

BLUE LAKE ESTATES BUILDING PERMIT

CONTRACTORS' INSTRUCTIONS

PRIOR TO ISSUING A BUILDING PERMIT, AND BEFORE EITHER TEMPORARY WATER AND/OR SEWER SERVICE WILL BE PROVIDED, THE FOLLOWING ARE NEEDED:

- ONE (1) SET OF PLANS MUST BE SUBMITTED AND APPROVED BY BLUE LAKE ESTATES PROPERTY OWNER'S ASSOCIATION (BLEPOA).
- PLANS MUST INCLUDE: *PLOT PLAN, ALL FOUR (4) EXTERIOR ELEVATIONS SHOWING TYPE OF ROOF, MASONRY, SIDING, TRIM, LOCATION AND EXTENT OF WORK PROPOSED.* SHOW IN DETAIL THAT ALL WORK WILL CONFORM TO THE CURRENT INTERNATIONAL RESIDENTIAL BUILDING & PLUMBING CODES. (BUILDING CODES)
- NEITHER WATER NOR SEWER SERVICE WILL BE CONNECTED UNTIL ALL PLANS ARE APPROVED.
- ALL NEW CONSTRUCTION MUST CONFROM TO CURRENT BUILDING RESTRICTIONS.
- ANY STRUCTURE REMOVED AND REBUILT MUST CONFORM TO CURRENT RESTRICTIONS UNLESS A PREVIOUS VARIANCE HAS BEEN GRANTED AND FILED WITH THE COUNTY.
- ANY BUILDING VARIANCE REQUEST, IF APPLICABLE, MUST BE ACCOMPANIED WITH A NON-REFUNDABLE CHECK IN THE AMOUNT OF \$1,000 DOLLARS. ADJACENT PROPERTY OWNERS MUST BE NOTIFIED OF VARIANCE REQUEST AND WILL HAVE TEN DAYS TO COMMENT.

DEFINITIONS

FEDERAL HOLIDAYS: The following federal holidays are applicable to the terms of this permit:
New Year's Day -- Independence Day -- Thanksgiving Day -- Christmas Day

LCMUD #1 / MUD: Llano County Municipal Utility District #1 - is a state chartered municipal utility district and operates as a Texas state municipal entity. It is also subject to the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) for water quality.

BLEPOA / POA : Blue Lake Estates Property Owner's Association – Association that governs the protective covenants and building restrictions for Blue Lake Estates.

BUILDING: (Derived from the 2006 International Building Code) A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of individuals, animals or property of any kind. When used herein, "building" and "structure" shall be interchangeable, except where the context clearly indicates otherwise.

RULES & RESPONSIBILITIES

The following **BLEPOA** rules apply to all general contractors operating in Blue Lake Estates:

1. It is the responsibility of the general contractors to keep the immediate area in which they are working clean of building refuse, scraps, paper, cartons, etc., which could be blown or dispersed on adjacent property. A dumpster or its equivalent is required to be on the construction site for all refuse, etc. **No burning on-site is permitted.** Construction materials **MAY NOT** be placed in the dumpsters located at the 3003 Blue Lake Drive, or any other dumpsters located within Blue Lake Estates, other than the contractor's own purchased dumpster. It is the responsibility of the general contractors to haul all trash and building debris from the premises of Blue Lake Estates. It is also the responsibility of the general contractor to schedule with their appropriate service for the dumpsters to be emptied, delivered or removed during reasonable times of the day as to not disturb the neighboring residents. All contractor dumpsters are to be located off the right-of-way of Blue Lake Estates streets.
2. No contractor activity or delivery of construction material is to be made before 7:00 a.m. Monday through Friday or before 8:00 a.m. on Saturday. All contractor activity and material deliveries must be completed no later than 7:00 p.m. on any day. **No contractor activity will be allowed on Sundays or Federal Holidays.**
3. Port-A-Johns are required to be on site for all new construction and major remodels where indoor facilities are not available. Any Port-A-John permitted during construction shall be located toward the rear of the lot, when possible, and away from the street and neighboring property.
4. No sign may be displayed on property in Blue Lake Estates unless first approved by the BLEPOA Architectural Committee. The Committee may grant approval for signs disclosing the architect and/or contractor of structures during the period of construction only; until completion of construction.
5. An 8" X 11" Building Permit card will be prominently displayed at the building site. (*See Attachment #1*).
6. Prior approval must be obtained from the BLEPOA office for the storage of road and/or driveway materials, construction equipment or building materials. Failure to obtain this approval will result in the forfeiture of any and all deposits.
7. A fee will be charged, if applicable, for any application or request for a variance from the BLEPOA Building Restrictions and Covenants. This is a non-refundable fee regardless of approval or disapproval of the requested variance. Variances must be approved by the BLEPOA. Variances approved shall be recorded by the BLEPOA at the Llano County Courthouse. (*See Attachment #9*) When applicable, approval by the Hilltop Property Owner's Association must be presented with any request for a variance.

