

## Acc Guidelines / House Plan Submittal Requirements:

1. Full house plans with clearly defined total square footage of living space (plus SF of garages and patios)
2. Full exterior façade views (all four sides)
3. Site plan with locations of house, driveway, front / rear sidewalks, and septic field shown on site plan. If there's a chance that fences or outbuildings will be constructed, it is suggested they are shown on the site plan in order to eliminate the need for another submittal to the ACC (and corresponding fees therein).
4. All houses should have a minimum of 33% brick or stone veneer on the outside of the house (preferably 50%+), and be designed in similar look / aesthetic appeal to other homes in the neighborhood.
5. Brick / Stone / exterior paint colors should be given during submittal process.
6. Structural foundation plans must be stamped by a licensed professional engineer and submitted to the ACC
7. Due to the volatile nature of soils in this area, a Geotechnical Report is recommended for house foundation design (not required).
8. It is understood that some changes will occur during the construction process. Please notify the ACC of any changes that occur during construction that differ from any submittal item noted above.
9. Check in the amount of \$0.50 / SF of Total Living Space plus Garages and Patios must be submitted with house plans for ACC Approval. The check will not be cashed until approval is granted.
10. For a complete list of requirements, please reference the CCR's.
11. Make check payable to FBPOA.
12. Mailing address: FBPOA – PO Box 39, Kerens, TX 75144