



SUBMIT THIS FORM IN DUPLICATE. ONE COPY OF THE SIGNED DOCUMENT WILL BE RETURNED TO THE PROPERTY OWNER AND ONE COPY WILL REMAIN IN THE POA FILES

TEXAS NATIONAL POA DRC/ACC REQUEST FOR CONSTRUCTION APPROVAL

APPLICANT NAME: \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

LOCATION OF WORK: SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

DESCRIPTION OF WORK \_\_\_\_\_

I hereby certify that the performance of the work requested would not impair any easement or the Common Elements, and I understand and am bound by the Rules & Regulations, Deed Restrictions and Bylaws of Texas National Property Owners' Association, Inc. and the laws of the County of Montgomery and the State of Texas.

I hereby submit the following documents, plans and specifications as required by the Committee:

Initial(s) **No Electronic Initials**

\_\_\_\_\_ Montgomery County Building Permit and a Texas National M.U.D. Receipt for water and sewer taps.

**NOTE: COUNTY REQUIRES RECEIPT OF PAID WATER & SEWER TAPS TO OBTAIN BUILDING PERMIT.**

\_\_\_\_\_ One (1) complete set of Plans including the landscaping plan. Plans shall be of construction grade with all dimensions complete and without any Red Color marks. Marks, notes, or changes by builder/owner to the original prints to be in blue or black ink, not pencil.

\_\_\_\_\_ Property survey less than one year old, done by a licensed surveyor showing legal description of the property, easements, set back lines, building lines and with complete dimensions.

\_\_\_\_\_ Scale Plat Plan with proposed improvements located by dimensions and showing building lines, set back lines, easements, driveway, drainage, any planned auxiliary or storage buildings and fencing. Fence material and proposed fence height required. **NOTE: PLANS WILL NOT BE ACCEPTED OR APPROVED BY THE BOARD WITHOUT SUBMISSION OF THE SCALE PLAT PLAN. NO EXCEPTIONS.**

\_\_\_\_\_ Floor plan with all dimensioning complete, to include room layout, door swings, window locations, porches, breezeway, patio, balcony, garage, etc. Plan to show square foot area by Living, Garage, Covered Porch, Patio, Balcony (when appropriate) and Total Square Footage.

\_\_\_\_\_ Elevations, front, rear, and side showing materials of construction, windows, vents, roof lines with roof slope indicated. **NOTE: The same elevation may not be repeated within six (6) lots of one another, on either side of the street. The elevation drawings must indicate how much the foundation of the home will be raised from the current level of the lot.**

\_\_\_\_\_ Foundation Plan indicating materials, strengths, beams, reinforcing steel, post slopes, and slab elevation. 75% of the front elevation MUST be comprised of brick and/or stone.

\_\_\_\_\_ No modular homes of any type are allowed.

**ALL HOUSE PLANS MUST BE SUBMITTED WITH A \$2,000.00 NON-REFUNDABLE FEE AND A \$1,000.00 REFUNDABLE BUILDING DEPOSIT. (\$3,000.00 TOTAL SUBMISSION WITH PLANS). There will be a slab and rough-in inspection completed paid from the non- refundable fee.**

**REFUNDABLE DEPOSIT IS REQUIRED WITH THIS APPLICATION TO ENSURE COMPLIANCE WITH REASONABLE CONSTRUCTION STANDARDS AND THESE REQUIREMENTS. NON-COMPLIANCE WILL RESULT IN A FINE: FIRST VIOLATION = \$400; SECOND VIOLATION = \$500; THIRD VIOLATION = FORFEIT ENTIRE DEPOSIT AND SUBMIT ADDITIONAL \$1,000.00 DEPOSIT (CONSTRUCTION WILL BE HALTED UNTIL SUBMISSION OF ADDITIONAL DEPOSIT.)**

**HOUSE PLANS THAT INCLUDE A POOL MUST ALSO BE APPROVED BY THE TEXAS NATIONAL MUNICIPAL UTILITIES DISTRICT. SEE THE TEXAS NATIONAL MUD TAP APPLICATION FOR DETAILS OR CONTACT THE MUD AT (936) 443-7920.**

I hereby agree to adhere to the following DRC/ACC General Requirements: **No Electronic Initials**