The following LCMUD #1 rules apply to all general contractors operating in Blue Lake Estates:

1. Prior to permit approval, the contractor and LCMUD #1 representative's will determine the need for:
 - a. Culverts between driveway and road.
 - b. Connection between driveway and existing road (*See Attachment #6*)
 - c. A temporary road surface between construction site and existing road
 - d. Contractors are required to apply for a permit for construction requiring a road cut, or boring under the road for placement of electrical or water service lines. (*See Attachment #13*)
2. Contractors and/or property owners shall be liable for any damage to the public roadways resulting from construction activities or construction vehicles or equipment. Repair costs in excess of the deposit must be paid before a Certificate of Occupancy is issued. The LCMUD #1 Board of Directors will determine the need for a road deposit on any specific project. On new construction, \$1,000 of the road deposit shall be retained by the MUD and will be used to pay for damages to the roadways caused by heavy vehicles. \$1,000 of the Demolition Permit shall be retained by the MUD for future road repairs. (*See attachment # 5*)
3. No concrete waste will be discharged in the MUD road right of ways or adjacent lots. Contractors/Owners deposits will be assessed for violations.
4. To ensure that all new construction and/or new irrigation system installations or modifications to existing plumbing or irrigation systems offer no opportunity for contamination to the public water system the following applies:
 - a. Building permits are required on all new and/or modified plumbing projects. An irrigation permit and a plumbing inspection are required for all new and/or modified irrigation projects (*See Attachment #7*).
 - b. A Backflow Prevention Assembly Test and Maintenance report is required to be completed by a TCEQ Certified Backflow Assembly Tester and reported to the MUD on all new and/or modified irrigation projects. (*See Attachment #8*)
 - c. A Customer Service Inspection Certificate by a licensed Plumbing Inspector or a licensed Customer Service Inspector is required on all new and/or modified plumbing projects. (*See Attachment #2*)
 - d. It is the responsibility of the general contractor to enforce these rules upon all subcontractors.

Irrigation systems that **are not** connected to the MUD's water system are excluded from the provisions above.

5. Lower Colorado River Authority (LCRA) regulates erosion and sedimentation policies to avoid environmentally hazardous materials from entering Lake LBJ and to reduce the levels of non-point source pollution preventative measures need to be taken. Erosion and sedimentation controls need to be addressed at each site to eliminate soil, trash and chemicals from washing into Lake LBJ. (*See attachment - "Primary Concerns Related to Erosion and Sedimentation"*). Erosion fencing **MUST** be used on all Demolition and Excavation / Clearing Permits, as well.
6. The attached Service Agreement must be signed and the water & sewer connection fees paid in advance to the MUD. (*See Attachment #5*). Complete installation instructions on the grinder pumps are handed out separately. Contractors are required to contact the MUD office to arrange for the necessary inspections required. Contractors **MUST** return to the MUD office the completed, signed Electrical / Plumbing guidelines for grinder pump installation **BEFORE** a final grinder pump inspection will be scheduled.
7. Builders / Contractors are responsible for all sub-contractors complying with Llano County leash laws. Non-compliance may result in the job site being red-tagged.

