized chimney pipes/flues are allowed without approval from the Architectural Committee.

2.3 Garages.

- A. Each Residence must include a garage that stores a minimum of three cars with a no maximum limitation.
- B. Garage doors installed on any Residence may not face the street.
- C. The minimum interior size of each Residence's garage is 21' deep.
- D. Garages and garage doors must be architecturally compatible with the exterior of the Residence, and be comprised of wood.
- E. Home offices are allowable additions to the garage structure.
- F. Carports are not allowed to be installed on any Lot.
- G. All garage doors of Residences shall be operated by automatic door openers.

2.4 Propane Tanks.

- A. All propane tanks must be buried on site and must meet all city of Lakeway codes and requirements.

III. SITE MATERIALS AND SCREENING

3.1 Concrete flatwork.

- A. Driveways may be basic concrete, colored, patterned, textured, exposed aggregate, concrete or pavers. Pavers may not be installed in the driveway of any Residence unless approved by the City of Lakeway.
- B. All driveways of Residences shall be a minimum of 12' wide.
- C. Note: City of Lakeway Development Code requires that each driveway installed with a Residence must Include a 12' x 12' concrete driveway turning space.

3.2 Screening.

- A. Screen all air conditioning and heating units and pool equipment from neighbor and public view with low screening masonry fences high enough to screen the units. Wood screening fences are allowed if they match any wood accents and must be approved by the Architectural Committee.
- B. No clothes lines are allowed in public view.

3.3 Lighting.

- A. Up-lighting of structures, walls, landscaping, natural areas, pools, walks, decks or parking areas of a Residence is permitted.
- B. No lights installed as part of a Residence are to be directed toward any street or Common Area.
- C. All lights installed as part of a Residence shall be white light or color corrected to white light. Any colored lights must be approved by the Architectural Committee.
- D. Tree and vegetation lighting installed as part of a Residence shall be low voltage.
- E. Horizontal cutoff fixtures that limit broadcasting of light shall be utilized in connection with the lighting of a Residence as necessary to shield the light from the street or Common Area.

3.4 Walls and Fences.

- A. Perimeter fences shall not be required for a Residence but if installed, shall be masonry, wrought iron or a combination thereof. Any other fence and/or wall designs or colors that are proposed must be reviewed and approved by the Architectural Committee.
- B. Masonry walls that match the exterior materials of a Residence may be used in lieu of fencing or in combination with fencing. Walls and fences installed in connection with a Residence shall not exceed 6' in height. Columns forming part of the wall or fence may extend above the fence or wall by six inches (6").
- C. Fences and walls must be at least 12 feet behind the front facade of the Residence.
- D. On corner Lots, fences may not be constructed between the right-of-way line and the building setback line.
- E. Fences should not attach directly to stone walls or columns.
- F. Lattice fences are not allowed

3.5 Landscaping, Irrigation and Tree Protection.

- A. Tree Protection:
 - i. No tree greater than 16" in diameter ("Protected Tree") may be removed from a Lot in connection with the construction of a Residence without a City of Lakeway tree removal permit and Architectural Committee approval. All City Code requirements for tree replacement must be met if a tree is removed from a Lot.
 - ii. Construction of driveways, structures or other Improvements built within the drip line of a Protected Tree shall observe special construction standards in order to avoid damage to the tree
- B. Landscaping:
 - i. All lawn or turf areas of a Lot shall have at least 6" of top soil added, and solid sod placed meeting the specifications Travis County WCID 17. St. Augustine sod may be planted only with approval of the Architectural Committee within deep shaded areas.

Temporary plantings of winter rye are permissible for homes finishing in

winter months. Rye should be eradicated by the following April and topsoil added and permanent grass sod installed in accordance with this Section.

- ii. A minimum of three new trees of at least 3 caliper Inches per tree or two new trees with a minimum of 4 caliper Inches per tree shall be planted in the front yard of each Lot that does not have at least 8 caliper Inches of existing trees. The trees shall be selected from the publication titled, "Native and Adapted Landscape Plants an Earthwise Guide for Central Texas", except that none of the following trees, which are prohibited by City Code may be planted:

Live oak , Texas red oak or Spanish oak, Shumard oak Southern red oak Blackjack oak ,or other members of the red or black oak group.

