

ATTACHMENT 2
VILLAGE AT LEDGE STONE: IMPROVEMENT APPLICATION

Deliver via United States Postal Service:
Village at Ledge Stone Architectural Reviewer
13000 Hwy 290 W
Austin, Texas 78737 9339



What projects need to be submitted to the Village at Ledge Stone Reviewer?

("Improvements") including, but not limited to, storage sheds, home additions, fencing, fence relocation, fence staining, color changes to the exterior paint, basketball goals, playscapes, trampolines, decks, arbors, gazebos, swimming pools, spas, hot tubs, playhouses, walls, hardscape improvements, landscaping and exterior alterations.

Steps for Consideration

Please complete this application and submit it with your plans and specifications of the proposed improvement. No additions, modifications or removal of any Improvement shall be made upon any lot without prior written approval of the Village at Ledge Stone Reviewer.

What must accompany this submittal?

Plans and specifications are defined as any and all documents designed to guide or control the construction, installation or maintenance of any Improvement, including but not limited to, those indicating location, size, shape, configuration, materials, site plans, excavation and grading plans, foundation plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specifications on all building products and construction techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to such Improvement.

The plans and specifications to be submitted will be incomplete and not accepted without all of the following items, unless waived by the Village at Ledge Stone Reviewer. The Village at Ledge Stone Reviewer may require additional information before action on your request.

1. Plot plan/survey showing the location (with measurements noted), dimensions, and elevations of all existing and proposed Improvements.
2. Existing and finished grades shall be shown on lot corners and at corners of proposed improvements. Lot or Condominium Unit drainage provisions shall be indicated, as well as cut and fill details, if any appreciable change in the lot contour is possible due to the construction of the improvement.
3. The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements shall be described, along with any diagrams or representations necessary to depict all proposed exterior illumination, including location and method, utility connections and fire protection systems.
4. This form must be completed and signed by the Owner of the Lot or Condominium Unit.

This form can be found at: <http://www.ledgestoneaustin.com/residents.htm>

Please indicate the type of improvement for which you are requesting approval.

- | | |
|---|---|
| <input type="checkbox"/> Outbuilding | <input type="checkbox"/> Exterior Color Change |
| <input type="checkbox"/> Alteration of existing improvement | <input type="checkbox"/> Removal of existing improvement |
| <input type="checkbox"/> Deck, Arbor, Gazebo | <input type="checkbox"/> Swimming Pool, Spa, Hot Tub |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Playscape, Trampoline |
| <input type="checkbox"/> Basketball Goal | <input type="checkbox"/> Waterfall/Pond |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> *Fence/Fence Modification/Staining |

*Fencing Note: Check all proposed fencing to be installed, initial applicable Exhibit(s) and submit Exhibit(s).

- Ornamental Iron Fence Exhibit A
- Good Neighbor Fence Exhibit B
- Side Yard Fence Exhibit C

Description of Proposed Improvement:

Fees

Charges for review are according to the following schedule:

Small project	
Storage shed, deck, arbor, fence, playscape, landscaping	\$ 60.00
Re submittal	\$ 30.00
Fine for starting without approval	\$120.00
Major project	
Swimming Pool, Spa, Home addition/modification	\$150.00
Re submittal	\$ 75.00
Fine for starting without approval	\$300.00

Deposit

A deposit of \$2,500.00 will be required for certain types of construction projects including but not limited to swimming pools and home additions/modifications.

If you are submitting your request via facsimile, please send a photocopy of check in the correct amount with this submittal. The original check must be received within five (5) days or the submittal will be considered incomplete. Review of plans will be completed within fourteen (14) days.

This form can be found at: <http://www.ledgestoneaustin.com/residents.htm>

Please read the following statements and initial next to each line to indicate that you have read, understand and agree to abide by the statement:

_____ I acknowledge receipt of the Village at Ledge Stone Master Covenant, Development Area Declaration, Development Area Declaration and Declaration of Condominium Regime, and the Design Guidelines and agree to abide with all in regards to the proposed submittal.

_____ I understand that any contractors I employ are not permitted to place signs anywhere within the subdivision advertising their business. (i.e. This fence is being built by..., etc.)

_____ I understand that greenbelt access is not permitted for construction activity without written permission from the Village at Ledge Stone Reviewer. A formal application and separate deposit must be submitted and approved before greenbelt access would be considered.