PERMIT PROCESS

1. Building permit inspection fees payable to BLEPOA and the MUD are shown on Attachment #5. The BLEPOA and the MUD are responsible for payment to the inspector for these inspections.
2. Builders & contractors who in the past have not complied with Blue Lake Estates' building regulations will be assessed an additional deposit of \$500, portions of which may be returned when the Certificate of Occupancy is completed. *(See Attachment #6)*
3. **THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR SCHEDULING BUILDING INSPECTIONS AT THE PHASES OF CONSTRUCTION LISTED BELOW. PLEASE CALL THE MUD/POA OFFICE AT (830) 598-5460 AT LEAST 72 HOURS IN ADVANCE SO THE BUILDING INSPECTOR CAN BE NOTIFIED OF THE INSPECTION.**

SETBACKS: Property Line Setbacks. This inspection **must** be performed when the string lines and batter boards are set and the property corners are marked.

PLUMBING SLAB/ROUGH IN: This inspection **must** be performed before any plumbing lines (including both the water and sewer lines) are covered and the required pressure test.

FOOTINGS: This steel rebar inspection **must** be performed when the piers or footings, if being poured separate from the slab, are ready for concrete.

PLUMBING TOP OUT: This inspection **must** be performed when the sewer and water lines are done, before bathtubs are set.

FRAMING: This inspection **must** be performed when all framing, electrical rough, plumbing top-out, air conditioning duct and roof dried in, are completed **BEFORE INSULATION IS APPLIED.**

FINAL: This inspection **must** be performed when the building, all site work, drainage, etc. is complete, after the electric and water meters have been set, but before occupancy.

OTHER: This inspection **must** be performed when special circumstances are noted as part of the building permit.

POOLS: This inspection must be performed when plumbing and electrical rough-in are installed.

4. After all inspections by the building inspectors are completed and signed *(See Attachment # 3)* and appropriate refunds are made, a Certificate of Occupancy will be issued. *(See Attachment # 4).*
5. A summarized list of deposits required prior to approving building permit is listed in *(See Attachment # 5)*

ATTACHMENTS	ENTITY
#1 Building Permit Card	POA
#2 Customer Service Inspection and Certification	POA
#3 Inspection Certificate	POA / MUD
#4 Certificate of Occupancy	POA
#5 Required Deposits	POA / MUD
#6 Connections between Driveways and Streets	MUD
#7 Irrigation Permit	MUD
#8 Irrigation Inspection and Certification	MUD
#9 Variance Request Form	POA
#10 Demolition Permit	POA
#11 City of HSB – Outdoor Burning	MUD
#12 City of HSB-Outdoor Use of Open Flame Equipment (ARTICLE 5.05)	MUD
#13 Soil Erosion & Sedimentation Control	MUD
#14 Road Cut/Boring Permit	MUD

