

RIVER OAKS ESTATES

Homeowners Association

CHECKLIST FOR BUILDERS PLANNING TO BUILD IN RIVER OAKS ESTATES

Revised June 1, 2019

PRIOR TO BUILDING, BUILDER MUST FURNISH:

- **Proof of Liability Insurance** in an amount equal to the completed proposed construction
- **Kind of Aerobic Treatment System**, with size, type and manufacturer name
- **Two complete sets of plans, ¼ inch scale**, for approval by the Architectural Control Committee

NOTE: Completion of construction must be within six (6) months from approval of plans.

If not completed within that time, additional time must be requested in writing and approved by the Architectural Control Committee.

Plans must include the following and all sheets must have a Title Block in bottom right corner.

- **Floor Plan**, including **finished A/C square footage**, and detailing all ceiling heights **and** Plate Height from sole plate to top plate, as well as window and door detail
- **Foundation Plan**, detailing all piers and/or beams
- **Elevation Plans** must include four sides: Front, Back, Left and Right elevations
- **Roof Plan** detailing pitch, of which the minimum shall be 10/12 pitch.
- **Electrical Plan**
- **Any Propane Gas**, if used – **TANK MUST BE BURIED WITH EXACT LOCATION SHOWN ON PLANS**
- **Material List** showing Nature, Kind, Shape, Height, Materials and Location of same
- **Survey**
- **Plot Plan** showing specific location of house on lot; all appropriate set-backs must be shown
- **Hose Bibs and Exterior Electrical Outlets** must be shown on plans

Additionally, temporary items relative to construction **must be shown on plans:**

- **Dumpster** to be situated on lot **BEFORE** foundation forms are constructed and must be located a minimum of 25 feet from curb and minimum of 25 feet from any adjacent property line
NOTE: NO SITE BUILT TRASH CONTAINMENT IS ALLOWED
- **Portable Toilet Facility** – must be located a minimum of 25 feet from curb and a minimum of 25 feet from adjacent property line, and same must be in place **BEFORE** foundation forms are constructed
- **Water Meter** must be set and a temporary hose bib or water supply must be in place **BEFORE** foundation forms are constructed.
- **Temporary Electrical Pole** with power to the TP must be in place **BEFORE** foundation forms are constructed

NOTES:

- Builder may **NOT** use a neighboring water source or electrical outlet, or portable toilet facility, or place any debris of any sort on an adjacent lot or property.
- **Concrete trucks may NOT wash chutes** on adjacent property or street. If washed on subject property, all concrete debris spilled from concrete truck must be cleaned up and removed within 24 hours.
- **Builder must keep streets clean and free of mud and debris at all times.**

It is the responsibility of the Builder to see that all compliances are met.

CHECK LIST PRIOR TO REQUIRED CERTIFICATE OF OCCUPANCY:

- Builder must notify Architectural Control Committee at least two weeks in advance of closing and/or releasing keys to homeowner to schedule a walk-through inspection in order to obtain a **Certificate of Occupancy**. **No one is permitted to occupy the residence without a Certificate of Occupancy**

These things will be checked prior to Certificate of Occupancy being issued:

- All plumbing fixtures, electrical fixtures and switches in place.
- All flooring, windows and doors in place.
- All construction debris removed from property
- All portable facilities (portable toilet, or dumpster) removed
- Location of buried Gas Tank marked, if Propane is used.

NOTE: Builder is responsible for complying with all Covenants and Restrictions of River Oaks Estates. This is merely a Check List. If there are any questions regarding this Check List, please contact Paul Svacek at one of the following:

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Cell: 817-994-3534

Paul Svacek, Chairman

Architectural Control Committee

River Oaks Estates Home Owners Association