At least one tree shall be required on street side yards for comer Lots. If no tree exists in such side yard; one shall be planted in connection with the construction of the Residence. On Lots with ample tree cover, the tree planting requirement maybe waived by the Architectural Committee.

- iii Shrubs and ground cover should complement the Residence structure, extend away from the Residence, and not be a minimal lining of shrubs along the foundation of the Residence.
- iv. When creating planting beds for a Residence, the use of wood borders, railroad ties, aluminum, precast blocks, poured in place or extruded concrete or plastic borders is not allowed. Borders of stone, steel or shoveled edging are required.
- v. Within view of any street or Common Area, gazebos, decks, arbors and decorative lawn furniture is discouraged, and must be approved by the Architectural Committee.
- vi. Any out buildings such as guest homes, pool houses, etc. must match the architecture of the home.
- vii. Up to 30% of a Lot may be maintained as "natural area" not Including natural area at the rear of the lot that extends past the slope break and down a steep slope. Natural areas shall be delineated with steel edging, stone borders or shoveled edging to separate them from manicured areas. The natural areas shall be cleared of dead plants and debris. See the City Code requirement for planting restrictions within 8' of public streets. Sec. 24.02.682 (d)(5).

- viii. A landscape plan must be reviewed and approved by the City of Lakeway and the Architectural Committee prior to issuance of a Certificate of Occupancy for a Residence and completed within 30 days of issuance of a temporary Certificate of Occupancy.

3.6 Irrigation requirements.

- A. An automatic underground sprinkler system is required to fully irrigate all landscaped areas on a Lot, including areas between the sidewalk and street.
- B. Overspray of sprinklers onto public streets should be minimal, and the use of drip irrigation in narrow beds or turf areas is recommended.
- C. Irrigation of natural areas on a Lot is not required. State law and the City Code require irrigation systems to be designed and installed by licensed irrigators. See specific WCID 17 requirements and restrictions regarding irrigation and meters.
- D. Backflow devices that meet City of Lakeway and/or WCID 17 requirements must be installed with each irrigation system on a Lot.

3.7 Retaining Walls.

The retaining walls need to be engineered and approved by the City of Lakeway.

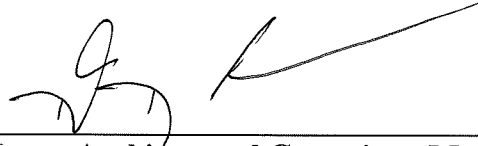
IV. SITE WORK

- A. Total clearing or "milling" of a Lot is not allowed. Refer to City Codes Sec 24.02.686 and Sec.
- B. Prior to Lot clearing, silt fences and tree protection fences must be installed. Refer to City Code Sec. 24.02.687, 24.02.466, and Sec. 24.02.687 (n)(3)
- C. Prior to Lot clearing, construction fencing must be installed on all Lot lines abutting adjacent Lots. Orange construction fencing must be installed prior to Lot clearing on Lots abutting greenbelt or open space Lots.
- D. Builder construction access, parking, construction staging, materials and debris storage, or construction activity is prohibited on greenbelt Lots, open space Lots or any vacant residential Lots.

V. CITY CODES

The City of Lakeway Zoning Ordinance and Building Code are available at the City of Lakeway Offices and online . Owners and Builders should consult all applicable City of Lakeway codes and ordinances prior to construction of a Residence. Additionally, WCID 17 landscaping requirements are available at their main offices at 3812 Eck Lane, Austin, TX 78734.

THESE DESIGN GUIDELINES WERE ADOPTED BY THE ARCHITECTURAL
COMMITTEE OF LAKEWAY ESTATES ON FEBRUARY 8th, 2021.