BLUE LAKE ESTATES BUILDING PERMIT

PERMIT NO: _____

LOT NUMBER _____ STREET ADDRESS _____

OWNER _____ CONTRACTOR _____

ACKNOWLEDGEMENT OF PERMIT PROCESSING AND RULES

- I. By accepting this Building Permit, both the Owner and the Contractor each warrant and agree that the subject construction of the subject property shall be constructed in accordance with sound and safe construction and building practices and that each phase of the construction will comply with and be built in accordance with standard and recognized Building Codes, as shown in the attachments hereto. In the event that any part of the subject construction shall not comply with and be built in accordance with such Building Codes, then both the Owner and the Contractor each agree, by accepting this Building Permit, that the Blue Lake Estates Property Owners' Association, its Board of Directors (as an entity and on behalf of each individual member), its Officers, and its Architectural Committee (as an entity and on behalf of each individual committee member), or any agent acting on its behalf, hereinafter called the Indemnified BLEPOA, and Llano County MUD # 1, its Board of Directors (as an entity and on behalf of each individual member), its Officers, or any agent acting on its behalf, hereinafter called the Indemnified MUD, shall in no way be liable for any damages, expenses, court costs, attorney fees because of any claim, demand, assertion, cause of action, or judgement to any person for an injury, death, or property damage which may arise due to the Contractor's and/or Owner's failure to build such project in compliance with and its accordance to such Building codes. Owner and/or Contractor each agree to indemnify and hold harmless the Indemnified BLEPOA and the Indemnified MUD because of any such failure, even if such failure results from the negligence of the Indemnified BLEPOA or the Indemnified MUD, for any damages, expenses, court costs, attorney's fees because of any such claim, demand, assertion, cause of action, or judgment to any person for any injury, death, or property damage.
- II. By accepting this Building Permit, both the Owner and the Contractor each agree to indemnify and hold harmless the Indemnified BLEPOA and the Indemnified MUD for any damages, expenses, court costs, attorney's fees because of any claim, demand, assertion, cause of action, or judgement to any person for any injury, death, or property damage which may arise due to the Indemnified BLEPOA or the Indemnified MUD's failure to inspect such property or the Indemnified BLEPOA or the Indemnified MUD's failure to require such inspections as set forth above or the Indemnified BLEPOA or Indemnified MUD's failure to require said property to comply with the building codes set forth above, even if any or all of such failures by the Indemnified BLEPOA or the Indemnified MUD are negligent.
- III. Owner / Contractor agrees that no burning on-site is permitted and that they will abide by the City of HSB Outdoor Use of Open Flame Equipment Ordinance (ARTICLE 5.05) (*See Attachment #11*)
- IV. Owner / Contractor agrees to abide and conform to the current "International Building and Plumbing Codes", for all construction, whether new or a remodel.
- V. Owner / Contractor agrees to abide by the requirements according to the Llano County Department of Natural Resources by applying for approval from the Llano County Department of Natural Resources for new construction and/or major remodels which increase the size of the structure before being permitted by Llano County MUD #1. Failure to comply with Llano County Flood Plain Management regulations can result in a class C misdemeanor, and the county could be denied participation in the National Flood Insurance Program.
- VI. Owner / Contractor accepts that this permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

Contractor's Signature: Date

Building Permit Issued By: Date

Owner's Signature: Date

PERMIT # _____

TYPE OF PERMIT _____

(Bldg, Demo, E & C)

BLUE LAKE ESTATES

BUILDING PERMIT

Date: _____

The plans and specifications for improvements on the property of _____ have been approved by Blue Lakes Estates POA and Llano County MUD #1.

_____ is acting as the General Contractor who has received and read a copy of the **Contractor's Instructions. The Owner/ General Contractor agree to abide by the City of HSB Fire Ordinances.**

Permit Issued By:

Contractor:

Blue Lake Estates hereby acknowledges receipt of \$_____ as the deposit to ensure compliance with the rules, and Contractors Instructions and will return an adjusted amount to the Contractor upon completion of the work, provided all inspections have been complied with and all site clean-up is complete.

Notice

It is the responsibility of the general contractors to keep the immediate area in which they are working clean of building refuse, scraps, paper, cartons, etc. which could be blown about or dispersed on adjacent property. A dumpster or its equivalent is required to be on the construction site for all refuse, etc.

No burning on site is permitted.

Construction materials may NOT be placed in the dumpsters located at the fire station which are under surveillance 24/7.

It is the responsibility of the general contractors to haul all trash and building debris from the premises of Blue Lake Estates.

A \$1000.00 fine per incident will be assessed against anyone caught dumping illegally.

Owner/Contractor

Date

LLANO COUNTY MUD#1

ROAD DEPOSIT & INSPECTION FEES REQUIRED BY LLANO COUNTY MUD #1

PRIOR TO ISSUING A BUILDING PERMIT THE FEE INDICATED IN THE TABLE AND THE BLUE LAKE POA AND LLANO COUNTY MUD#1 BUILDING PERMIT RECORD MUST SUBMITTED FOR APPROVAL.

