

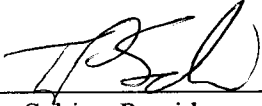
**CORPORATE CERTIFICATE  
DEL LAGO ESTATES PROPERTY OWNERS ASSOCIATION**

The undersigned certifies that he is the President of Del Lago Estates Property Owners Association (the "Association"). The Association is the property owners' association for Del Lago Estates, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas.

The Association is a Texas nonprofit corporation, and a true and correct copy of the Construction Guidelines (adopted January 2023) of Del Lago Estates Property Owners Association is attached to this certificate.

Signed this 7<sup>th</sup> day of March 2023.


DEL LAGO ESTATES PROPERTY OWNERS  
ASSOCIATION

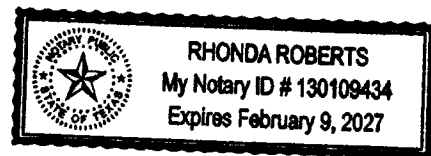
By:   
Tim Schier, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 7<sup>th</sup> day of March 2023, by Tim Schier, President of DEL LAGO ESTATES PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

  
Notary Public, State of Texas  
My Commission Expires: 2/9/27



**Del Lago Estates Construction Guidelines**  
**[Adopted January 2023, and replacing previously adopted**  
**and recorded Construction Guidelines]**

The title company should provide you with a copy of the First Amended and Restated Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for Del Lago Estates as a new owner in Del Lago Estates. A copy of this document is also on the Del Lago Estates website (<http://www.dellagoestates.org>).

If you do not receive a copy, contact Investment Management Co. (1-800-900-9220 or 1-936-756-0032) to obtain one. It is the responsibility of each owner to read the covenants completely. These guidelines are only meant to serve as a summary and starting point.

**If you are planning to build a house in Del Lago Estates, please follow the guidelines starting with item (1) below. If you are adding an improvement such as a pool, fencing, landscaping, remodeling, etc., follow the guidelines listed later in this document.**

- 1) Read Amended and Restated Architectural Design Standards and Regulations of Del Lago Estates (July 2012)
- 2) Read Article VI – Protective Covenants – Clerk's File #8801854
  - Section 6.01.2 Residential Dwelling (amended in 1989)
  - Section 6.01.3 Construction Standards
  - Section 6.01.4 Location of Improvements on Lot
- 3) The following fees must be paid when new home construction plans are submitted to the Architectural Control Committee (ACC) or the POA Board, whichever applies at that time:
  - a) \$10,800.00 deposit payable to Del Lago Estates POA. The \$10,800.00 fee includes a \$5,000.00 refundable Clean-up/Landscape Deposit. Amounts may be withheld from refund if site is not kept orderly, complaints from neighbors persist, curb or street damage occurs, construction occurs outside approved times, or similar construction issues arise. The POA Board reserves the right to withhold \$250.00 or the actual damage amount, whichever is greater, per incident.
  - b) \$800.00 Refundable Slab/Form Survey Deposit. The deposit is forfeited if the slab is poured without submitting form survey and receiving written approval.
  - c) \$5,000.00 Non-refundable Architectural Review Fee. This fee is used to solicit professional input during the application review process and the ongoing construction process.
- 4) Fees for swimming pools, new fences, and miscellaneous other improvements are contained in the attached forms. Amounts may be withheld from refund if site is not kept orderly, complaints from neighbors persist, curb or street damage occurs, construction occurs outside approved times, or similar construction issues arise. The POA Board reserves the right to withhold \$250.00 or the actual damage amount, whichever is greater, per incident.
- 5) Water and Sewer Service

The owner or builder should contact Hays Utility Services (936-588-1166) for current rates and an application form.
- 6) The owner must submit all items on the "New Home Construction Form" in the packet. This form

is available on the Del Lago Estates website or can be obtained by contacting IMC. The packet shall include digital copies of all documents listed on the form.

