

Hidden Forest Estates Builder Guidelines and Procedures

Hidden Forest Estates, Montgomery, Texas

Architectural Review Committee (ARC) Contact:

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1. Pre-Construction Requirements

1.1 Pre-Construction Meeting

- A mandatory pre-construction meeting with an Architectural Review Committee (ARC) member is required before commencing any destruction or construction on the lot.

1.2 Permits and Approvals

- Obtain all necessary permits from Montgomery County.
- Submit a copy of all approved permits (building and septic permits from Montgomery County) together with the ARC application form for approval.
- Submit a “Driveway and Culvert Application” for ARC approval.
- All permits must be posted outside of the construction site.

1.3 Culvert Requirements

- The minimum culvert size is 12 inches.
- The ARC requires a culvert inspection and approval if not installed by the county.

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2. Construction Site Management

2.1 Construction Hours

- Construction activities are allowed from 7:30 AM to 6:30 PM, Monday through Saturday.
- No construction activities on Sundays and public holidays.

2.2 Sanitation Facilities

- A portable toilet (portican) must be available on-site at all times during construction.
- Porticans must be serviced (i.e. cleaned) at least x1 per week.

2.3 Waste Management

- Install a dumpster or trash bin on the construction site for debris and waste.
- Ensure regular removal of construction waste to maintain site cleanliness.

2.4 Tree Preservation

- Conduct a tree inspection with ARC representatives.
- Clearly mark trees that are to be preserved with visible markers.

2.5 Site Fencing

- Erect a construction fence along property lines and at the back of the lot.
 - Install a silt fence along any drainage areas, ditches, or waterways to prevent erosion.
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3. Financial and Security Requirements

3.1 Construction Retainer

- For new builds, a refundable construction retainer of \$1,500 must be deposited with the POA before starting construction.
- The retainer will be returned upon satisfactory completion of the project and site inspection.

3.2 Issue Rectification

- Builders have 48 hours to rectify any issues or non-compliance identified by the ARC.
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4. General Guidelines

4.1 Noise Control

- Limit noise to no greater than 90 decibels to minimize disturbance to residents.
- Use noise-reducing measures for machinery and equipment where possible.

4.2 Dust and Debris Control

- Implement dust control measures, especially in dry weather.
- Clean up any debris that spills onto public roads or neighboring properties immediately.

4.3 Site Access

- Construction vehicles must use designated access routes to minimize traffic impact on residents.
- No parking of construction vehicles on neighboring properties without explicit permission.
- No blocking of roads

4.4 Safety and Liability

- Ensure the construction site is safe and secure at all times.
- Maintain liability insurance to cover any potential damages or accidents.

5. Environmental Considerations

5.1 Waterway Protection

- Prevent runoff and pollutants from entering local waterways.
- Use silt fences and other erosion control measures to protect the environment.

5.2 Waste Disposal

- Dispose of hazardous materials in accordance with local regulations.

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6. Post-Construction Requirements

6.1 Final Inspection

- Schedule a final inspection with the ARC upon completion of construction.
- Ensure all construction materials and waste are removed from the site.

6.2 Site Restoration

- Restore any disturbed areas to their original condition.
- Replant any damaged landscaping and ensure the site is visually appealing.

6.3 Return of Retainer

- The construction retainer will be returned after the final inspection confirms compliance with all guidelines and no outstanding issues are present.

Conclusion

The guidelines outlined above aim to ensure that construction in Hidden Forest Estates is conducted in a manner that is respectful to the community and the environment. Adherence to these guidelines will help maintain the quality and aesthetics of our neighborhood.

For any questions or clarifications, please contact the Architectural Review Committee at the provided contact information.