



Permit Checklist

Fence

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 Wednesday of the month.

- Completed, signed Fence Permit Application
- A scaled drawing showing property lines, setbacks, improvements, and the location(s) of the proposed culvert(s)
- Materials; specifications and details
- Signed, dated Fence Requirement form
- Permit Fee \$25.00
- If applying for a variance include completed application along with \$75.00 fee

Signature

Date

Chain Link Fence Requirements

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

No materials may be brought into the TCPPOA, 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, noncompliance 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 ACC to determine compliance and progress until such time as the project is completed.

Building a fence in TCPPOA requires approval of the Architectural Control Committee. The purpose is to ensure that the fence is in harmony with existing structures and meets all fencing requirements. Any fencing NOT made of chain link material will need a **variance approval**, so please ensure that is attached to this application along with the fees associated with that application.

To apply for approval, submit the following:

- One copy of a scaled drawing showing property lines, setbacks, and the location of the fence and gates. A sample survey plat is included in the Construction Permit Application package.
- One copy of the specifications of the proposed fencing material and details of corner bracing, fence height, and posthole depth.
- One completed copy of the Construction Permit Application package, along with any required permit fees. Upon approval by the Architectural Control Committee, you will be notified. The completed and approved Construction Permit Application package will be placed in your file at the TCPPOA Office.

GENERAL INSTALLATION REQUIREMENTS:

- Do not fence in or enclose the water meter. If placed on the property line or within any easement, you are responsible for removal, repair, or replacement if any utility work must be done in the easement.
- Water line damage will be repaired at owners' expense.
- Call 811 to have any other buried utilities located before you dig.
- Should utilities be installed in the rear property easement as reserved in the Restrictions, each lot owner or purchaser agrees to install a gate or gates in any fence that shall be constructed on such easement, as may be specified, and required by TCPPOA Subdivision for access to such easement. Additionally, any reasonable damage to any fence located in any utility easement shall be borne by the lot owner or purchaser.

I understand that the fence must meet the approved requirements and must be kept properly maintained and in good appearance.

The TCPPOA and ACC are responsible only for ascertaining that our building restrictions are met. TCPPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths.

Signature of Property Owner

Sec/Lot #(s)

9-1-1 Street Address

Date

ACC Initials: _____ 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

