

**HIDDEN SPRINGS HOMEOWNERS' ASSOCIATION, INC.  
ARCHITECTURAL CONTROL AND BUILDING GUIDELINES**

**STATE OF TEXAS**

§  
§  
§  
§

**COUNTIES OF KENDALL  
AND KERR**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**WHEREAS**, the Hidden Springs Homeowners' Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

**WHEREAS**, pursuant to Article VII Section 5 of the Declarations, the Architectural Control Committee of the Association ("ACC") may establish and publish from time to time reasonable administrative procedures and separate building guidelines covering residential and non-residential Improvements.

**WHEREAS**, the ACC desires to establish Architectural Control and Building Guidelines.

**NOW, THEREFORE**, the ACC has duly adopted the following Architectural Control and Building Guidelines ("Guidelines"):

The following Guidelines are in accordance with Articles III, VII, VIII, IX, X, XI, XII, XIII, XIV, XXIII, XXIV, XXXIV of the Declarations for outlining the steps necessary to obtain approval for and complete construction of new residential construction and Improvements.

The Owner must deliver these Guidelines, as well as a copy of the Declarations to the Building Contractor before the start of construction. The Owner and Building Contractor must return to the ACC a signed copy of these Guidelines signifying a commitment to abide by these Guidelines, the plans approved pursuant to the Building Permit, the Procedures for Construction Plan Submittal & Approval Process, and the Declarations.

**A Building Deposit of \$5,000.00 with \$1,000.00 being non-refundable is due upon issuance of the Hidden Springs building permit.** The Owner is responsible for their Builder. The Building Contractor is responsible for the activities of all Subcontractors. The cost of any damage caused by the Builder or Subcontractors to any Common Areas, i.e. roadway damage, and cleanup, will be deducted from the Building Deposit.

No construction shall occur other than during daylight hours from Monday through Friday and no construction shall occur on weekends. Violations of permitted construction hours after one written notice has been sent by the Declarant or Association to the Lot Owner/Builder are subject to a fine of no less than \$100 and no more than \$1,000 per notice, which fine is secured by the Building Deposit.

Provided there is no measurable damage after construction, the deposit shall be returned after landscaping is complete, and the Lot is returned to its natural state i.e. no slag piles, landscaping materials, etc., on the Lot.

Owners may coordinate the Central Texas Electrical Company trenching to the home with Nexstream, an

internet provider for installation of fiber internet to a home.

**1. The ACC requires that the Builder installs 3 x 5 rip rap rock at the first 50 feet of entry onto the Lot (including a culvert, if necessary) prior to any construction or Lot improvements (i.e. well drilling, land clearing, home building, etc.).**

2.. The Builder is required to provide the Association with a resume which should include financials, a building history, and three custom home references to include the name and contact number of the Owner.

3. The Owner is responsible for their Builder and ensuring that all construction is in accordance with the approved plans.

4. Prior to commencing construction the Building Contractor must locate and flag property lines for review by the ACC. **Property lines must be clearly marked for the duration of construction.**

5. No construction, earthwork (scraping or digging), or tree clearing is to begin without a Hidden Springs Building Permit with the exception of cedar tree removal and brush clearing.

6. The Owner must secure ACC approval of any exterior changes to previously approved plans before such changes are applied. The ACC can require that such construction be returned to the previously approved plans at the Owner's expense.

7. A dumpster must be located on-site at the start of construction, after site preparation has been finished, through completion. All Contractors will place all waste material and trash in the receptacle on a daily basis and remove it from the site when full. The dumpster must be removed prior to occupancy unless the Owner requests, and the ACC grants, a 7-day maximum extension for the Owner's convenience. The Builder is responsible for the retrieval of all wind-blown trash. If this becomes a problem, a tarp over the dumpster or perimeter fencing must be used.

8. A portable toilet must be on-site at the start of construction and maintained weekly throughout construction. The portable toilet must be removed prior to occupancy.

9. Permanent power must be available before framing starts; no generators are allowed.

10. **Water must be available on-site before construction.** The contractor is required to have the necessary length of hose (at least 100') to the water well for fire protection while construction is in progress.

11. No radios, tape players, or Bluetooth speakers outside the house during construction.

12. The Builder may display one sign in accordance with the Declarations. No Subcontractor Signs are allowed.

13. Contractors and Owners must confine work to the permitted Lot. The Contractor, their Subcontractors, and all related employees shall not enter onto or access any other Lots without the express written permission of the affected Lot Owner. In no event shall any adjacent Lots be used, by any of the above, for parking, picnicking, storage, or dumping.

