



Permit Checklist

Culverts

The ACC will not consider your application unless ALL items below are completed and included in your application. Please read and complete all items in the package. Be sure that the completed application package is received by the TCPPOA Office at least 48 hours prior to scheduled ACC meetings every 1st & 3Rd Wednesdays of the month.

- Completed, signed Culvert Permit Application
- A scaled drawing showing property lines, easements, improvements, and the location(s) of the proposed culvert(s)
- Materials; specifications and details
- Signed, dated Culvert Requirement form
- Permit Fee \$50.00

Signature

Date

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

14 County Road 480, Palacios, Texas 77465

Tel. No. 361-972-3998 * Fax No. 361-972-0309

Email: ARC@tricountypoa.com

PLEASE READ, SIGN & ATTACH TO COMPLETED CONSTRUCTION APPLICATION

Culvert Requirements

Return application by CERTIFIED MAIL WITH RETURN RECEIPT to the address above OR HAND DELIVER to the Tri-County Point POA office with application fees.

Property Owner Name(s): _____

Phone #: _____ email address: _____

Property Section: _____ Block: _____ Lot: _____

911 Address: _____

Contractor Name _____ Contact # _____

It is required by the Deed Restrictions that any homeowner considering improvements to their property must make application for approval from Architectural Controls Committee.

Relative to any application submitted to the ACC, the Lot Owner(s) shall be required to make advance payment to the Association for an administrative fee to offset the Association’s costs of reviewing the application and accompanying plans and specifications submitted, regardless of whether any such application is approved or denied/disapproved. Boca Chica deed restrictions require that, prior to use of your lot, the owner must install an all-weather driveway 20 feet wide from the edge of the street to the edge of the front line. This driveway shall contain a drainage culvert not less than 15 inches in diameter and not less than 20 feet in length.

To maintain and/or improve the efficiency of our drainage system, the TCPPOA Architectural Controls Committee now requires a permit to be issued for the driveway as described above. No construction can be started until the permit application has been approved.

Any construction that is begun without a valid permit having been issued and conspicuously displayed on the property will be in non-compliance and penalty fees will be assessed. The matter may also be subject to further actions and subjecting you to possible attorney fees, court, and other applicable fees. Reasonable access to your property by members of the TCPPOA Architectural Control Committee is hereby granted to determine compliance and progress until such time as the project is completed.

This signed Culvert Requirement form must be accompanied by:

1. A completed Construction Permit Application package showing all materials and installation methods.
2. One copy of a scaled drawing showing property lines, easements, and the location and width of culverts and driveways.
3. Current with all POA fees and dues

Approved materials: (specify your choice)

1. Commercial grade galvanized steel
2. Plastic pipe with ribbed exterior and smooth interior
3. Other, please describe _____

Minimum length of culvert is twenty (20') feet (not including any apron.) Minimum inside diameter of round culvert is fifteen (15") inches, unless otherwise specified by TCPPOA.

Installation Specifications

Culverts and any extensions must be buried to a depth that allows the complete drainage of ditch water without obstruction. The minimum depth is three (3") inches or as otherwise determined the TCPPOA Architectural Controls Committee.

Culverts must be covered with a minimum of four (4") inches of approved material by the TCPPOA Architectural Controls Committee. Culvert ends must be no closer than five (5') feet to any property line.

- I understand that Tri-County Point Property Owners Association's ACC requires three signatures for improvement applications and will act upon this request at next meeting. Meetings held on 1st & 3rd Wednesdays of every month.
- I agree not to begin improvements until I pick up my permit and post permit in my yard.
- I understand that all work must be completed within 180 days from the approval date, unless otherwise stated.

Applicant's Signature: _____ Date: _____

CONSTRUCTION PERMIT APPLICATION

Tri-County Point POA
14 County Road 480
Palacios, Texas 77465

Phone: 361-972-3998 Email: ARC@tricountypoa.com

To be completed by the property owner or designee. Completed Construction Permit Application packages must be submitted at the TCPPOA Office no less than 48 hours prior to the ACC meeting at which they will be considered. Meeting will be held every 1st & 3rd Wednesdays of each month.

