

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

ACC Notification and Agreement of Liability

The VHOA Architectural Control Committee wants your project to be successful and accordingly, we want to be sure you understand some elements associated with 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 six (6) 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.

>> If it is appropriate to your project scope, 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 HomeOwners' Association and their agents harmless and without fault in these matters.

Description of Project: _____ Unit/Lot # _____

Owner: _____ Date: _____

Signature _____