

Description of project: (use additional page if necessary)

PLEASE NOTE: *We ask that you please refrain from running heavy equipment; such as pile driving, etc., between the hours of 6:00 p.m. to 8:00 a.m. as a courtesy to your community and neighbors.*

Please note the following general requirements:

- Prior to submitting the application for construction permit, the owner or contractor shall have acquired the permit for septic from Brazoria County and include a copy of the approved permit with this application.
- Architectural drawings & specifications must be submitted and attached to this application.
- Architectural Control Committee must approve drawings and specifications prior to start of project. All approvals shall be in writing. Verbal approvals are invalid.
- Maintenance fees on all lots owned by property owner in Treasure Island must be paid current.
- Owner and contractor must be familiar with the Deed Restrictions prior to construction. Complete set can be reviewed at; http://www.treasureislandtx.org/index_files/Page406.htm ; a hard copy is also available upon request.
- A certified copy of a Survey of the lot must be completed prior to start of New Construction.
- Set-backs from property lines shall be strictly observed
- Dry-in must be completed within 90 days after start date of construction.
- Decks and boat slips in canal shall not extend beyond 12 feet from edge of bulkhead.
- Project debris and scrap materials shall be contained at all times. Placement in subdivision dumpsters is prohibited for new constructions and large renovation projects.
- Application to connect to fresh water supply & connection fee charge shall be made through TIMUD separately.
- Inspections & required certificates are entirely the responsibility of the owner/builder.
- If construction is not started within 6 months, or property ownership is transferred; resubmission of your Application for Construction Permit will be required before any new start dates.
- Builder/Contractor/Owner must comply with all utility easement requirements.
- Prior to submitting the application for a construction permit, the owner or contractor must receive a permit for septic from Brazoria County. An application for a new construction permit submitted to the Architectural Control Committee must include a copy of the BC environmental/septic permit attached to our application. We need proof that the new construction qualifies for septic.
- Additional information & restrictions are outlined in the “Building Permit Details” of this Application.

Owner(s) and Contractor acknowledge they are also aware of the “Building Permit Details” on Pages 4, 5, and 6 of this document and shall submit a **fully executed** copy of the entire document with this Application.

Property owner/contractor hereby acknowledges they have read and understand the Reservations and Restrictions of Treasure Island (aka Deed Restrictions) for the applicable project in Section _____ and will comply as set forth.

Accepted by:

Property Owner(s) Signature: _____ Date: _____
Print Name:

Contractor Signature: _____ Date: _____
Print Name:

Received by Architectural Committee: _____ Date: _____
Print Name:

Revised April 18th, 2015

COMPLETION OF BELOW SECTION RESERVED FOR ARCHITECTURAL CONTROL COMMITTEE INTERNAL USE ONLY

General Deed Restriction details	PASS	FAIL	COMMENT
Residential use only- single family construction			
Minimum 1,200 square footage met			
Set Back 25' for Front Yard			
Set Back side and rear yard (Section I = 5' Section IIR = 10')			
Set Back 20' for Boulevard Lot			
Set Back 50' for Beach Lot			
Confirmed maintenance fees current			
Exterior paint or siding is in compliance with deed restrictions			
Confirm Drainage Addressed			

Approved by Architectural Committee: _____ Date: _____

Print Name:

Declined by Architectural Committee: _____ Date: _____

Print Name:

Reasons for declining application: _____

APPROVAL NOT A GUARANTEE. The review and approval of building plans pursuant to the deed restrictions is made on the basis of aesthetic considerations only and no approval of building plans shall be construed as representing or implying that such building plans will, if followed, result in properly designed improvements. Such approval shall in no event be construed as representing or guaranteeing that any improvements built in accordance therewith will be built in a good and workman like manner. The Association or the Architectural Review Committees, nor any of their respective officers, partners, directors or members, shall be responsible or liable in damages or otherwise to any Owner who submits plans for approval by reason of mistake of judgment or negligence arising out of the approval or disapproval of any plans, any loss or damage arising from the noncompliance of such plans with any governmental ordinances and regulations, nor any defects in construction undertaken pursuant to such plans. The purpose of such reviews primarily seeks to conform the aesthetic appearances of development within the Properties.

Building Permit Details

General Information that relates to building permits approved for Treasure Island.

The Deed Restrictions are the legal primary instrument governing construction in the subdivision. However, The SLPRCCA and TIMUD Board have passed other rules & regulations that may also apply. The following information is intended to guide the prospective homeowner and the contractor through the construction, and any inspection phases.

An Application for a construction permit shall be submitted for all projects defined as "New Construction" or Renovations (Remodel). Renovations to an existing structure do not require application approval, such as moving an interior wall or replacing the roof. However, if the "footprint" of the structure is changed, then approval is required. (Footprint is a term used for the vertical and/or horizontal projection of any structure to ground level). Living, storage, and deck spaces are particularly specified.

The Architectural Control Committee has 30 days from receipt of the "Application for Construction permit" and required supporting documents to approve or deny the application. The applicant/property owner will be notified in writing of the approval or denial of the application.

Professional-quality architectural drawings, size C (18" x 24") or O (24" x 36"), of sufficient clarity and detail, are required in addition to the application for all construction projects (for new construction and for renovations/remodeling) as applicable. Views must include plot plan, elevation, the location of pilings, bulkhead, and encroachment areas (like vegetation line) must be easily determined. Set-back lines should be shown in relation to the footprint. Detailed specifications shall also appear on the drawings.

A certified Survey of the property is required for new construction. This will confirm location of property boundary stakes reflecting metes & bounds, and easements, as well as encroachments. A copy of the certified survey shall be attached to the application for construction permit.

Construction on an approved application shall begin within 6 months. Failure to do so will require resubmission for application approval and may require another permit fee. Failure to resubmit your application will void any previously approved permits. Construction start date is considered as any visible sign that building material has been brought to the site. (Fill dirt or grading is excluded). Dry-in must be completed within 3 months following start of construction framing. A structure would be considered dried-in if, from an external view, it appears to be completed (roof is on, walls are up, windows & doors are set and decking & stairs are in place).

The Architectural Control Committee does not formally make in-process inspections. Adherence to the Deed Restrictions and to the regulations of SLPRCCA & TIMUD Boards shall be required during construction. However, inspections are required to obtain certificates of compliance for Windstorm, Flood, and Septic. The Committee refers you to the locations below for authoritative information about these certificates. If you are obtaining a mortgage loan, the lending institution may also require inspections of which you should be aware.

Windstorm Brazoria 979-848-0953 Austin 800-248-6032

Flood Contact insurer or local surveyor for FEMA information

Septic Angleton 979-864-1600

The contractor shall maintain confinement of scrap building materials (and personal litter) at the project site at all times. Uncontained debris is unacceptable. The subdivision dumpsters are off-limits for dumping excess building materials during construction. For large construction jobs a roll off dumpster will be necessary; smaller jobs could be contained on-site and hauled away as needed.

To connect tap into the fresh water system, an Application for Water Service form shall be completed and submitted to The TIMUD board. Contact the T.I.M.U.D office for current fee.

There are several regulations that should be noted:

- Cold water cut-off valve at water heater
- Main water cut-off valve at ground level with self-drain cock
- Service breaker box of 200 amps, weather-protected, with copper wiring only
- Correct culvert must be installed where needed to allow for proper storm drainage. See page 6
- Concrete driveways must not cover septic field lines or utility easements

Property owner and contractor hereby acknowledge they have read and understand the Building Permit details.

Property Owner Signature: _____ Date: _____
Printed Name: _____

Contractor Signature: _____ Date: _____
Printed Name: _____

Drainage

Drainage in the Treasure Island subdivision is subject to the rules and requirements of Velasco Drainage District. They require, where necessary, a 12 inch concrete culvert to be placed under a driveway to allow for proper drainage and ease of cleaning/maintaining drainage ditches in the Treasure Island subdivision.

As part of this requirement, the Owner and Builder/Contractor must contact the Treasure Island Municipal Utility District's (TIMUD) Operations Manager to discuss drainage of the build location before the application is submitted. The TIMUD Operations Manager, the Owner, and the Builder/Contractor must sign this page to acknowledge drainage was discussed and that requirements for proper drainage, where necessary, have been addressed and will be implemented.

The TIMUD Operations Manager's phone number is 979-709-1302.

Owner and Builder/Contractor hereby acknowledge they have read, discussed, and understand the drainage requirements in the Treasure Island subdivision and will comply as required.

Property Owner Signature: _____ Date: _____

Printed Name: _____

Contractor Signature: _____ Date: _____

Printed Name: _____

TIMUD Operations Manager Signature: _____

Printed name: _____ Date: _____