_____ I hereby agree not to begin any improvements until the Village at Ledge Stone Reviewer notifies me of an approval in writing.

_____ I understand that any changes to the approved plans must be re submitted for approval before the changes are implemented.

_____ I understand that the Village at Ledge Stone is a private subdivision and that any damage to streets, right of way, drainage facilities, etc. attributable to the construction activities will be the responsibility of the Homebuilder and/or Owner.

_____ I understand that no authorization has been granted to allow for the surface of any street to be cut within the community without written approval of the Village at Ledge Stone Reviewer.

Owner Signature

Owner Name

Work Phone

Address of Proposed Improvement

Home Phone

Mailing Address (if different than above)

Email Address (For Expedited Approval)

Contractor (if any)

Contractor Phone

Contractor Contact

Contractor Email Address

Ledge Stone Review No.: _____

Address: _____

Following a review of your submittal, the Village at Ledge Stone Reviewer:

Plans are approved as submitted.

Disapproved your request at this time because of the following reasons or variances from the Association Restrictions and/or guidelines established by the Village at Ledge Stone Reviewer.

Requests the following additional information in order to make a final decision on this Association Restrictions and/or guidelines established by the Village at Ledge Stone Reviewer.

Approval Granted Village at Ledge Stone Architectural Reviewer:

By: _____

Review Date: _____

ATTACHMENT 3
LANDSCAPING SPECIFICATIONS

Plant Material & Specifications	Lot	Condominium Unit
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Yard Trees

Quantities

Front Yard – 3” Caliper Trees	2	2
Rear Yard – 3” Caliper Trees	0	0
Side Yard Corner Lot 3” Caliper Trees	4	4
Irrigation Installed Trees	Yes	Yes

Lawns

Front Yard – Bermuda Tifway 419	Solid Sod	Solid Sod
Rear Yard – Bermuda Tifway 419	Solid Sod	Solid Sod
Side Yard of Corner Lot – Bermuda Tifway 419	Solid Sod	Solid Sod
Irrigation Installed – Entire Lawn	Yes	Yes

Foundation Planting – Front

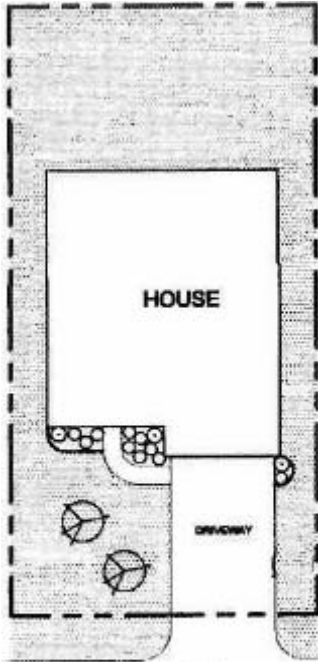
Shrubs 3 to 5 Gallon	18	5
Shrubs/Plants 1 Gallon	20	10
Irrigation Installed – All Shrubs	Yes	Yes

Acceptable Trees

Live Oak – Quercus Virginiana
Bur Oak – Quercus Macrocarpa
Chinkapin Oak – Quercus Muhlenbergii
Texas Red Oak – Quercus Texana
Cedar Elm – Ulmus Crassifolia

Notes:

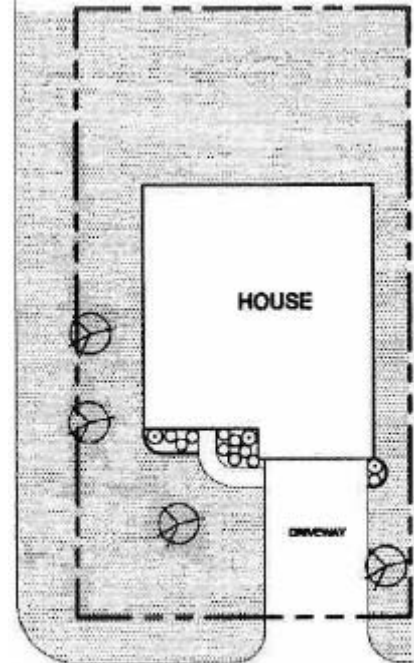
- 1) Side Yard of Corner Lot is any Lot or Condominium Unit that has a side yard fronting a street right of way
- 2) It is recommended that trees be a minimum of two (2) different species on each Lot or Condominium Unit. Caliper size is measured at four feet (4') above ground.