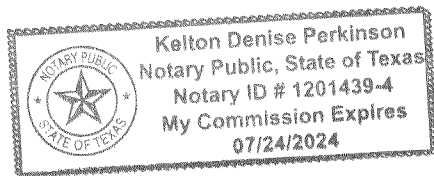


David Lyne, Architectural Committee Member
Architectural Committee of Lakeway Estates

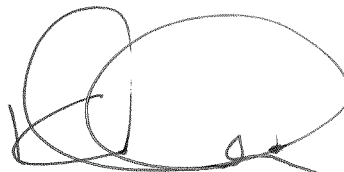
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of February, 2021, by David Lyne, in his capacity as Member of the Architectural Committee of Lakeway Estates.



(seal)



NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING, PLEASE RETURN TO:

David Lyne
Seven Custom Homes
1921 Lohman's Crossing, Suite 100
Austin, Texas 78734

EXHIBIT "A"

GENERAL NOTES:

1. ALL PRIVATE STREETS SHALL ALSO BE CONSIDERED AS DRAINAGE AND PUBLIC UTILITY EASEMENTS. THE BUILDING OF STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS. THE CITY OF LAKEWAY DOES NOT ASSUME ANY RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ERECTION OF TRAFFIC-CONTROL SIGNS, SUCH AS SPEED LIMITS, "STOP" AND "YIELD" SIGNS, ETC., SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAY SHALL BE APPROVED BY THE CITY OF LAKEWAY, TEXAS.
2. ALL PRIVATE STREET RIGHTS-OF-WAY ARE ALSO DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
3. ALL GOVERNMENTAL AUTHORITIES, EMERGENCY SERVICES, UTILITY COMPANY PERSONNEL, GARBAGE COLLECTION CONTRACTORS, ETC., SHALL HAVE FULL ACCESS TO THE SUBDIVISION VIA ANY PRIVATE STREETS SHOWN HEREON.
4. ACCESS IS DENIED TO LOTS 2 & 24 TO SERENE HILLS PASS, AND ACCESS IS DENIED TO LOTS 3, 4, 5 & 23 TO MADRONE CANYON DRIVE.
5. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE FOLLOWING RIGHTS OF WAY:
SERENE HILLS PASS
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF LAKEWAY REGULATIONS AT THE TIME OF THE BUILDING PERMIT APPLICATION.
7. A LICENSE AGREEMENT FOR ANY MONUMENT SIGNAGE, LANDSCAPING, AND IRRIGATION WITHIN PUBLIC RIGHT OF WAY SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY.
8. ALL DEVELOPMENT IN THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS, AS AMENDED FROM TIME TO TIME, AND RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. ORGANIZED WATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH TRAVIS COUNTY W.C.I.D. 17 CRITERIA. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS SHALL BE APPROVED BY TRAVIS COUNTY W.C.I.D. 17 PRIOR TO CONSTRUCTION.
10. THE OWNER OF ANY LOT RECEIVING DRAINAGE FROM AN ADJACENT PROPERTY SHALL INSTALL THE IMPROVEMENTS NECESSARY TO CONVEY THE 100-YEAR STORM THROUGH THE SUBJECT LOT IN THE DRAINAGE EASEMENTS DESIGNATED ON THIS SUBDIVISION PLAT.
11. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
12. A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO LOT LINES ADJACENT TO SERENE HILLS PASS AND MADRONE CANYON DRIVE AS SHOWN ON PLAT. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL NON-STREET LOT LINES. ALL PUBLIC UTILITY EASEMENTS DEDICATED ALONG ALL SIDE AND REAR RESIDENTIAL LOT LINES SHALL ALSO FUNCTION AS DRAINAGE EASEMENTS AND BE FREE OF OBSTRUCTIONS.
13. THE CONSTRUCTION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS, INCLUDING INLETS, STORM SEWER PIPING AND APPURTENANCES SUCH AS HEADWALLS, ETC., INSTALLED IN STREET RIGHTS OF WAY DESIGNATED AS "PRIVATE" SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS, OR THE SUBDIVISION HOMEOWNER'S ASSOCIATION.
14. NO DEVELOPMENT IS PERMITTED WITHIN THE IDENTIFIED BUFFER ZONES.
15. WASTEWATER SERVICE FOR EACH LOT WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES. EACH LOT MUST BE A MINIMUM OF ONE ACRE IN SIZE.
16. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.