To: Canyon Lake Island Property Owner's Association (CLIPOA)
P. O. Box 47
Fischer, TX 78623
Attn: Board of Directors

From: _____
(Please print your name in the blank above)

Subject: Pre-Construction Checklist (Revised Feb. 20, 2005)

Date: _____

The current Canyon Lake Island (CLI) Deed Restrictions, Section IV titled "Residence and Outbuilding Design", Item #3, states:

> **"No building or structure shall be erected or constructed on any lot until the Owner has provided information or assurances in writing to the CLIPOA that the residence design and construction restrictions will be met."**

I represent all the owners of CLI Lot(s) # _____ on which construction of a residence and/or garage will begin on or about _____. In order to comply with the above requirement, I have chosen to provide CLIPOA with assurances in the form of the following completed check list.

Please initial all those items below with which your construction will comply:

☐ 1. No structure shall be constructed or permitted to remain on any lot in said Canyon Lake Island Subdivision other than one detached single family dwelling not to exceed the maximum height restrictions listed below, and a private garage for not more than three (3) cars, and other out buildings incidental to residential use. The maximum height of the highest point on any roof line above the highest point on the lot on which it is built shall be less than:

- Lots #1 through #30: 17 feet
- Lots #32 through #60: 20 feet
- All other lots: 27 feet

☐ 2. Said residence shall contain not less than 1200 square feet, all being exclusive of open porches, breeze-ways, carports or garages.

☐ 3. No initial construction of or modifications to existing septic disposal systems shall be made without complying with applicable federal, state and county laws.

☐ 4. Any residential out-buildings placed closer to the road than the residence shall be similar in design and appearance to the residence itself.

☐ 5. All buildings must be completed not later than nine months after laying foundations.

☐ 6. No residence, garage or carport shall be erected or constructed on any lot in Canyon Lake Island Subdivision nearer than thirty (30) feet to the front property line nor nearer than five (5) feet to the side and rear property lines, except that in the case of corner lots no residence, garage or carport shall be erected or constructed within (10) feet to the side property lines adjacent to streets.

☐ 7. An easement or right-of-way five (5) feet wide along the side, front and rear property lines of the lots hereby conveyed shall be maintained for the purpose of installation or maintenance of public utilities, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the installation of such utilities as and when any public or private authority or utility company may desire to serve said tracts.

☐ 8. No building or structure shall be occupied or used until the entire exterior thereof is completely finished. No outside toilet may be installed or maintained on any premises, with the exception of portable toilets during construction, and all plumbing shall be connected with a septic tank approved by the State and local entities, or to a sewage disposal system, if available.

☐ 9. No buildings or structures constructed outside the Subdivision shall be moved into the subdivision for use as a residence.

In addition to the Design and Construction restrictions, indicate whether you will comply with the following Deed Restrictions during the construction period.

☐ 10. No mobile habitable units such as tents, trailers or camping units shall be placed on any lot except those with a permanent residential structure on the property. No mobile habitable unit, basement, garage or other out buildings placed or erected on any of the heretofore described lots shall at any time be used as a residence temporally or permanently, nor shall any structure of a temporary nature be used as a residence. The one exception to the above is the use of a self-contained recreational vehicles as guest quarters for a limited time of up to ten consecutive days.

☐ 11. During construction, the lot will be kept free of rubbish, trash, garbage or other waste, and such material shall not be kept except in a non-disposable container. (It is recommended that a commercial type dumpster be maintained at the site during the construction.) No burning of trash or refuse will be permitted other that plant material (in accordance with Comal County fire codes).

A copy of this signed Check List should be provided to your builder and contractors to ensure their own and their workers' compliance.

Signed: _____

(This must be the signature of the person whose name is printed at the beginning of this document.)