- 7) Submit entire packet to the following email address: [mbessey@imcmanagement.net](mailto:mbessey@imcmanagement.net)
- 8) Per the current deed restrictions, the ACC approval process can take up to 30 days, though it is the intent of the POA Board to process the application in a timely manner. During the approval process, you may be contacted by a construction consultant who has been contracted to review the plans. In addition, any questions about the approval process or the specific application can be submitted to the construction consultant or the Board president.
- 9) No site work for construction can be started until the ACC approval is granted in writing. This includes tree removal, delivery of supplies, temporary utility service, etc.
- 10) All foundation plans must be approved and stamped by a licensed engineer (no photocopy). No roof overhang or other elevated structure can extend beyond the building line. Before the slab is poured, a forms survey by a licensed surveyor must be completed and approved by the ACC. The original copy must remain on file with the ACC.
- 11) The property must be kept clean at all times. A dumpster and port potty must be on site throughout the full project. Dumpsters for trash are required and must be emptied when full. Orange plastic construction fencing must be installed on the building lines to contain debris. The curb and street must be protected from damage by construction vehicles. The street must be kept clean. The ACC has the right to authorize clean-up at the owner's expense.
- 12) Construction hours are limited to 7 a.m. to 7 p.m., 6 days a week. No construction is allowed during Sundays or Holidays.
- 13) Construction trucks may not block the street at any time and may not be parked on the streets overnight. Construction trucks are limited to a gross weight of 20,000 pounds per axle. Further information about legal truck weights can be found at [http://www.dot.state.tx.us/services/motorcarrier/permmissible\\_weight.htm](http://www.dot.state.tx.us/services/motorcarrier/permmissible_weight.htm).
- 14) These guidelines and restrictions also apply to bulkhead and pier work from water-based equipment. Where applicable, the restrictions also apply to other improvements such as pools, fencing, and other exterior construction.
- 15) Violations of Construction Guidelines may result in deductions from the homeowner's deposit as described above.
- 16) No construction signs are allowed during the construction process.

These guidelines are for the protection of all – the new owners, the neighbors, and the community. If you have questions regarding the construction guidelines or the governing documents, please contact IMC at 936-756-0032 or 1-800-900-9220.

**If you are adding an improvement such as a pool, fencing, landscaping, remodeling, etc., follow the guidelines listed below.**

- 1) The owner must submit all items listed on the appropriate construction form in the packet – there are individual forms depending on the type of improvement requested, and all forms are available

on the Del Lago Estates website. The packet shall include digital copies of all documents listed on the form.

- 2) Submit entire packet to the following email address: [mbessey@imcmanagement.net](mailto:mbessey@imcmanagement.net)
- 3) Per the current deed restrictions, the ACC approval process can take up to 30 days, though it is the intent of the POA Board to process the application in a timely manner. During the approval process, and depending on the type of improvement requested, you may be contacted by a construction consultant who has been contracted to review the plans. In addition, any questions about the approval process or the specific application can be submitted to the construction consultant or the Board president.
- 4) No site work for construction can be started until the ACC approval is granted in writing. This includes tree removal, delivery of supplies, etc.
- 5) The property must be kept clean at all times. A dumpster and port potty must be on site throughout the full project. Dumpsters for trash are required and must be emptied when full. Orange plastic construction fencing must be installed on the building lines to contain debris. The curb and street must be protected from damage by construction vehicles. The street must be kept clean. The ACC has the right to authorize clean-up at the owner's expense.
- 6) Construction hours are limited to 7 a.m., to 7 p.m., 6 days a week. No construction is allowed during Sundays or Holidays.
- 7) Construction trucks may not block the street at any time and may not be parked on the streets overnight. Weight limits listed above for construction trucks apply to these improvements as well.
- 8) No construction signs are allowed during the construction process.

# Del Lago Estates - New Home Construction Request Form

Name: \_\_\_\_\_ Address: \_\_\_\_\_

The following documents are required to review your New Home Construction Application request in a timely manner. Please be thorough, as missing or incomplete documents will result in delay and additional review. Please supply digital copies.

Item	Yes	No	N/A	Document/ Item Description
1.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	House plans and Specifications by Registered Professional.
2.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Foundation Plan by Registered Engineer.
3.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plot Plan with finished floor elevation; side, front, rear dimensions and build lines, including roof overhang.
4.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and final grade information at building corners.
5.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Drainage Plan with 2 foot topographical information.
6.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Location(s) of any lot clearing and tree removal.
7.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Soil Report by Registered Engineer.
8.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Landscape Plan including fences, vegetation, retaining walls, gates, etc.
9.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Exterior materials and color samples, including brick, stucco, siding, exterior trim, and roof colors.
10.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Driveway, parking Areas, walks and other paved areas located on plot plan with appropriate dimensions.
11.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Screening structures for NC or pool equipment, (if applicable).
12.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Building Permit.
13.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Clean-up/Landscape Deposit (\$5,000 refundable).
14.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Slab/Form Survey Deposit (\$800 refundable).
15.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Architectural Review Fee (\$5,000 non-refundable).