55' STANDARD LOT

REQUIRED TREE AND SHRUB PLANTING:

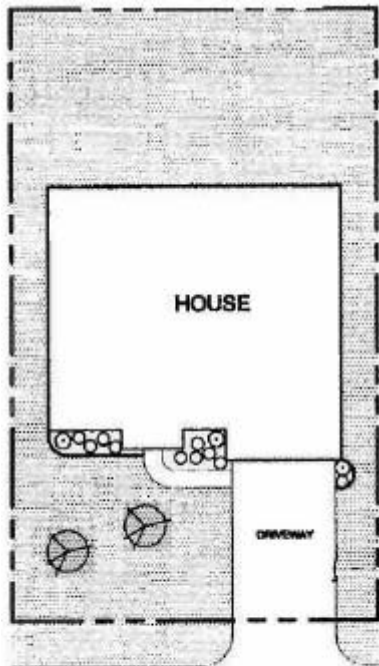
- 2-3" TREES
- 5-5 GAL. SHRUBS
- 10-1 GAL. SHRUBS



55' CORNER LOT

REQUIRED TREE AND SHRUB PLANTING:

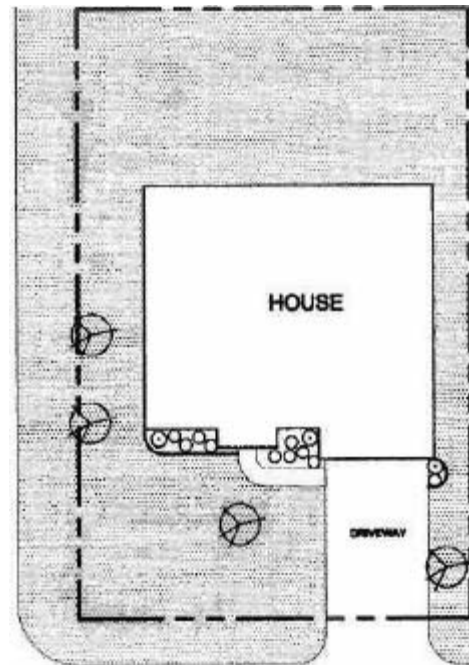
- 4-3" TREES
- 5-5 GAL. SHRUBS
- 10-1 GAL. SHRUBS



65' STANDARD LOT

REQUIRED TREE AND SHRUB PLANTING:

- 2-3" TREES
- 10-5 GAL. SHRUBS
- 20-1 GAL. SHRUBS



65' CORNER LOT

REQUIRED TREE AND SHRUB PLANTING:

- 4-3" TREES
- 5-5 GAL. SHRUBS
- 10-1 GAL. SHRUBS

EXHIBIT A
ORNAMENTAL IRON FENCE

Six foot (6') tall powder coated black ornamental iron fence. Finials of any kind are not allowed.

EXHIBIT B
GOOD NEIGHBOR FENCE

Good Neighbor style six foot (6') tall wood fencing with 2 3/8" vertical steel posts is the only type of fencing allowed between property lines. Good Neighbor fencing is defined as wood fencing that alternates the side the panel faces every eight feet (8'). Shadowbox or "Pallet" type fencing is not allowed.

Fences may only be stained using a stain that is comparable to Sherwin Williams DeckScapes semi transparent stain in color and quality. Any and all staining requires approval of the Village at Ledge Stone Reviewer.

EXHIBIT C
SIDE YARD FENCE

The side yard fence shall be six foot (6') tall wood fencing with 2 3/8" vertical steel posts. The side yard fence at the point where it connects to the house must be setback a minimum of fifteen feet (15') from the front corner of the house and a minimum of ten feet (10') from the back corner of the house. All side yard fences must be installed so that they are even and in a straight line between houses. Furthermore, side yard fences must be installed so that all pickets are facing toward the street and no fence rails are seen from the street. Also, fencing along any street must follow the side yard fence specifications.

Fences may only be stained using a stain that is comparable to Sherwin Williams DeckScapes semi transparent stain in color and quality. Any and all staining requires approval of the Village at Ledge Stone Reviewer.