LAKE FOREST FALLS
ARCHITECTURAL COMMITTEE
PROCEDURES AND RESTRICTIONS

APPROVALS BY ARCHITECTURAL COMMITTEE

The Architectural Committee will issue building permits outside of the normally scheduled meetings if and only if the proposed construction project:

- Is not a new residence on an undeveloped lot
- Is not a complete tear down and rebuild of an existing residence
- Is not an outbuilding or temporary structure with the exception of covered patios not adjoining the home and boat slips without a cover
- Is at least ten feet interior of any set back on any side
- Does not increase the current enclosed living space
- Meets all criteria set forth in the relevant section of the deed restrictions
- Meets the fencing requirements identified in section 2(J) of the deed restrictions

Approvals/permits will be logged with a permit number. All of the paperwork associated with said approval will include that number and be returned to the secretary of Lake Forest Falls for filing either physically or electronically within seven days of issuance.

No requests for a variance will be considered.

No contingent approvals will be made as they will no longer be necessary.

No permit will be issued without the review of two committee members and will require the signature of both.

APPROVALS BY BOARD

For all requests that cannot be fulfilled by the Architectural Committee outside of the regularly scheduled Board meeting due to failure to meet the aforementioned criteria for an approval, home owner will submit required paperwork to Architectural Committee, who will provide a copy of plans prior to the Board meeting electronically for preview. The Chairman or another member of the Architecture Committee will submit the Homeowner's request to LFF Board for approval.

HOMEOWNER'S REQUIREMENT

The paperwork required from a homeowner will be as follows:

1. An overhead view of the project in relationship to all relevant property lines, current buildings, and set-back lines.
2. Septic- permit requests adding living area square footage or additional waste water sources will require a written septic system survey stating that the septic system is sized for the additional load. The committee will reference Texas Administrative Code (TAC) Table 4.1: 30 TAC 285.91(3), Table III for single family dwellings to determine the type of survey required. Construction that stays below the square footage thresholds allowed by 30 TAC can have the survey completed by a local septic company, projects that exceed the square footage thresholds will require a Registered Sanitarian approved by the Montgomery County Health Department. If the septic system is determined to be inadequate, a LFF permit will be withheld until an approved design with county approval is received.

TYPE OF FACILITY	USAGE RATE GALLONS/DAY (Without Water Saving Devices)	USAGE RATE GALLONS/DAY (With Water Saving Devices)
Single family dwelling (one or two bedrooms) - less than 1,500 square feet.	225	180
Single family dwelling (three bedrooms) - less than 2,500 square feet.	300	240
Single family dwelling (four bedrooms) - less than 3,500 square feet.	375	300
Single family dwelling (five bedrooms) - less than 4,500 square feet.	450	360
Single family dwelling (six bedrooms) - less than 5,500 square feet.	525	420
Greater than 5,500 square feet, each additional 1,500 square feet or increment thereof.	75	60

3. A signed statement from homeowner stating that they have received a copy of, read, and understand the deed restrictions. This statement will also guarantee to LFF subdivision that the construction will be carried out according to the proposed plans and that it will comply with all articles of the deed restrictions.

Permit # _____

LAKE FOREST FALLS, INC.
HOME OWNER'S REQUEST AND DEED RESTRICTIONS ACKNOWLEDGEMENT

I, _____, property owner at _____, Conroe, TX 77304, request to Lake Forest Falls, Inc. the following improvements and/or additions:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Proposed date to begin project: _____ Estimated time to complete project:_____

I have received, read, and understand the deed restrictions as they apply to the proposed construction project. I am aware that any construction done that is not in accordance with said proposal and restrictions will be subject to actions that may include, but not be limited to, removal of structures at my expense, fines assessed by the Lake Forest Falls Board of Directors, or legal action.

_____ _____

Homeowner's signature Date

_____

Homeowner's name printed

Permit # _____

Property Owner: _____

Address: _____

NOTICE

Lake Forest Falls, Inc.
in accordance with the deed restrictions,
has approved the construction in progress
on this site, by one of the following:

_____ Board of Directors

By the order of the minutes of the Board of Director's meeting that took place on

_____, 20___.

or

_____ Architectural Committee

As per the plans submitted by _____ to the Architectural Committee.

_____

Architectural Committee Chairman

_____

Architectural Committee Member
(required second signature if approved by Architectural Committee)

LAKE FOREST FALLS SUBDIVISION
ARCHITECTURAL PROCEDURES AND RESTRICTIONS

LAKE FOREST FALLS, INC.

By: _____
Secretary

Printed Name: LeeAnn Morgan

THE STATE OF TEXAS ₴

COUNTY OF Montgomery ₴

This instrument was acknowledged before me on the 16 day of January, 20 23, by LeeAnn Morgan, Secretary of the Board of Directors of Lake Forest Falls, Inc., a Texas Corporation.

KIM A. HENNIS
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 132714464

_____
Notary Public Signature

Kim A. Hennis
Notary Public Printed Name

✓ Return Recorded Document To:
Lake Forest Falls, Inc.
PO Box 1232
Conroe, TX 77305

Doc #: 2023004177
Pages 6

FILED FOR RECORD
01/18/2023 01:34PM

L. Brandon Steinmann
County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in the file number sequence on the date and time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

01/18/2023

L. Brandon Steinmann
County Clerk
Montgomery County, Texas