



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

- **Project Start Time** – Outside construction activities may begin no earlier than 8 AM and must cease no later than 8 PM. 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 if the homeowner requests such information from Terraces on Memorial Homeowners Association, Inc. (the "Association").
- **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 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. 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 (Note that certain areas in Terraces on Memorial have wider easements). There has been a past situation in the community 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.
- **Irrigation Systems** – Irrigation/sprinkler systems must not negatively impact neighboring properties.
- **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 Plans** – Homeowners must adhere to the plans that have been submitted to and approved in writing by the Architectural Review Committee; 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. Clarifications and answers to homeowner's inquiries can only be confirmed via written communication from the Architectural Review Committee.