



Villages Homeowners' Association, Inc.

18271 Singingwood Lane Flint, TX 75762 903-534-9060

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By action of the VHOA Board of Directors with an affirmative vote on January 12, 2010, determined that the following Clarification to the Association's Architectural Control Committee's Building Packet shall be in effect and filed in the Smith County, Texas file of records.

Clarification of Standard Construction Fees:

III. STANDARD CONSTRUCTION FEES:

THE VHOA REQUIRES THE PROPERTY OWNER(S) TO SUBMIT TO THE VHOA OFFICE, A NON-REFUNDABLE CHECK, PAYABLE TO THE VILLAGES HOMEOWNERS' ASSOCIATION, PRIOR TO THE PLAN APPROVAL AND COMMENCEMENT OF THE BUILDING PROJECT. THE STANDARD FEE FOR NEW-CONSTRUCTION IS \$5,000.00 (AND FURTHER DISCOUNTED BY \$200.00 FOR EACH YEAR THE PRESENT MEMBER HAS OWNED THE PROPERTY), EXCEPT, THE TOTAL AMOUNT PAID SHALL BE NOT LESS THAN \$3,000.00. THE DISCOUNT MAY NOT BE TRANSFERRED WITH THE SALE OF THE PROPERTY, AND IT IS NOT AVAILABLE TO ANY MEMBER WHO IS NOT IN GOOD STANDING WITH THE VHOA. THE STANDARD CONSTRUCTION FEE FOR A ROOM ADDITION OR A REMODELING PROJECT IS \$1,000.00 (see below).

Fee for New-Home Construction

Months of Lot ownership	Construction Fee (Dollars)
120 or more	3000
108~119	3200
96~107	3400
84~95	3600
72~83	3800
60~71	4000
48~59	4200
36~47	4400
24~35	4600
12~23	4800
11 or less	5000

Fee for Additions, Remodeling, or External Improvements (adopted 10-16-2012)

The Board encourages existing homeowners to maintain and improve the value of their residences. Accordingly, the standard construction fee for Room Additions, Remodeling, and External Improvements (fences, retaining walls, sheds, patios, driveways, etc.) may be waived if the ACC Agreement of Liability form has been completed and is on file at the VHOA office. This conditional waiver does not apply to new-home construction because of the larger scope of such projects.

THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.
18271 SINGINGWOOD LANE, FLINT, TX 75762
(903) 534-9060

ACC Notification and Agreement of Liability

We, the members of the VHOA Architectural Control Committee, want your project to be successful and we also want to be sure you understand some components of your project that may cause you future concern or financial liabilities.

Our VHOA Restrictions, Covenants & Conditions contain the following requirements:

Road damage

Art.VII, Section 1. Assessment for Damage to Common Properties. In the event that the need for maintenance or repair upon the Common Properties is caused through the willful or negligent act of any Owner, his family or guests or invitees, the cost of such maintenance or repairs shall be added to and become a part of the assessment for which such Lot is subject.

>> We are concerned about maintaining the condition of our community roads and we have notified the Road Committee that you will soon have a construction project in progress. If road damage occurs that is attributable to your project, you will be liable for the expenses to provide appropriate repairs as determined by the Road Committee. We encourage you to call the office (903-534-9060), to contact a member of the Road Committee at any time before or during your project activities.

Easements

Art.VIII, Section 12. Easements. Easements for the installation, operation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and on, over and under a strip of ground ten (10) feet wide along each side lot line and rear lot line, and the right of entry for such purposes is expressly reserved.

Amendment #2: the minimum setback for dwelling or building construction is 10 feet from any property line and 25 feet from any roadway.

>> We will conduct a Site Survey (and a Pre-Pour Inspection if a foundation is a component of your project) to review the placement of buildings, decks, fences, etc., and although we may have approved your project with particular component placements, you retain the liability of any future costs related to the proper access associated with the utility and drainage easements of your property.

I, the undersigned, understand the Restrictions described herein and agree that I am the responsible party assuming all liabilities associated with my project, and I agree to hold The Villages Home Owners Association and their agents harmless and without fault in these matters.

Description of Project: _____ Unit/Lot # _____

Owner: _____ Date: _____

Signature _____