

7. *May I store items on my property prior to constructing my home?* No
8. *May I live in a camper or temporary structure while my home is being constructed?* No.
9. *I would like to place a storage building on my property. Do I need ACC approval to do this?* Yes. All structures, including homes, storage buildings, fences and windbreaks, trellises, etc must be approved by the ACC. Please note storage buildings may not be built prior to the construction of the home. These buildings, however, may be built concurrently with the home.
10. *What kind of animals can I have?* You may have the typical pet, such as dogs, or cats, but each homeowner should have no more than three. You may also have one horse per acre. However hogs, pigs and other farm and ranch animals are not permitted.
11. *Are there other rules in place in the subdivision?* Yes. The full records of ACC guidelines are available online at the Goodwin Management site. You may find those by following the highlighted link: <http://hoasites.goodwintx.com/wws/GoverningDocuments.aspx> Please note that this guide is just a quick version to help you get started. You are responsible for adhering to all the restrictions contained in the posted covenants, If at any time, you have a question, please contact the ACC at team acc@wwspona.com

Secure water service through our water utility company, www.wswsc.org. You may contact the water management company (PGMS) at 512-894-3322, or Ranch Road 12, Dripping Springs, Texas 78620

Once you have obtained the above, it is time to submit your plans and all requested form to the ACC compliance people for final review. Currently we are only accepting hard copies of all information. The ACC will review your building request at the earliest possible date, but please allow at least thirty days for the review of your documents.

FAQ's

- May I clear my property prior to submitting building plans?* Yes. Property owners may clear property at any time as long as your property is not bordering the wildlife refuge and has restrictions in place to protect the Golden Cheek warbler, or the Black Capped Viro.
- How may I dispose of cuttings and trees from my property, prior to, during and after construction?* There are two ways to dispose of this material. You may mulch the material and leave it in place on your property. Have it hauled out of the subdivision.
- If my property borders the protected habitat area, when may I clear my property?* The nesting season for the

endangered species is from mid April through August 1. You may obtain a waiver of this period by having a bird nesting survey performed and documented by an NWS approved person.

- May I start construction, or erect any structure on my property prior to ACC approval?* No. All external changes or improvements must be approved by the ACC prior to the start of any work. This includes driveways, new construction of any type and external renovations of any type, except for landscaping.
- What are the set back requirements for homes and storage structures?* All structures must be placed at least 100 feet from the front street easement and 25 feet inside the side and rear property lines. Storage buildings must be placed behind homes.
- I love the area and views and would like to take advantage of the views by building a nine story sky scraper. Is this allowed?* The goal of the community is to have unique high quality homes populate the subdivision. While there is latitude for individual expression, the ACC and POA reserve the right to reject building plans that do not conform to, or fit the terrain, ecology and harmony of Whitewater Springs.
- What type of fencing may I have?* Fencing regulations may be found on the WWSPOA website under governing documents. As a quick reference, however, the following may not be used inside the subdivision: barbed wire, or



3. Draw up plans with the builder. The ACC will need the following items

- A. Plans of the home, or exterior change. The plans should show the exterior elevation of the home on all four sides.
- B. Septic plan showing septic lines, spray heads and spray field.
- C. Home site map with the location of the home and driveway specifically noted on the map.
- D. The following forms: New Home Construction, Property Owners Responsibility and Contractor/Builder Responsibilities form. These forms can be found at the following link: <http://www.wwspona.com>
- E. \$1,650 dollar non refundable road impact fee.



Whitewater Springs is a beautiful and friendly community located in the Hill Country just outside of Austin, Texas. Whether you are constructing your dream home, or making exterior improvements to your existing home, or property, this guide should help you through the steps to obtain approval from the Architectural Control Committee (ACC). Please understand that no construction or exterior improvements may be made without written permission of the ACC.

After you have purchased your home site, you should follow the guidelines below. Each should be self explanatory. Please contact the ACC if you have any question.

1. Obtain a home site and the current survey for that home site.
2. Locate a builder. Please note that the ACC does not endorse, or recommend builders, or service suppliers. But as in any large purchase, please do your due diligence.

Quick Guide to Building and exterior changes in
Whitewater Springs
Bertram, Texas



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