14. No equipment or materials may be stored or dumped on roads, Common Areas, or other Lots.
15. Waste or wash-out residue must be removed from the site and subdivision.
16. Roof Penetrations - All chimneys shall be constructed in accordance with the approved plans. All other roof penetrations shall be to the rear of the main ridgeline of the house that runs parallel to the street. For any roofline that runs perpendicular to the street, the penetrations shall be toward the rear of the house. Any satellite dish shall be toward the rear of the house or in the least visible position depending on the house orientation and the necessary orientation of the dish.
17. In general, equipment and materials shall not be unloaded on any road surface or road right of way unless a failure to do so will cause a danger or safety hazard. In any event, if equipment or materials must be unloaded on the road or right of way, the need for such unloading must be approved in advance by the ACC and shall take place in the road immediately adjacent to the property under construction, and subsequently, equipment and materials unloaded shall be moved immediately onto the Lot.
18. No fires are allowed.
19. No concrete batching or washing is allowed on roads or Common Areas.
20. At the conclusion of construction, after occupancy, the Owner shall attempt to return disturbed areas to their natural condition or the condition approved pursuant to the landscaping plans approved by the ACC. In any event, changes to the property resulting from the Construction Plans approved by the ACC (such as retaining walls, pools, etc. approved as part of the Construction Plan) shall not be considered as property that needs to be returned to its natural condition. Given drought conditions, growing seasons, and other climate-related issues, as long as the Owner is attempting to remediate any scars (not addressed in the Landscaping Plan) through planting of native plants, grass, etc. and such efforts proceed until the areas are remediated, then Owner will be considered in compliance with this requirement.
21. All Owners, residents, contractors and other individuals must observe the **30 MPH** maximum speed limit in Hidden Springs.
22. No littering in the subdivision.
23. No temporary parking/loitering at entrance gates or on subdivision roads. All construction vehicles must park on the construction site.

**ALL CONSTRUCTION VEHICLES MUST PARK ON THE STREET SIDE OF THE CONSTRUCTION SITE. NO PARKING IS ALLOWED ON ANY OTHER LOT OR ACROSS THE STREET FROM THE CONSTRUCTION SITE.**

24. The cost of any repairs arising from damage caused by the Builder or its Subcontractors to any Common Areas may be deducted from the Building Deposit. The Owner and Building Contractor will be responsible, over and above the Building Deposit, for any costs associated with damages sustained to any Common Areas arising from the construction process.
25. Following the occupancy of the home, the Landscaping Plans shall be submitted within three months.

The ACC recognizes that the implementation of such plans can vary, due to seasonal climate issues, drought conditions, and growing seasons. A complete discussion of these variables shall be made with the ACC before settling on a final plan so that all parties are aware of the time expectations and what factors might lengthen that time. When designing your layout please keep water conservation a priority as well as choosing drought-tolerant or sustainable plants. **Landscaping Plans must be approved by the ACC prior to the commencement of such landscaping.**

26. The ACC recognizes that additional landscaping or pool installation may be accomplished by a different Building Contractor at the time of the home construction or in the future. Since this usually requires large trucks, trailers & equipment, unlike regular weekly or maintenance contractors for yard/pool/HVAC/septic/etc.:

- **A Construction Deposit in the amount of \$1,000 is required for a pool addition. \$500 of which is a non-refundable Road Usage Fee.**
- **A Construction Deposit in the amount of \$1,000 is required for a structural addition that includes a foundation. \$500 of which is a non-refundable Road Usage Fee.**

27. Article VIII, Section 4(a) of the Declarations indicates that acceptance of a Building Permit assures that construction of the approved building will be completed within 9 months from the start of construction. Although it is optimal for construction to be finished within 9 months, experience has indicated that several factors beyond the control of the Builder, Owner, or ACC may contribute to completion periods longer than 9 months. Weather delay, Acts of God, and market conditions causing a lack of availability of materials or labor could contribute to such a delay. It is the intent of the ACC that once construction has begun, the progress in such construction is, more or less, continuous in nature, subject to uncontrollable delays noted above. If it appears that construction will be longer than 9 months, the Owner shall contact the ACC as soon as this is known and inform the ACC of the approximate, extended time of construction and an estimated completion date. *There is no time limit to commence building on your property.*

28. During construction, the ACC may, from time to time, inspect the site and improvements (e.g. the building) to ensure that they are in compliance with these Guidelines and the approved plans. If the ACC discovers that the construction is out of compliance in certain areas, the Owner must bring the construction back into compliance with the approved plans or request a variance from the ACC regarding the change from the approved plans. The ACC's approval of such variance shall be at their sole discretion. **Administration fees for a variance are \$250.00.**

By signing below, the Owner(s) and Builder agree to comply with these Guidelines, the Declarations, and other governing documents of the Association, and to construct the house/improvement in accordance with the plans approved by the Architectural Control Committee in the building permit approval process.