Applications WILL NOT be reviewed without a Jackson County Flood Plain Determination. Failure to provide one will delay any possible approvals.

Check All That Apply

- New Home Build \$125.00 Manufactured Home \$125.00 Storage Building \$125.00 RV \$125.00
- Carport/RV Cover/Awnings \$125.00 Variance \$75.00 Improvement/Addition \$50.00 Fence \$25.00
- Culvert \$50.00 Permit Extension \$25.00

Property Owner(s) _____

Sec # _____ Lot(s) # _____

9-1-1 Address: _____

(Contact Golden Crescent Regional Planning Commission, 911 Department at 877- 917-3911 or 361-578-1587 to obtain your 911 address. The ACC will not review your permit application without this information.)

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Alternate Phone: _____

Check box if you wish to opt in for text communication

Email address: _____

Proposed Construction: _____

Describe the improvements to be made and attach detailed plans and specifications, a plat plan & a list of materials, including samples of paint, siding and/or brick color. If more room required, attach a separate page.

New home or addition square footage: _____ Approx. start date: ____/____/____

Contractor Name: _____

Address: _____

Phone #: _____ Email address: _____

RV, Travel Trailer, Motorhome detailed description:

Do not forget to include photos of all four sides of unit

As a Member of the Association in good standing and current on all dues, fees, and obligations, I hereby apply for a Construction Permit from the Tri-County Point POA Architectural Control Committee. I hereby state that I have read and am familiar with the Deed Restrictions of the subdivision and agree to abide by all requirements as set forth in the Restrictions, Conditions and Covenants of Tri-County Point POA and the requirements and policies promulgated by the TCPPOA Architectural Controls Committee.

I understand that I am responsible for any construction debris, and I have informed my contractor he is to keep such debris, and any of his equipment, off any property not owned by me. I understand that I am responsible for damages to the property of others or to TCPPOA property or ditches and rights-of-way caused by my contractor. A suitable trash receptacle and sanitary station are required to be on all construction sites.

If I do not abide by the Deed Restrictions, and if corrective action is not taken when requested, I understand and agree that I will be assessed non-compliance fees for each infraction and will be responsible for all attorney fees, court costs, and other damages and expenses incurred by TCPPOA that may be necessary to enforce compliance; & may be subject to this permit being revoked & all work halted until violation is corrected & resubmitted to the ACC for approval.

The Architectural Control Committee reserves the right to approve or disapprove the following, per the Deed Restrictions.

Article 2.1 subsections (a & b)

Article 2.2. subsections (a-f) for new home construction

Article 2.3 subsections (a-f) mobile homes

Article 2.4 subsections (k) culvert requirements prior to lot use, (m) detached building requirements

I understand that I am responsible for all required permits from County, State, or Federal agencies and I agree to furnish copies of these permits to the TCPPOA Office.

In the event that I cover my culvert or water line, I understand that I am solely responsible for all replacement and repairs should it become necessary for TCPPOA to remove the covering and that they are not responsible for any damages to culverts or grounds. I am responsible for all costs incurred.

All Construction Permit Fees Must be Attached

CONSTRUCTION MUST BE COMPLETED WITHIN 180 DAYS OF APPROVED START DATE

I agree that if any construction is begun without an approved permit having been issued and placed conspicuously on the property, non-compliance fees will be assessed, and the matter may be turned over to the CCPOA attorney for legal remedy and that I am fully liable for all attorney fees, court costs, and any other applicable fees. I hereby grant reasonable access to my property by members of the Architectural Control Committee for progress assessment until the project is completed. Construction must be completed as approved. Any changes in the approved application must be submitted for approval prior to construction.

Signature of Property Owner(s)

Date

This section to be completed by members of the Architectural Controls Committee

ACC _____ Approved ___ Denied ___ Date _____

ACC _____ Approved ___ Denied ___ Date _____

ACC _____ Approved ___ Denied ___ Date _____

Comments: _____

The TCPPOA Architectural Controls Committee is responsible only for ascertaining that our building restrictions are met. We make no warranty (implied or otherwise) concerning structural or design strengths.

Back of Lot

Outline of Lot



Side of Lot



Side of Lot



Front of Lot