

Minimum Construction Practices Standards
for
Inverness Point Property Owners' Association, Inc.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

**ORIGINAL FILED
FOR RECORD**

I, Lucas Lagera, President of Inverness Point Property Owners' Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association duly called and held on the 6th day of January 2026, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Minimum Construction Practices Standards was approved by no less than a majority of the Board members in attendance.

Authority and Purpose

Article IX, Section 1, of the Declaration for Inverness Point authorizes the Association to enforce all covenants, conditions, and restrictions as outlined in the Declaration.

Additionally, Article V, Section 15 of the Declaration empowers the Board of Directors to establish Rules and Regulations. Article VIII, Section 1(a) of the Bylaws further grants the Board authority to enact Rules and Regulations and impose penalties for violations of any Governing Document.

The Board of Directors is adopting a policy that outlines the construction standards and practices required within the Subdivision ("Policy"). This Policy supersedes any previously recorded construction standards policy.

Policy Statement

WITNESSETH:

The Association is committed to enforcing its Governing Documents as detailed below.

Section 1. Definitions

Capitalized terms in this Policy shall have the meanings specified below or as otherwise defined in the Declaration:

- **Board or Board of Directors:** Refers to the Board of Directors of the Association.
- **Bylaws:** The Bylaws of Inverness Point Property Owners' Association, Inc.
- **Articles of Incorporation:** The Articles of Incorporation filed with the Texas Secretary of State.
- **Construction Activity:** Encompasses construction, alteration, renovation, or demolition of any Improvement; placement or transport of construction materials; and clearing, excavation, or terrain alteration on any Lot.
- **Declaration:** The Amended and Restated Protective Covenants for Inverness Point Subdivision and all amendments.

Minimum Construction Practices Standards

- **Governing Documents:** Includes the Declaration, Articles of Incorporation, Bylaws, and all policies, rules, and guidelines adopted by the Association.
- **Subdivision:** Inverness Point Subdivision, Travis County, Texas.

Section 2. General Rules

- **No Construction Activity is permitted without prior written approval from the Architectural Control Committee ("Archcom").**
- Construction Activity must start and finish within the dates approved by Archcom.
- Any deviation from ArchCom approved scope of work and/or plans must be resubmitted in writing and approved by ArchCom prior to construction activity or fines will apply.
- During Construction Activity, the Owner and contractor must maintain a 24-hour emergency contact number on file.
- Alcoholic beverages, illegal drugs, and firearms are prohibited on job sites.
- Radios and electronic devices must not disturb neighboring Owners.
- The subdivision speed limit is ten mph.
- No signage is permitted unless approved or required by law.
- Temporary construction structures require Archcom approval.
- Only one portable toilet is allowed unless otherwise approved.

Section 3. Construction Hours

- Monday–Friday: 8:00 a.m. to 6:00 p.m.
- Saturday: 9:00 a.m. to 4:00 p.m.
- No exterior construction is allowed on Sundays or designated holidays (New Year's Day, Christmas Day, Labor Day, Memorial Day, July 4th).
- Interior work is permitted if the area is fully enclosed and the work is non-disruptive.
- Due to the extreme heat of Summer, construction hours for June – September will be accommodated for concrete pouring.

Section 4. Construction Debris and Trash Removal

- A trash container must always be present on site.
- Burning or burying trash or debris is strictly prohibited.

Minimum Construction Practices Standards

Section 5. Construction Dust, Noise, and Odor

Owners are responsible for controlling dust, noise, and offensive odors resulting from construction activities. The Owner must quickly mitigate any dust from civil work, stone cutting, sanding, or grinding that spreads onto nearby properties.

Section 6. Erosion Control

All erosion control measures must comply with applicable governmental requirements.

Section 7. Construction Equipment and Materials

- Materials must be stored neatly within the boundaries of the Lot.
- Equipment and materials must not block streets or rights-of-way.
- Overnight parking of vehicles is prohibited without explicit approval.

Section 8. Use of Adjoining Lots

Written permission from adjoining Lot Owners and approval from Archcom is required to use neighboring Lots for construction purposes.

Section 9. Construction Vehicle Parking

- All construction vehicles should park on site whenever possible.
- Street parking is limited to one side of the road.
- No overnight parking is permitted except for approved equipment.

Section 10. Stop Work Orders

The Board or Archcom may issue stop-work orders for violations of these standards or policies.

Section 11. Construction Site Violations

Contractors who violate these standards may be removed and barred from the Subdivision.

Section 12. Fines

The Association may impose fines according to its established fine policy.

Section 13. Construction Compliance Deposit and Roadway Improvement Requirements

Purpose

As construction activities on individual Lots have the potential to cause damage to Association property and community infrastructure, the Association desires to establish uniform requirements for construction.

Minimum Construction Practices Standards

deposits and roadway improvements to ensure that such damage is properly addressed and that neighborhood infrastructure remains in good condition.

