



## Permit Checklist

### Storage Buildings

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 the ACC meetings held every 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of the month.

- Floodplain Determination Letter of Exemption issued by Jackson County
- Completed, signed Construction Permit Application form
- Slab foundation - Plat showing property lines, setbacks, improvements, and the location of the proposed storage building
- Non-slab foundation - Scaled drawing showing property lines, setbacks, improvements, and the location of the proposed storage building
- Manufactured buildings - One copy of the manufacturer's brochure, including dimensions and foundation
- Site built buildings - One copy of any construction plans, including dimensions, foundation, and tie down information if pertinent.
- Materials; specifications and details
- Development Permit issued by Jackson County (if applicable)
- Any additional requirements listed in the Storage Building Requirements form
- Signed, dated Storage Building Requirements form
- Permit Fee \$125.00

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Signature

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Date

# Storage Building Requirements

Please read, sign, and attach to the Construction Permit Application

No materials to be used in construction thereof shall be allowed to remain on a lot for more than 30 days prior to construction or after completion of construction, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the TCPPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the Architectural Controls Committee to determine compliance and progress until such time as the project is completed.

Storage Building Permit Application must include Jackson County Development Permit (when applicable) and Floodplain Determination. All such structures must be securely anchored with tie down straps or similar to prevent the structure from being blown about in high winds.

All storage buildings must be kept in good repair. Deteriorating buildings in poor condition are not permitted and must be repaired or removed.

Any storage building not built by a commercial manufacturer shall be of design, appearance, quality, and material comparable to those built by commercial manufacturers.

Buildings of wood construction must have at least two coats of high-grade paint or stain applied to the exterior, except where rough cedar siding is used. If the building is a manufactured building, you must include the following:

- A manufacturers' brochure or similar
- Exterior dimensions of the building, including height above grade level
- Specifications of exterior construction materials, including colors
- Foundation specifications, including tie down method or slab

If the building is not a manufactured building, you must include the following:

- Construction plans from which the structure will be built
- Materials specifications (buy list)
- Specifications of exterior materials and colors
- Foundation specifications, including tie down method or slab

You must also provide a plot plan which shows the following information:

- Lot number and 911 address
- Property lines and easements
- Location of the proposed structure
- Location of any septic system and drain field or spray heads (if applicable)
- Location of any existing improvements

- If the proposed building is to be a permanent structure (it is not skid mounted), a stamped survey plat will be required
- If the proposed building is to be moveable (it will be skid mounted), a scaled drawing plat is sufficient

No building shall be located less than five feet to any side lot line, or less than fifteen feet to the rear lot line, or less than forty feet to the front lot line in Section 3 through 8; no less than twenty feet from the rear & side lot line, or no less than forty feet from front lot line in Section 1 & 2.

If the storage building is associated with a residence, and the ownership of the residence is transferred (sold or otherwise changes ownership), the lot on which the storage building exists will be transferred with the residence. If it is not transferred with the residence, the storage building will be removed, and the lot will be returned to its pre-storage building state.

Signature of Property Owner	Section	Lot #(s)
9-1-1 Street Address		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.

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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**