<u>TYPE OF CONSTRUCTION</u>	<u>INSPECTION FEES</u>	<u>ROAD USE FEE</u>	<u>REFUNDABLE</u>	<u>TOTAL</u>
<u>HOMES</u>				
New Home Construction		\$1,000.00	\$1,000.00	\$2,000.00
Home Additions		\$100.00	\$400.00	\$500.00
<u>ROADS</u>				
Road Cut /Boring Permit		\$500.00	\$500.00	\$1,000.00
Driveway Approval		\$100.00	\$1,000.00	\$1,100.00
<u>INSPECTIONS</u>				
	\$225.00 Minimum Depending on Plans			
Plumbing Rough In	\$75.00			
Plumbing Top Out	\$75.00			
Plumbing Final	\$75.00			
<u>OUT BUILDINGS</u>				
New Docks with Boat Lifts		\$100.00	\$400.00	\$500.00
Major Remodeling of Docks with Boat Lifts		\$100.00	\$400.00	\$500.00
Day Docks w/ Fishing Piers/jet ski or sail boat ramp		\$100.00	\$400.00	\$500.00
Addition/Expansion of Decks and Porches		\$100.00	\$400.00	\$500.00
Swimming Pool and/or Spa		\$100.00	\$400.00	\$500.00
<u>DEMOLITIONS:</u>				
Homes		\$1,000.00	\$1,000.00	\$2,000.00
Boat Docks		\$100.00	\$400.00	\$500.00
Excavation and Clearing Permits		\$100.00	\$400.00	\$500.00
<u>WATER AND SEWER TAPS</u>				
		<u>FEES</u>		
SEWER		\$1,500.00		\$1,500.00
WATER		\$1,500.00		\$1,500.00
Grinder pump		Actual Cost Plus 15%		

NOTES:

1. *Inspection fees are at cost and non-interest bearing. Amounts may vary based on plans and type of work
2. **Deposits are non-interest bearing and refundable upon final approved completion inspection.
3. Problem contractors may be required to post an additional Deposit
4. All permits and inspections are subject to the Blue Lake Estates Building Restrictions and Protective Covenants, Llano County, LCRA and The Llano County Mud # 1
5. All Fees are subject to change. If your Permit does not fit into these categories, the building inspector will be contacted for an accurate fee.

BLUE LAKE ESTATES POA

BUILDING PERMIT & DEPOSIT SCHEDULE FOR BLUE LAKE ESTATES PROPERTY OWNERS ASSOCIATION

PRIOR TO ISSUING A BUILDING PERMIT, THE FEE INDICATED IN THE TABLE AND THE BLUE LAKE POA AND LLANO COUNTY MUD #1 BUILDING PERMIT RECORD MUST BE SUBMITTED FOR APPROVAL

<u>TYPE OF CONSTRUCTION</u>	<u>Permit Required</u>	<u>Inspection Required</u>	<u>Exterior Elevation & Materials</u>	<u>Plot Plans</u>	<u>**Refundable Deposit</u>	<u>Permit Fee</u>	<u>Architectural Review Fee</u>	<u>Total</u>
<u>HOMES</u>								
New Home Construction	X	X	X	X	\$5,000.00	\$500.00	\$500.00	\$6,000.00
Interior Remodeling	X	X			\$100.00	\$200.00	\$100.00	\$400.00
Home Additions	X	X	X	X	\$2,500.00	\$200.00	\$250.00	\$2,950.00
Addition/Expansion of Decks/Porches	X	X	X	X	\$100.00	\$200.00	\$100.00	\$400.00
<u>OUT BUILDINGS</u>								
New Docks with Boat Lifts	X	X	X	X	\$200.00	\$200.00	\$200.00	\$600.00
Major Remodeling of Docks with Boat Lifts	X	X	X	X	\$100.00	\$200.00	\$200.00	\$500.00
Day Docks w/ Fishing Piers/jet ski or sail boat ramp	X	X			\$100.00	\$100.00	\$200.00	\$400.00
Storage and Utility Buildings, Carports, Garages	X	X	X	X	\$100.00	\$200.00	\$200.00	\$500.00
		\$225.00 Minimum Depending on Total number of inspections						
<u>INSPECTIONS</u>								
Slab Rough - In		\$75.00						
Framing		\$75.00						
Final		\$75.00						
Pool Pre-Gunnite		\$75.00						
Pool Final		\$75.00						
<u>MISCELLANEOUS</u>								
Fence	X	X		X	\$100.00	\$100.00	\$100.00	\$300.00
Driveways	X	X		X	\$100.00	\$100.00	\$100.00	\$300.00
Swimming Pool and/or Spa	X	X	X	X	\$100.00	\$100.00	\$100.00	\$300.00
<u>DEMOLITION</u>								
Demolition of Existing Structure	X	X			\$100.00	\$100.00	\$100.00	\$300.00
<u>VARIANCE TO BUILDING RESTRICTIONS</u>								
Any Variance Granted by The Board	X	X	X	X	\$200.00	\$1,000.00	\$200.00	\$1,400.00

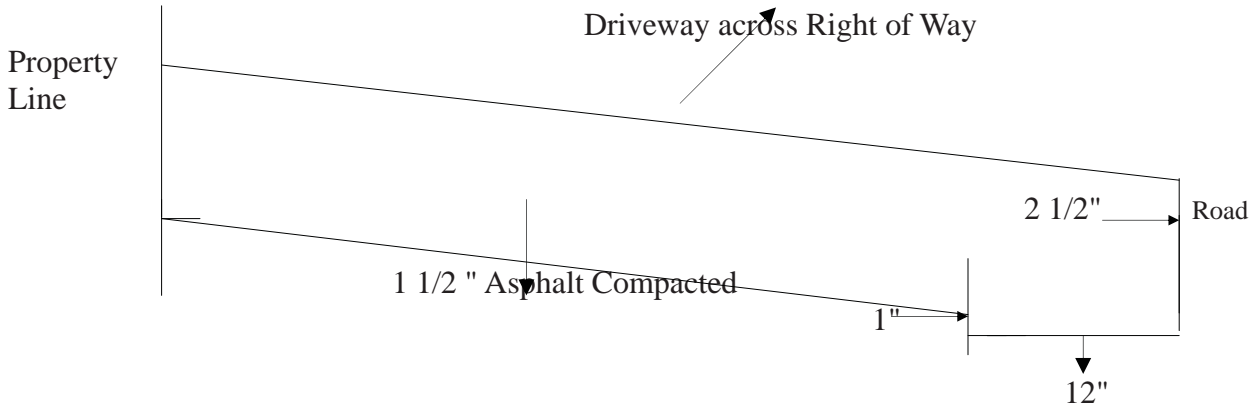
NOTES:

1. *Inspection fees are at cost and non-interest bearing. Fees may or may not be required (depending on plans). Amounts may vary based on plans and type of work.
2. **Deposits are non-interest bearing and refundable upon final approved completion inspection. Problem contractors may be required to post an additional deposit.
3. Permit fees are cumulative except for garages i.e. (a new home with a garage and a swimming pool would be \$500.00 + \$200.00 = \$700.00)
4. All permits and inspections are subject to the Blue Lake Estates Building Restrictions and Protective Covenants, Llano County, LCRA and The Llano County Mud # 1.
5. All Fees are subject to change. If your Permit does not fit into these categories, the building inspector will be contacted for an accurate fee.
6. Any and all deposits may be forfeited if the completed structure(s) are not completed according to the APPROVED plans and specifications.

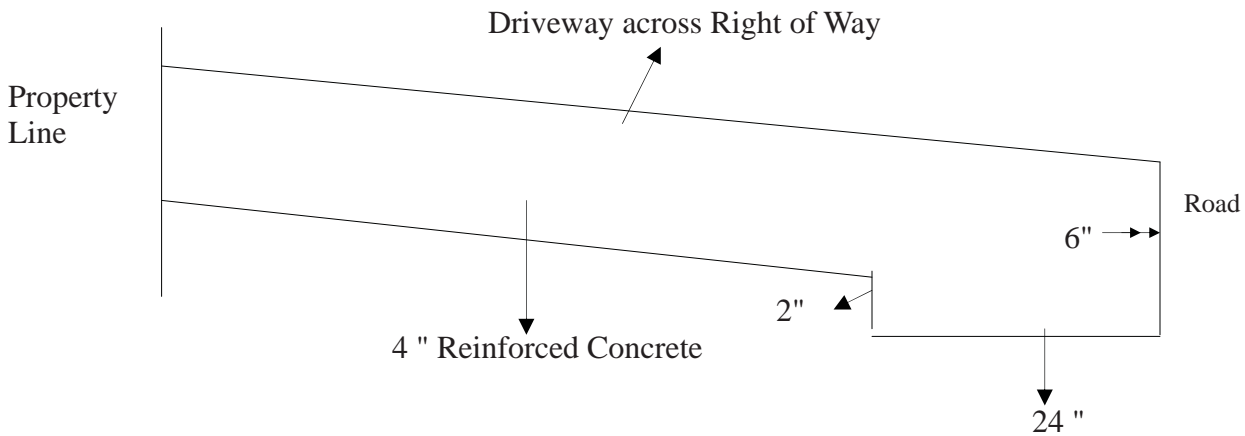
Revised 8/15/17. Rates in Effect January 1, 2015

DRIVEWAY CONNECTIONS ACROSS LLANO COUNTY MUNICIPAL UTILITY DISTRICT #1 RIGHT OF WAY TO AN EXISTING STREET

The requirements for connecting a driveway to an existing street are shown below. Only asphalt or reinforced concrete will be permitted. The District will determine the need for either a berm or culvert. Installation will be at the Owner's expense. Culverts should be sized to carry the flow, not cause or divert storm water flows onto another property and is the owner's responsibility to keep serviceable.



Note: A clean cut must be made on the existing street, with no dirt between the street and driveway connection. Connection must be flush with existing asphalt.



These "driveway connection" drawings are suggested by Llano County Municipal Utility District #1 as a uniform acceptable method of connecting your driveway to the public street which it intersects.

This method is derived from the Texas Dept. of Highways & Public transportation policies and practices. If one of these methods is not used, an alternate plan MUST be approved, in writing, by the Llano County MUD # 1.

Property owners should be aware that you will be responsible for any damages to the public streets which are caused by your driveway connection. A Property Owner should be aware that he/she might be subject to personal liability for injury or damages which might be caused by construction which the Property Owner makes in the public right-of-way.

The Property Owner is further cautioned that he/she could be subject to personal liability for damages caused by the diversion of water onto private or public property caused by changes in the natural topography by his/her construction.

Owner/Contractor

Date

Llano County MUD #1 – Street Committee Director

Date

BLEPOA VARIANCE REQUEST FORM

Permit #: _____ Date: _____

Property Owner: _____

Lot #: _____ Blue Lake Address: _____

Mailing Address: _____

Primary Phone: _____ BL Phone: _____

Cell Phone: _____ Variance Fee: _____ Ck: _____

Contractor Information: _____

Contractor Phone (Office): _____ Cell: _____

Variance Requested: _____

Variance Plan(s) Received: _____ Date Received: _____

Variance Plan Reviewed: _____

Variance Plan: POA APPROVAL POA DENIAL

BLEPOA Signature: _____ Date: _____

Variance Plan: HILLTOP APPROVAL HILLTOP DENIAL

HILLTOP Signature: _____ Date: _____

Variance Plan: LAKESIDE TOWNHOMES APPROVAL DENIAL

LAKESIDE TOWNHOMES Signature: _____ Date: _____

Variance Filed By: _____ Date: _____

Blue Lake POA / Llano County MUD # 1

DEMOLITION APPLICATION

Date of Application: _____ *Permit Fee: \$ _____ Permit #: _____

Address: _____ Lot #: _____

Approx. Square Feet: _____ # of Stories: _____

Owner: _____ Phone: _____

Contractor: _____ Phone: _____

Electrical Contractor: _____ License: Y N

Plumbing Contractor: _____ License: Y N

Disposal Method: _____ Timeline: _____

- A Llano County Demolition Permit is required before application can be approved.
- Permits cannot be issued without the contractors being listed on the application.
- Provide a disposal method being used.
- Must provide barrier fences as needed. (See hand-out "Primary Concerns Related to Erosion and Sedimentation).
- Provide a timeline from initial demolition to completion of project.
- * \$ 1,000.00 of the permit fee MAY be refunded upon notification of completion of the project. (Homes)

Blue Lake POA Approval: _____ Date: _____

Llano County MUD # 1 Approval : _____ Date: _____

Date Project Completed: _____ Refund: Y N

Notes:
