For Office Use Only

Date Received:_____Fee: $_____Payment Method: CC_____Cash_____Check#_____

SEVEN COVES

ARCHITECTURAL CONTROL GENERAL APPLICATION

For Fences, Roofs, Sheds, Swimming Pools, Decks, Spas, Driveways, Waterfalls, Gazebos, Patios/Porches, Generators, etc.

Provide samples for Color Changes, Stucco or Brick Changes, Swimming Pools, Decks, Spas, Driveways, Waterfalls, Fences, Gazebos, Screened Patios/Porches, Generators, Storage Sheds, Replacement Roofs **and other miscellaneous items.**

Any new structure to be installed on the property, such as a storage shed, pool, generator, fence, driveway, gazebo or patio must have a survey showing the location of the improvement/ structure on survey.

Storage sheds may not exceed 6'-6" wall height and must be shielded from neighbor and public view by a six foot (6') privacy fence.

There is a $25 non-refundable administrative fee required for each application.

We recommend you review the deed restrictions

for the applicable section prior to submitting this application.

PLEASE FILL OUT THIS FORM IN COMPLETE DETAIL

DATE OF APPLICATION_____SECTION_____, BLOCK_____, LOT _____

SEVEN COVES PROPERTY ADDRESS_____

****

PROPERTY OWNER_____

Current Mailing Address _____

City & State_____Zip Code _____

RESIDENCE PHONE #_____CELL #_____

OFFICE PHONE #_____E-MAIL: _____

BUILDER_____

Street Address_____

City & State_____Zip Code _____

CONTACT NAME: _____

OFFICE PHONE #:_____CELL PHONE #_____

FAX #_____E-MAIL: _____

****

CONTRACTOR _____

Street Address_____

City & State_____Zip Code_____

CONTACT NAME: _____

OFFICE PHONE #:_____CELL PHONE #_____

FAX #_____E-MAIL: _____

****

Describe type of improvement/change proposed: (Attach additional pages if required) :

_____

_____

_____

_____

_____

_____

All submittals require a fully completed application, plans/specifications and the required fees. Please contact the Seven Coves POA office for fee information.

SWIMMING POOLS, SPAS and WATERFALLS:

Above-ground swimming pools are prohibited. No swimming pool may be constructed on any Lot without the prior written approval of the Committee. Each application made to the Committee shall be accompanied by complete plans and specifications for the proposed swimming pool construction to be done on such Lot, including a plot plan showing the location and dimensions of the swimming pool and all related improvements.

All construction of the swimming pool, deck, amenities and bulkheads must meet the requirements of the Declaration of Covenants, Conditions and Restrictions for the Section within which the improvements are to be made.

Waterfront Pools:

Refer to the Declaration of Covenants, Conditions, and Restrictions for your specific Section.

The bulkhead constructed by the Developer was not designed to carry the weight of dirt fill and/or a swimming pool filled with water and the removal of the originally constructed deadmen and tie backs to construct the pool will compromise the original structural integrity of the bulkhead.

Owner must engage a registered professional Civil Engineer to provide design plans and specifications of the bulkhead for the requirements needed to support the existing or proposed bulkhead and proposed swimming pool. Such plans and specifications must be signed and sealed by the design engineer and such plans and specifications must be submitted to the Committee at the same time as the swimming pool plans are submitted, for their review and approval.

Other Pools:

a. The maximum coping height of non-waterfront swimming pools is two feet (2') above natural ground or as approved by the Architectural Control Committee.

b. Waterfalls or any water feature may not exceed four feet (4') in height above the swimming pool coping or as approved by the Architectural Control Committee.

c. Please furnish a lot survey/plot plan with location of the swimming pool indicated.

d. All construction shall be in accordance with the Declaration of Covenants, Conditions and Restrictions.

e. Should you decide to build a fence around the pool or back yard, please submit your fence plans to the Architectural Control Committee for approval.

DECKS

a. Lot survey/plot plan with the location and dimensions of the deck
b. Type and color of finished materials
c. Floor joists must be minimum 2"x6". All joists must be placed on minimum 16" centers.

FENCES

The only types of fences that will be approved are wood privacy and decorative iron construction, or as approved by the Committee

a. Lot survey/plot plan with location of fence and gates indicated
b. Height of fence
c. Type and color of finished materials

Wood privacy fences must be constructed with a horizontal rot board not exceeding six inches (6") in width under pickets which may not exceed six foot (6') in height. On lots abutting Lake Conroe, fences which extend down the side property line to Lake Conroe, or along the rear property line adjoining Lake Conroe, shall be of decorative iron construction and may not exceed four feet (4') in height. **Pickets must be placed on the outside of the fence on the side parallel to the front of the house and, on corner lots, on the side parallel to the side street.**

STRUCTURES

If you are applying for approval of a structure other than a house or garage (patio cover, storage shed, etc.), you must include:

a. Elevation drawings showing the dimensions including the overall height of the structure. Sheds may not exceed 6'-6" to the top of the walls.
b. Schedule of material types (framing, exterior walls, roofing, windows, etc.).
c. Lot survey/plot plan with the structure drawn to scale on the survey.
d. Framing detail drawings. All framing must be minimum 16" centers, including floor joists, walls, ceiling joists and roof rafters.
e. Manufacturers details of roofing material, exterior paint or stucco color (**all must match existing house**).
f. If the structure is a shed, in addition to **ALL OF THE ABOVE**, the application must **EITHER**;
    - Include application for a 6' privacy fence that shields the shed from neighbors and public view and satisfies all the requirements under **FENCES** above, **OR**
    - Indicate on the Lot survey the location of the shed and of an existing 6' privacy fence that will shield the shed from neighbors and public view.

CONCRETE DRIVEWAYS

Concrete installation for driveways, sidewalks, and patios shall be a minimum thickness of four (4) inches and a minimum compressive strength of 3,000 psi. The new concrete shall contain steel reinforcing rods a minimum diameter of 3/8 inch. The steel rebar shall be placed in a square grid pattern on sixteen-inch (16") centers (maximum spacing) and shall sit on plastic "rebar chairs".

For driveways, at the point where the driveway joins the existing concrete roadway gutter, the end of the new driveway shall include a ten inch (10") wide by eight inch (8") deep concrete support beam, as per the attached sketch. This new driveway beam **shall be doweled into the concrete gutter of the roadway**.

Concrete trucks are not allowed to "wash out" in the street, storm drains, or any other area within Seven Coves. Any "wash out" will be done on the actual building lot where construction is taking place, or at some other location outside of Seven Coves.

REPLACEMENT ROOFS

a. Manufacturer, type and color of roofing materials. Shingles must be architectural type with a minimum 30-year warranty. 3-tab shingles will not be approved.

b. A sample of the roofing material. Brochure photos are acceptable provided the colors are clear.

Roofing materials other than composition shingles as described above will be considered on a case-by-case basis.

****

****

I understand that the Seven Coves Architectural Control Committee will review this request and submittal. The applicant will be contacted regarding the decision of the Committee. **Owner agrees not to begin property improvements/changes until notified of the required approval of the Seven Coves Architectural Control Committee.**

Neither the Committee or the Association endorses any specific builder or contractor. The Committee and the Association encourage you to investigate the Builder's or Contractor's background and financial responsibility before executing a contract.

I understand and agree that it is the duty of the Owner and any contractor or consultant employed by the Owner to determine that the proposed improvement is structurally, mechanically and otherwise safe, and that it is designed and will be constructed in accordance with the Covenants and Restrictions applicable to the Lot.

I agree that neither the Association, or any Director, Officer, Committee, Managing Agent, or member of employed thereof (the "Indemnified Parties"), shall be liable for damages or otherwise because of the approval or non-approval of this application or any facet thereof. I hereby release, indemnify and hold harmless the Indemnified Parties from any claim, liability, damage, suit and attorney's fees arising out of any action or omission of any of the Indemnified parties with regard to this application and in regard to the design plan review, construction or inspection of the proposed improvements, including any claims.

_____ _____

Property Owner Signature Date

_____

Print Name

_____ _____

Please submit all plans and specifications to:
Seven Coves Architectural Control Committee 7021 Kingston Cove Lane
Willis, TX 77318