Please **DO NOT** submit your request without **ALL** the above required information.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit all ACC application requests to: [mbessey@imcmanagement.net](mailto:mbessey@imcmanagement.net)

## For Internal Use Only

Date Received For Review Date: \_\_\_\_\_ Rcvd By: \_\_\_\_\_

DLE ACC Application (New Home)

January 2023

## Del Lago Estates - New Fence Request Form

Name: \_\_\_\_\_ Address: \_\_\_\_\_

The following documents are required to review your New Fence Application request in a timely manner. Please be thorough, as missing or incomplete documents will result in delay and additional review. Please supply digital copies.

Item	Yes	No	N/A	Document/ Item Description
1.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plot Plan with side, front, rear dimensions and build lines.
2.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Fence location on plot plan showing all fencing and proposed gates.
3.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Updated lot survey, as needed (see note below).
4.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Designation of fence height (or heights), as applicable.
5.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	If applicable, include details regarding landscape plans including vegetation, retaining walls, gates, etc. Specify any hedges to be used, if applicable.
6.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Building Deposit (up to \$3,000 refundable).
7.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Slab/Form Survey Deposit (up to \$800 refundable).
8.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Architectural Review Fee (up to \$1,000 non-refundable).

Note: It is recommended for a new survey to be performed to ensure the fence is installed within property boundaries, but is not required. If a new survey is not performed, the owner takes on all responsibility for moving any portion of the fence that is outside the property line should that be determined at a later time. Please **DO NOT** submit your request without **ALL** the above required information.

Please **DO NOT** submit your request without **ALL** the above required information.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit all ACC application requests to: [mbessey@imcmanagement.net](mailto:mbessey@imcmanagement.net)

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### For Internal Use Only

Date Received For Review Date: \_\_\_\_\_ Rcvd By: \_\_\_\_\_

## Del Lago Estates - New Pool Request Form

**Name:** \_\_\_\_\_ **Address:** \_\_\_\_\_

The following documents are required to review your New Pool Construction Application request in a timely manner. Please be thorough, as missing or incomplete documents will result in delay and additional review. Please supply digital copies.

Item	Yes	No	N/A	Document/ Item Description
1.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plot Plan with pool/deck location, and side, front, rear dimensions and build lines.
2.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	If fencing is also to be included with the pool please submit on a separate form.
3.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Drainage Plan with 2 foot topographical information.
4.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Location(s) of any lot clearing and tree removal.
5.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	If applicable, include details regarding landscape plans including vegetation, retaining walls, etc. Specify any hedges to be used, If applicable.
6.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Exterior materials and color samples including stone, coping, and exterior colors.
7.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Walkways and other paved areas located on plot plan with appropriate dimensions.
8.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Screening structures for pool equipment, if applicable.
9.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Building Deposit (up to \$3,000 refundable).
10.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Slab/Form Survey Deposit (up to \$800 refundable).
11.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Architectural Review Fee (up to \$1,000 non-refundable).

Please **DO NOT** submit your request without **ALL** the above required information.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Submit all ACC application requests to: [mbessey@imcmanagement.net](mailto:mbessey@imcmanagement.net)

### For Internal Use Only

**Date Received For Review Date:** \_\_\_\_\_ **Rcvd By:** \_\_\_\_\_

**DLE ACC Application (Pool)**

**January 2023**

## ACC Miscellaneous Request Form

Name: \_\_\_\_\_ Address: \_\_\_\_\_

The following documents are required to review your ACC Application request in a timely manner. Use this form for miscellaneous improvements such as generators, boat houses, exterior additions, landscaping, painting, patios, etc. Please be thorough, as missing or incomplete documents will result in delay and additional review. Please supply digital copies.

Item	Yes	No	N/A	Document/ Item Description
1.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	As applicable, plot plan with requested improvements, showing side, front, rear dimensions and build lines.
2.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Include details regarding landscape plans including vegetation, retaining walls, etc. Specify any hedges to be used, if applicable.
3.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Location(s) of any lot clearing and tree removal, if applicable.
4.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Exterior materials and color samples as applicable.
5.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Walkways, and other paved areas located on plot plan with appropriate dimensions.
6.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Building Deposit (up to \$3,000 refundable).
7.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Slab/Form Survey Deposit (up to \$800 refundable).
8.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Architectural Review Fee (up to \$1,000 non-refundable).

Please **DO NOT** submit your request without **ALL** the above required information.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit all ACC application requests to: [mbessey@imcmanagement.net](mailto:mbessey@imcmanagement.net)

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### For Internal Use Only

Date Received For Review Date: \_\_\_\_\_ Rcvd By: \_\_\_\_\_



**E-FILED FOR RECORD**

04/06/2023 11:24AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**04/06/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas