

ARCHITECTURAL CONTROL COMMITTEE PLAN

The Architectural Control Committee is a subcommittee of the Board of Directors and reports to the Board of Directors. The committee consists of no less than three (3) members one (1) of which will be a Board of Director. All Board members may elect to sit on the ACC if desired; however, community involvement is recommended. The ACC meets at least one time each month. Minutes of each meeting are kept in the TPO office with a log of all activities of the ACC. A calendar of all key action items is kept with dates of applications and expirations. The ACC may call special meetings to address applications or special circumstances.

The following checklist is provided by the ACC for property owner guidance.

1. APPLICATION: Property owners will submit Architectural Control Committee application in advance for construction and acquire all Matagorda County Permits. Applications are available in the TPO office. Once the application is reviewed by the committee the owner is contacted to communicate the result. The Architectural Control Committee will determine whether the proposed application meets the specific requirement of TPO By-Laws and deed restrictions. Appeals to decisions made by the ACC may be addressed to the Board of Directors within thirty (30) days of the ACC decision.
2. All lots shall have single family residences only. Each lot shall have no more than one residence. A residence shall have a minimum of six hundred (600) square feet of living area, not counting stoops and porches. No duplexes, rooming houses or similar buildings shall be permitted in TPO.
3. Residences require a septic system, culvert, electric and water hookups. The septic system will be designed for maximum seepage and will comply with the Matagorda County Environmental Health Department specifications.
4. No tents, canvas covered shelters, sheds or recreational vehicles shall be used as permanent residence. No structure in the subdivision will be constructed with used materials. No used house or other building may be moved onto any lot.
5. No lot will be used for commercial business or professional uses of any type.
6. Construction plans and a site plan shall be submitted clearly showing lot lines, easements, culverts, septic system and other pertinent information.
7. Materials used for remodeling shall be the same type and style as the exterior of the existing structure. Do not use dissimilar materials for repairs.
8. No building or residence shall be located on any lot nearer than the minimum set back lines shown on the recorded plat, or nearer than five (5) feet to any side lot line; including overhangs, stoops and porches.
9. No building shall be occupied while it is in the process of construction. All buildings shall be completed on the outside within six (6) months after construction is commenced and if wood, they must have at least two (2) coats of high grade paint or stain applied to the exterior, except where cedar siding is used.
10. Culverts shall be at least 12" diameter using standard culvert material and shall be installed by the property owner. The culvert shall be at least as deep as the ditch before installment.
11. A conditional ACC approval permit may be granted while property owner is in the process of getting building and septic system permits from the County.
12. Fences will be constructed of standard fencing materials. No Plywood, tin, scrap lumber, etc. will be used.
13. Each residence may park two (2) boats, three (3) cars and one (1) RV in the driveway of the property – not the yard.
14. All piers, docks and other structures erected adjacent to any lot shall conform to all regulations and laws pertaining to said property. No boathouses or pier shall extend into the Tres Palacios River more than Matagorda County Specifications allow from the rear property line. Piers or boathouses may not extend into canals or lakes more than six (6) feet from the rear property line.
15. All driveways or entrances to residential lots must be approached from inside the subdivision.
16. Lots must be kept neat and clean, free of debris, overgrown trees, weeds and grass.
17. No signs, billboards and advertising devices of any character shall be erected on any lot or plat except for the sale of the property.
18. No sewage or other waste matter shall be permitted to drain into the bar ditches.
19. Factory made mobile homes are permitted as long as they are NOT more than five (5) years old when moved onto premises, are in good condition and are at least 600 square feet of living area. A copy of the Certificate of Title must be presented with the application to verify the age at time of delivery. A site plan shall be included with the application for mobile home as stated in Checklist No.6
20. Mobile homes will be anchored according to Texas hurricane standards for Wind Zone II. Mobile homes will be skirted with material compatible to the mobile home.