- **Deposit Required:** A construction compliance deposit of \$10,000. must be provided by owner as part of the approval process for all new construction. The ArchCom committee will decide on deposits for remodels or other projects after they review a permit request.
- **Purpose of Deposit:** The deposit ensures adherence to construction standards and proper site management.
- **Use of Deposit:** The deposit may be used to address non-compliance issues or damage caused during construction.
- **Mandatory Ribbon Curbing Installation:** Installation of ribbon curbing is required on all unimproved lots as part of roadway improvement measures. Installation must meet specified standards and be completed within the permit timeline.
- **Refund of Deposit:** The deposit may be refunded upon satisfactory completion of construction and compliance with all requirements.
- **Non-Refundable Amounts:** Portions of the deposit may be retained to cover any unresolved issues or damages as determined by the sole discretion of the board.
- **Enforcement:** Article VIII, Section 1(a) of the Bylaws grants the Board authority to enact Rules and Regulations and impose penalties for violations of any Governing Document.
- **Owner Responsibility:** Owners are responsible for ensuring full compliance throughout the construction process.

Section 14. Heavy Vehicles, Flatbeds, and Civil Construction Equipment

Purpose

The purpose of this Section is to protect Association streets, curbs, culverts, drainage structures, and communal areas from damage caused by heavy construction vehicles, flatbeds, and overweight material deliveries.

Definitions

Heavy Vehicle means any vehicle or equipment used in connection with construction, demolition, or landscaping activities that meets **any** of the following criteria:

- a. Has a **Gross Vehicle Weight Rating (GVWR) exceeding 12,000 pounds;**
- b. Is a **flatbed, lowboy, step-deck, or similar delivery vehicle;**
- c. Transports **boulders, bulk aggregate, fill material, masonry, concrete, steel, or other heavy materials;**

Minimum Construction Practices Standards

d. Includes cranes, concrete pump trucks, drilling rigs, pile drivers, bobcats or tracked equipment.

Permit Required (Two-Trigger Rule)

A **Construction Permit and prior written ARCHCOM approval** is required before any Heavy Vehicle enters the community if **either** of the following conditions is met:

1. **Vehicle Trigger:**
Any vehicle with GVWR greater than **12,000 pounds**, or any flatbed/lowboy/step-deck vehicle.
 2. **Material Trigger:**
Any delivery involving **boulders, bulk aggregate, fill dirt, stone, or similar heavy materials**, regardless of vehicle weight.
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Required Submittals

At least **72 hours prior** to entry into the community, the Owner or Contractor must submit the following for review:

- Vehicle type(s) and **GVWR**
- Estimated **loaded weight** and axle configuration.
- Number of trips and delivery schedule
- Proposed route within the community
- Staging and unloading locations.
- Erosion control and street protection measures
- *Proof of contractor insurance, naming the Association as additional insured (if required by governing documents)*

The Association may require additional documentation, including but not limited to a **licensed structural or civil engineer's letter**, if necessary to evaluate impacts on streets, retaining walls, or drainage infrastructure.

Street and Infrastructure Protection

The Association may impose reasonable conditions on Heavy Vehicle access, including but not limited to:

Minimum Construction Practices Standards

- Temporary construction mats or plating
- Restrictions on deliveries during wet or adverse conditions
- Limits on delivery hours or number of trips per day
- Immediate street cleaning and debris removal
- Repair or reimbursement for any damage to streets, curbs, culverts, or communal areas.

Stop-Work Authority

The Association reserves the right to:

- Deny entry to any Heavy Vehicle lacking required approval.
- Issue a **stop-work order** for unauthorized deliveries or equipment use.
- Require immediate removal of unauthorized vehicles or materials.

Liability for Damage

The Owner is fully responsible for **all damage** caused by construction vehicles, equipment, or deliveries associated with their project, whether or not the Owner, contractor, or subcontractor performed such activity.

Violations and Enforcement

Failure to comply with this Section constitutes a violation of the Association's governing documents and may result in:

- Fines
- Suspension of construction activity
- Forfeiture of construction deposits
- Legal enforcement as permitted under Texas law.

I, Lucas Lagera, certify that I am the duly elected and acting President of the Association and that the foregoing Construction Standards Policy as approved by a majority vote of the Board of Directors as set forth above and now appears in the books/record of the Association, to be effective upon the recording in the Official Publish Records of Real Property of Travis County, Texas.

Minimum Construction Practices Standards

Lucas Lagera
IPPOA President

TO CERTIFY which witness my hand this 30th day of January, 2026.
INVERNESS POINT PROPERTY OWNERS' ASSOCIATION, INC.

By:

Printed Name:

Its: Secretary

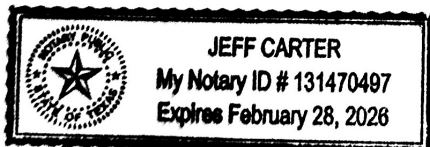
THE STATE OF TEXAS §

§

COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 30th day of January 2026
personally appeared Laura Krippner Secretary of Inverness Point Property
Owners' Association, Inc., known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he/she executed the same for the
purpose.
and in the capacity therein expressed.

Notary Public in and for the State of Texas



Jeff Carter

Minimum Construction Practices Standards

Please return recorded document to:

Amy Holland
IPPOA Treasurer
2001 Highlands Drive
Spicewood, Texas 78669



COPY

OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

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Feb 06, 2026 04:27 PM

Fee: \$53.00 HERNANDEZS