

## WHITEWATER SPRINGS ACC CHECKLIST (per DCC&Rs on 5/03/17)

Property Owner (Name) \_\_\_\_\_ Section \_\_\_\_\_ Lot No. \_\_\_\_\_

- Is there a water tap available for this new build?    yes    no   Check with the WSWSC Board.**
  
- Property owner needs to complete and sign the Whitewater Springs "New Home Construction Application" or the "Addition/Modification Application" and submit to ACC (all projects will require one of these forms). **Each project request for change, modification, or variance needs to be on a separate form.**
- Property owner needs to complete and sign the Whitewater Springs "Property Owner Responsibilities" form and submit to ACC (all projects require this form)
- Contractor/Builder needs to complete and sign the Whitewater Springs "Contractor/Builder Responsibilities" form and submit to ACC (NOTE: form required for project if a builder/contractor is to perform the work or a portion of the work)
- Need construction plans and specifications, per Art. III, Sec. 1 of DCC&Rs
- Documentation showing finish grade elevations (front, back and side), per Art. III, Sec. 1 of DCC&Rs
- Information showing quality of workmanship and materials, per Art. III, Sec. 1 of DCC&Rs
- Verify that primary dwelling is 2000 sq. ft. or larger and has a two-car garage (either attached or detached), per Art. IV, Sec. 2 of DCC&Rs
- For a home that is set on blocks or piers, there must be an outside or perimeter beam of brick or concrete on all sides of the building. The structure must be completely dried in within 6 months of beginning of construction. The ACC has broad discretion to waive the exterior beam requirement for a split-level home or hillside home.
- Need copy of Site Plan/Structure(s) location, which must be a surveyor's plat drawing (i.e., showing location of house, propane tank, water storage tanks, sewer system, out building, shed, barn, garage, driveway, deck, gazebo, pool, Jacuzzi, etc.), per Art. III, Sec. 1 of DCC&Rs
- Verify that house and other structures/tanks, etc. are within property setback lines, pursuant to setback specifications incorporated in all Articles of the DCC&Rs
- Complete plan of sewer system showing relation to tract lines and water lines, water wells, or water sources, per Art. III, Sec. 1 of DCC&Rs
- Verify that the sewer system is an **aerobic** sewer system with sprinklers and an alarm, per Art. IV, Sec. 10 of DCC&Rs
- Complete plan showing construction and location of water well and lines, per Art. III, Sec. 1 of DCC&Rs
- Information showing that external improvements or changes are in harmony with external design of existing structures, per Art. III, Sec. 1 of DCC&Rs
- Copies of all permits required by proper authorities, per Art. III, Sec. 2 of DCC&Rs    Building Permit(s)   and    Septic Permit
- Get the \$1,650.00 (one-time non-refundable road impact fee for new home construction, per the Second Amendment of DCC&Rs Art. VIII, Sec. 7. This must be in the form of a **Cashier's Check** made out to "**Whitewater Springs POA**". In the bottom left corner of the check, it needs to say "**Lot No. \_\_\_ Road Impact Fee**". The lot number of the owner needs to be identified. Mail your check to **WWS ACC** at 328 Spring Hollow Drive, Bertram, TX 78605, or, if hand delivering the application packet, include it in the packet. Once the applications and plans have been approved, the ACC will send it to the management company.
- When a culvert, bridge, or crossing is necessary or requested by property owner, a request is to be made to and approved by the ACC, per Art. IV, Sec. 15 of DCC&Rs (NOTE: Per County staff, county permit is NOT required for culvert because we have private roads in WWS)
- Prior to beginning of construction and after ACC's approval of project, a driveway extending from street to slab of 4 inches of gravel, compacted rock, crushed limestone, or better must be installed, per Art. IV, Sec. 17 of DCC&Rs. NOTE: No road base is allowed.
- Verify that barn, shed, or outbuilding is set within property lines as identified in Art. IV, Sections 9 and 9A of the DCC&Rs
- If a variance is necessary/wanted, a written request clearly identifying what is needed/wanted must be made to the ACC by the property owner. An explanation of the reasoning for the variance must be included in the request for variance. Approval/denial will be based on the DCC&Rs.
- Verify that the WSWSC (water supply corporation) approved the Rainwater Harvest System, if such is being installed on property.

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