



### **Variance Checklist**

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 1<sup>st</sup> & 3<sup>Rd</sup> Wednesday of the month.

- Completed & signed variance application
- Completed & signed Construction Permit
- A scaled drawing showing property lines, easements, improvements, and placement of variance item(s)
- Floodplain Development Determination letter from Jackson County
- Permit Fee \$75.00

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION**

**14 County Road 480  
Palacios, Texas 77465  
Tel. No. (361)-972-3998**

**E-mail: [ARC@tricountypoa.com](mailto:ARC@tricountypoa.com)**

**Web Site: [www.tricountypoa.com](http://www.tricountypoa.com)**

**Variance Request**

Property Owners Name: \_\_\_\_\_

Section: \_\_\_\_\_ Lot #: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Variance Requested:**

Please provide in detail the variance you are requesting & the reason for said variance below.  
(Additional pages can be attached to application.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- I understand that Tri-County Point Property Owners Association’s ACC requires three signatures for variance applications and will act upon this request at next meeting. Meetings held on 1<sup>st</sup> & 3<sup>rd</sup> Wednesday 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.

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**Office Use Only**

Date Received: \_\_\_\_\_ Initials \_\_\_\_\_

Approved  Denied

ACC Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ACC Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ACC Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# CONSTRUCTION PERMIT APPLICATION

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

Phone: 361-972-3998 Email: [ARC@tricountypoa.com](mailto: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 1<sup>st</sup> & 3<sup>rd</sup> 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:

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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

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**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**