



County, Texas under Clerk's File No. 2006117983 and any amendments thereto.

- 1.3. **Articles of Incorporation** - The Articles of Incorporation recorded with the Secretary of State on March 21, 1977.
- 1.4. **Construction Activity** - includes the activities commonly associated with (i) the construction, alteration, renovation, or demolition of an "Improvement", as defined in the Declaration, (ii) the placement, storage, or transport of construction materials, and/or (iii) the clearing, excavation, or alteration of the natural terrain of any Lot in the Subdivision, including the removal or placement of fill upon a Lot. Construction Activity does not include the installation of sod or routine landscaping which does not materially change the grade or slope of a Lot by more than two (2) feet and is limited to the placement of individual shrubs, foundation plants, annual or perennial beds or ground cover.
- 1.5. **Declaration** - means the 2006 Amended Protective Restrictions and Covenants for Inverness Point Subdivision recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2007169442 and any other applicable amendments, annexations or supplements not included and any future amendments, annexations or supplements.
- 1.5. **Governing Documents** - The Declaration, the Articles of Incorporation, the Bylaws, all guidelines and policies applicable to the Subdivision, and the rules and regulations of the Association adopted by the Board and recorded in the Official Public Records of Real Property of Travis County, Texas.
- 1.6. **Subdivision** - means Inverness Point, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Book 50, Page 4 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Other capitalized terms used in this policy have the same meanings as that ascribed to them in the Declaration.

## **Section 2. General Rules.**

- 2.1. No Construction Activity is allowed within the Subdivision without the prior written consent of the Architectural Control Committee (the "Archcom"). No Construction Activity may be commenced prior to the start date approved by the Archcom, and will, within reason, be completed by the end date approved by the Archcom.
- 2.2. During an approved Construction Activity, both the Owner and its contractor or builder are required to keep on record with the Archcom a

24-hour emergency phone number of both the contractor overseeing the Construction Activity and the Owner.

- 2.3. Alcoholic beverages, illegal drugs or firearms are not permitted by outside contractors on job sites within the Subdivision.
- 2.4. Radios, iPhones and other such devices must be played at a volume that does not disturb adjacent lot owners.
- 2.5. The speed limit is 20 miles per hour in the entire Subdivision.
- 2.6. No signage is permitted at any job site unless required by law or approved by the Archcom.
- 2.7. Temporary construction structures, trailers or sheds are not permitted unless approved by the Archcom, which approval will be reasonably limited in duration to the time necessary to complete the Construction Activity.
- 2.8. No more than one (1) portable toilet or "porta-potty" is allowed on the job site and/or Lot unless approved by the Archcom.

**Section 3. Construction/Commercial Equipment Operations**

- 3.1. **Construction Hours** - Construction Activity shall be limited to the hours of 8:00 a.m. to 6:00 p.m. CST Monday through Friday and 9:00 a.m. to 4:00 p.m. CST on Saturday.

Interior work is acceptable outside these hours if the work space is fully enclosed and there is no excessive movement and noise in and out of the building (e.g. materials or equipment being delivered, etc.) Hours may be extended for the months June through September upon request and at the discretion of the Archcom.

- 3.2. **Sundays** - No Construction Activity shall be permitted on the exterior of any site on Sundays. Interior work is acceptable on Sunday if the work space is fully enclosed and there is no excessive movement and noise in and out of the building (e.g. materials being delivered, etc.).
- 3.3. **Holidays** - No construction/commercial equipment activity shall be permitted on the exterior of any site for the following federally observed holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. Interior work is acceptable if the work space is fully enclosed and there is no excessive movement and noise in and out of the building (e.g. materials being delivered, etc.)
- 3.4. Due to the extreme heat of the summer, construction hours for the months of June through September will be accommodated to allow the pouring of concrete.

**Section 4. Construction Debris & Trash Removal** A trash container shall be located on the construction site at all times for construction debris. Burning of trash or construction debris is prohibited.

**Section 5. Construction Dust, Noise and Odor.** Every effort shall be made to control dust, noise and odor emitted from a construction area. The homeowner will be responsible for watering dust problem areas and controlling noise and offensive odors from the job site.

**Section 6. Erosion Control.** Techniques to control construction site erosion and protect adjacent properties are mandatory and must conform to any and all governmental/municipality requirements including but not limited to Travis County requirements.