- \_\_\_\_\_ House must be roughly centered on the lot.
- \_\_\_\_\_ No work, including site preparation\*, shall commence until plans have been approved by the DRC/ACC/POA BOARD, a Montgomery County Building Permit has been obtained and water and sewer fees have been paid and receipt provided.
- \_\_\_\_\_ A copy of Montgomery County Building Permit, a copy of the MUD receipt, and a copy of the signed DRC/ACC approval must be posted at the building site within view from the street.
- \_\_\_\_\_ A portable human-waste facility and a 30-yard roll-off dumpster shall be placed on the building site at the start of construction and removed at final clean-up. NO EXCEPTIONS
- \_\_\_\_\_ The construction site must be kept clean and orderly throughout the construction period.  
Street must be kept clean of dirt and debris and measures taken to prevent damage to street, curbs, and other property or a fine will be issued.
- \_\_\_\_\_ Orange site fencing and SILT fencing is required on all construction sites. NO EXCEPTIONS
- \_\_\_\_\_ No cutting apron when cutting curbs for driveway installation. If aprons are cut, there will be an automatic \$1000 fine.
- \_\_\_\_\_ Builder/Contractor will ensure that concrete wash-out and sludge shall be dumped on the building site and removed as part of final clean-up. Under no circumstances shall sludge be deposited on streets, rights-of-way, or private property. A \$1,000 fine will be imposed on the contractor or homeowner if concrete trucks are washed out on easements and/or streets in the subdivision. NO OTHER WASHOUT SHOULD BE USED.
- \_\_\_\_\_ Parking within Texas National is severely limited. Streets must not be blocked at any time. To maintain traffic flow, construction vehicles (including those of contractor personnel) are requested to park on only one side of the street.
- \_\_\_\_\_ **No burning at construction site.**
- \_\_\_\_\_ Site preparation includes but is not limited to tree removal. No trees 4 inches or more in diameter, and at least 10 feet from the building line and/or perimeter of the home, will be removed without the DRC/ACC/POA Board's consent and/or approval. Clear cutting vegetation or trees will result in a \$1000 automatic fine and/or natural vegetation must be replaced. Cutting individual unapproved tree(s) will result in a \$300 fine. Tree check will need to take place prior to cutting any trees on the lot.
- \_\_\_\_\_ **Work schedule for Monday through Friday is 7am to 7pm. Saturday- 8am to 7 pm. No work on Sunday.**

**INSPECTION REQUIREMENTS: No Electronic Initials**

- \_\_\_\_\_ 1. PRIOR TO POURING OF CONCRETE: Inspection by a Texas National hired inspector is required to inspect the forms, plumbing, underground and the placement of all steel in the foundation, as well as conformance with the International Building Code. It is the owner's responsibility to ensure that the preparation is in accordance with the plans and specifications that have been submitted to the DRC/ACC. A minimum of 48 hour notice is required for this inspection. Any deficiencies found in the inspection must be corrected and re-inspected and approved by the DRC/ACC before construction can resume. If no inspection/reinspection is completed, or if approval has not been given by the DRC/ACC to continue, the entirety of the deposit will be forfeited and construction halted.
- \_\_\_\_\_ 2. PRIOR TO COVER-UP OF PLUMBING, ELECTRICAL AND HVAC: Inspection by a Texas National hired inspector is required to inspect all plumbing, electrical and HVAC rough in materials, methods and conformity to current codes. Framing members and materials will also be inspected at this time. A minimum of 48 hour notice of this inspection is required. Any deficiencies found in the inspection must be corrected and re-inspected and approved by the DRC/ACC before construction can resume. If no inspection/reinspection is completed, or if approval has not been given by the DRC/ACC to continue, the entirety of the deposit will be forfeited and construction halted.

I hereby acknowledge the Interest of the Board and DRC/ACC and authorize its Agents to, at all times during and upon completion of the work, have access to my property or inspect the work; approval of this request is contingent upon the work being in strict compliance with all applicable Laws of Texas, Montgomery County, Codes, Standards and Manufacturers' recommendations; approval is also contingent upon the work commencing within 6 (six) months and being completed within 1(one) year of approval.

For questions regarding this application or other related architectural approval/construction matters, you may call IMC office at 936-756-0032

Plans submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Property Owner or Authorized Agent (Please print)

**ELECTRONIC SIGNATURES NOT ACCEPTED.**

Property Owners' signatures MUST appear below acknowledging receipt and understanding of Texas National Property Owners' Association BOARD and DRC/ACC Requirements. By signing, I agree to all requirements and acknowledge fees and fines:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

FOR OFFICE USE ONLY

RECEIVED BY TEXAS NATIONAL POA \_\_\_\_\_ Date: \_\_\_\_\_

**BOARD'S DISPOSITION (3 SIGNATURES REQUIRED):**

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DRC/ACC Member signature: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DRC/ACC Member signature: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DRC/ACC Member signature: \_\_\_\_\_ Date: \_\_\_\_\_

Any approval granted herein is given only to the extent that the plans submitted comply with the current Deed Restriction requirements. No other approval or warranty is expressed or implied.

Conditions or Reasons for Denial:

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