



**To be included in all Approvals and/or Conditional Approvals for Terraces on Memorial ARC applications:**

- **Project Start Time** – Construction activities may begin no earlier than 8 AM. Please be considerate of neighbors during all phases of project activity.
- **Project Materials** – No bulk materials or items may be placed on the community streets at any time, including, but not limited to, mulch, grass, gravel, granite, flagstone, pavers, lumber. Any and all project supplies and materials must be placed on homeowner's property or driveway.
- **Duration** - Homeowner must provide an estimate of the duration of the project, so that those impacted by the project can be told the extent of the disruption.
- **Contractor Signage** – commercial signage or advertising signage of any kind on a homeowner's property is prohibited by neighborhood deed restrictions. Contractor may not place sign on property before, during or after construction.
- **Secure Site** - At such times as contractors are not actively working on the project, construction areas must be secured from public access.
- **Mailboxes** – Access to nearby mailboxes may not be blocked by construction or landscaping activity at any time.
- **Traffic Control** - Care must be taken to minimize adverse impacts to traffic flow in the neighborhood; safety is a primary concern. Construction vehicles/equipment and homeowners' vehicles should not block traffic flow. Standard orange safety cones should be placed to warn traffic of any temporary constriction in vehicle flow.'
- **Common Area Damage** – In the event of damage to any common areas, homeowner will return such common area to pre-existing condition including, but not limited to, repair of any damage to grass or landscaped areas, sidewalks, curbs, irrigation systems or mailboxes.

Homeowner ultimately bears full and complete responsibility for cost of any common area repair should their contractor, or the utility company working on their behalf, fail to complete such repairs.

- **Concrete, Gunnite, Equipment Wash Water** - Equipment used in the construction of pools, patios, driveways or other projects may not be rinsed or washed in streets or gutters, and any runoff water from construction activity should not be permitted to reach the streets, gutters, and associated storm drains.

Contractor must place sandbags and/or other barriers designed to prevent sediment flow to the streets, gutters and nearby storm drains.

Please note that ALL water that reaches our storm drains flows into our lake and then into Buffalo Bayou and beyond. Homeowner is solely responsible for any and all costs required to restore Terraces on Memorial lake water quality to standards required by state and/or federal governing agencies, and homeowner will be subject to all applicable fines and penalties of the appropriate jurisdictions.

- **Swimming Pool Construction - Protection of neighboring homes from gunnite spray** - Homeowner will be responsible for ensuring that construction activities do not infringe on neighboring homes.
- **Swimming Pool Construction - Gate Safety Latches** – When installing a pool, homeowner should be aware of City of Houston Codes regarding safeguarding entry to pool areas; self-closing gate latches or other measures may be required.

- **Electrical Utility Line** - Homeowner is advised to confirm that their pool contractor has verified that the proposed pool will be a minimum of five (5) feet from any buried electrical lines; these buried electrical lines may be located anywhere within the typical seven (7) foot easements. There has been a past situation in ToM where the electrical service line was closer to the edge of the 7' utility easement than expected. The electric utility required installation of a VERY expensive conduit around the electric line or to have the pool moved. Terraces on Memorial ARC is providing homeowners with this important information, as a courtesy-
- **Easements** - Homeowner should be aware of and is solely responsible for any issues arising from any improvements encroaching into easement(s). These include, but are not limited to, swimming pools and hot tubs/spas or any portion thereof, spa/pool equipment, plumbing or electrical lines, arbors or pergolas, outdoor kitchens, landscaping, patios, pavers, etc. Homeowner assumes all responsibility for any items installed or constructed within easements which could be removed or damaged for utility access in future.
- **Trees and Shrubs** - Trees and shrubs selected for yards should take into consideration the eventual MATURE size (height, width, density, root structure, trunk diameter at maturity) and an appropriate location should be chosen. Many of the yard areas in Terraces on Memorial are simply too small and/or narrow to accommodate some species of trees. Neighboring properties should also be taken into consideration when choosing trees and/or large shrubs. Trees and shrubs should not infringe on neighboring properties, fences, street signage, and/or lake views. Additionally, all shrubs must be maintained and/or pruned as needed. The list of suggested plants/trees in ToM Builder Guidelines should not be construed as carte blanche to place any plant listed into all areas of a homeowner's property – mature size of plant relative to location should be carefully considered.
- **Fence Staining** – Pursuant to the community fence maintenance policy (see community website for the Terraces on Memorial Fence Staining & Maintenance recorded August 2020), only clear sealer/preservative is allowed for new fencing. Maintenance of and application of stain to previously approved fencing that was granted a staining variance may not be sprayed on if the fence is shared with another neighbor. A roller or brush must be used so as to minimize overspray and drips to other side of fence and neighboring properties.
- **Irrigation Systems** – Irrigation/sprinkler systems must not negatively impact neighboring properties.
- **Exterior Security Camera Installation** - Contractor and/or homeowner should be certain that camera angles are such that neighboring properties are not included in the viewing area; utmost care should be taken to ensure that neighbors' privacy are not adversely impacted.
- **Water Softener Systems** – all water softener systems must be placed inside the home or garage, out of public view. The drainage from such water softener systems must be directed to the street drains via drainage/plumbing lines or as directed by City of Houston ordinances governing such systems, and may not drain onto neighboring properties.
- **Emergency Backup Generators** – all generator installations must be placed out of public view, behind lot fencing, and additional landscaping installed if necessary to fully shield equipment from public view. Lake lots may only place such equipment in side yard areas and behind fencing out of public view, with additional landscaping if needed to fully shield equipment from public view. Additionally, any ongoing maintenance/test cycle of the generator (if any) should be scheduled for a reasonable hour of the day so as to not disturb neighbors unnecessarily.
- **City of Houston Permits & Building Ordinances** – It is the responsibility of the homeowner and/or their contractors to obtain any and all necessary City of Houston building permits; further, it is the responsibility of the homeowner and/or their contractor to adhere to any relevant City of Houston building ordinances.
- **Submitted ARC Plans** – Homeowners must adhere to the plans that have been approved; any deviation from said approved plans will result in the homeowner having to remove or redo construction or installation should such deviation or change be found to be in violation of community deed restrictions or other documents.
- **Drainage** – Homeowner is solely responsible for assuring that any improvement does not affect drainage of neighboring properties.
- **Questions and Clarifications** – questions and clarifications regarding an Approval, Conditional Approval and/or Denial cannot be clarified with a phone call to our management company, Crest Management. Clarifications and answers to homeowner's inquiries can only be confirmed via written communication from TMARC.