**Section 7. Construction Equipment & Building Materials**

- 7.1. Building materials required for a Construction Activity are permitted to be temporarily stored on the Lot provided the building materials are placed within the property lines of the Lot on which the Construction Activity is occurring and incorporated into the work expeditiously. If permission is obtained from adjacent Lot Owners and the Archcom approves, building materials may be temporarily stored on an adjacent Lot. Archcom approval must be obtained for the temporary use or storage of building materials on Association owned property and rights of way.
- 7.2. In the event building material for any jobsite cannot be unloaded at the location due to oversized trucks/trailers, the material may be unloaded outside the Subdivision and moved by other means to the jobsite.
- 7.3. During approved Construction Activity, the Lot Owner and/or contractor shall maintain and store construction materials, trash and equipment in a neatly stacked, properly covered and secure manner.
- 7.4. Construction equipment and materials may not be stored on any adjacent Lots, private streets, easement or rights-of-way. The Lot Owner on a timely basis and in an authorized location shall remove and promptly dispose of any excess excavation material. Any disposal of excess excavation material within the Subdivision requires the written approval of the Archcom, Special permission must be obtained from the Association Board to place construction materials in the Association's rights-of-way.
- 7.5. Commercial equipment used in any Construction Activity must be trailered to and from the jobsite and/or Lot unless prior written approval is obtained from the Archcom.
- 7.6. Commercial equipment, trailers and building materials may not block any of the roadways in the Subdivision.

- 7.7. No trash shall be thrown on Lots, streets, or anywhere else within the Subdivision. All job sites will be kept in a clean and orderly condition. Excess materials should be removed and/or properly stored in a timely manner. No materials will be stored or placed in the right-of-way areas. At a minimum, debris shall be removed weekly.

**Section 8. Construction Use of Adjoining Lot(s)** Prior to approving the use of an adjoining Lot to accommodate a Construction Activity, the Archcom must receive an email from the adjoining Lot Owner authorizing:

- 8.1. The temporary use of their Lot to store building materials or equipment for any length of time during construction; and
- 8.2. The use of their Lot for ingress/egress by construction vehicles and/or equipment.

**Section 9. Construction Vehicle Parking**

- 9.1. During Construction Activity,, all vehicles driven to the job site by workers or suppliers shall be parked on the job site.
- 9.2. If parking is unavailable on the job site, vehicles may be parked on one side of the street only in such a manner as not to impede traffic. This includes but is not limited to all delivery trucks, garbage trucks, etc.
- 9.3. Vehicles may not park in private driveways other than the Lot under construction.
- 9.4. Other Parking Arrangements - If due to the location or nature of the Construction Activity the Owner or its contractor believe these parking requirements are impractical, the Archcom may grant special permission to relax these parking requirements.
- 9.5. No vehicles are to be parked overnight. However, temporary parking of bulldozers and other heavy commercial equipment required for the approved Construction Activity may be parked overnight in accordance with the plans and specifications approved by the Archcom for the Construction Activity. No such vehicles shall be parked outside the property lines of the job site or Lot absent the approval of the Archcom.

**Section 10. Construction Stop Work Orders.** Whenever any work is being done contrary to the provisions of this Policy, the Governing Documents or other agreement, the Board or Archcom may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done.

**Section 11. Construction Site Violations.** Any agents, subcontractors, and employees of Builders who violate construction site requirements or any other Archcom criteria may be removed and prohibited from entering the Subdivision by the Archcom or Board.

**Section 12.** **Fines.** The Association may impose monetary fines against any Owner violating this Policy in accordance with any Association fine policy in effect.

I hereby certify that I am the duly elected and acting President of the Association and that the foregoing Construction Standards Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

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TO CERTIFY which witness my hand this 7<sup>th</sup> day of September, 2017.

**INVERNESS POINT PROPERTY OWNERS'  
ASSOCIATION, INC.**

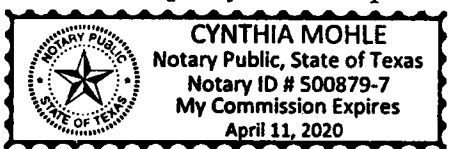
By: [Signature]

Printed Name: Clarence Reynolds

Its: President

THE STATE OF TEXAS     §  
  §  
COUNTY OF Travis     §

BEFORE ME, the undersigned notary public, on this 11<sup>th</sup> day of September, 2017 personally appeared Clarence "C.O." Reynolds, President of Inverness Point Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

September 11 2017 03:00 PM

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