Property Owner (Printed Name) \_\_\_\_\_ Date \_\_\_\_\_

Signature

\_\_\_\_\_

Property Owner (Printed Name) \_\_\_\_\_ Date \_\_\_\_\_

Signature

\_\_\_\_\_

Builder Company Name

\_\_\_\_\_

Builder E-mail Address \_\_\_\_\_ Phone \_\_\_\_\_

Builder Signature \_\_\_\_\_ Date \_\_\_\_\_

**HIDDEN SPRINGS HOMEOWNERS' ASSOCIATION, INC.  
MATERIAL SPECIFICATIONS SHEET**

DATE\_\_\_\_\_OWNER\_\_\_\_\_

LOT#\_\_\_\_\_ADDRESS/PHONE\_\_\_\_\_

BUILDERS' NAME\_\_\_\_\_

BUILDERS' PHONE & EMAIL\_\_\_\_\_

EXT. STONE MATERIAL/COLOR\_\_\_\_\_

BOARD AND BATTEN SIDING/COLOR\_\_\_\_\_

FASCIA-SOFFIT/COLOR\_\_\_\_\_

WINDOW MANUFACTURER/COLOR\_\_\_\_\_

FRONT DOOR SPECS/COLOR\_\_\_\_\_

GARAGE DOOR SPECS/COLOR\_\_\_\_\_

ROOF TYPE/COLOR\_\_\_\_\_

PORCH POSTS/RAILS/COLOR\_\_\_\_\_

WELL ENCLOSURE\_\_\_\_\_

STORAGE TANK MATERIAL\_\_\_\_\_

DARK SKY COMPLIANT LIGHTING *SUBMIT PHOTOS* DRIVEWAY SURFACE\_\_\_\_\_

FENCING\_\_\_\_\_

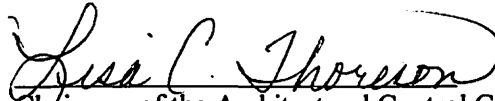
**LANDSCAPING:** If you do not submit a plan at this time one

should be submitted no later than 3 months after occupancy, and be approved by the ACC. *before*  
Landscaping starts.

**YOU MUST TURN IN SAMPLES AND/OR PICTURES OF EXTERIOR MATERIALS AS WELL  
AS PAINT COLOR CHIPS.**

These guidelines are effective upon recordation in the Public Records of Gillespie, Kendall, and Kerr Counties, and supersede any Architectural Control and Building Guidelines which may have previously been in effect. Except as affected by these Guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the ACC on this 19 day of August 2024.

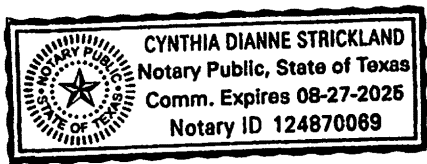


Chairman of the Architectural Control Committee  
Hidden Springs Homeowners' Association, Inc.

STATE OF TEXAS           §  
                                         §  
COUNTY OF BANDERA   §

Before me, the undersigned authority, on this day personally appeared Lisa Thoreson, Chairman of the Architectural Control Committee of Hidden Springs Homeowners' Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 19<sup>th</sup> day of August, 2024.



  
Notary Public, State of Texas  
Printed Name: Cynthia D. Strickland  
My commission expires: 8-27-2025

**After recording, please return to:**  
Hidden Springs Homeowners' Association, Inc.  
c/o C.I.A. Services, Inc.  
PO Box 63178  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

## FILED AND RECORDED

**Document Number:** 24-04762

**Document Type:** RESTRICTIONS

**Filing and Recording Date:** 8/20/2024 11:43:51 AM

**Number of Pages:** 8

**GRANTOR** HIDDEN SPRINGS HOMEOWNERS  
ASSOCIATION INC

**GRANTEE** PUBLIC, THE

**Returned To:** C.I.A. SERVICES INC.  
465 BEAR SPRINGS ROAD P.O. BOX 63178  
PIPE CREEK, TX 78063

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.



*Nadene Alford*

**Nadene Alford, Clerk**  
Kerr County, Texas  
By: CHRISTIAN MOSS DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

**DO NOT DESTROY - This document is part of the Official Public Record.**