

CYPRESS COVE MAINTENANCE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
TERMS AND CONDITIONS FOR ISSUANCE OF HOUSE PERMIT

ADDRESS: _____ SECTION: _____ LOT: _____

The OWNER and BUILDING CONTRACTOR agree to the following TERMS AND CONDITIONS:

- All property corner pins must be located and clearly marked with 36” tall surveyor stakes and ribbons prior to starting construction and must be maintained for the duration of the permit.
- Architectural Control Committee (ACC) inspection is required prior to the pouring of any concrete or framing and floor joist of pier and beam foundation. A **96 hour** scheduled notice is required. Appointments must be scheduled via email only. Please send emails to: cypresscoveACC@gvtc.com. Once you submit the email, you will get a confirmation return email or a phone call. **Do not pour without an inspection.**
- House permits will be delayed one (1) week for CCWSC to locate and mark sensitive water assets at the address under construction and any neighboring lots (as determined by CCWSC) where contractor could possibly stage materials and/or park vehicles. The building contractor is required to place a day glow orange netting a minimum of 48” tall 24” distance on all sides around the location. Failure to comply is considered a major violation.
- Work hours for any machinery, deliveries, pick up, compressors or other noise making equipment is limited to 8:00 am start time Monday-Saturday and 10:00 am on Sunday, except summer time (June-August 7:00 am Monday-Saturday; and Sunday 10:00 am) and shut down by 8:00 pm no exceptions. This provision will be strictly enforced. No work days: Easter Sunday, Labor Day, Thanksgiving Day and Christmas Day.
- Contractor Registration: Certificate of Insurance with CCMA listed as additional insured is required of primary contractors / builders as part of the Contractor's Registration form effective April 1, 2018. Contractors must keep insurance current. Any change in coverage or Insurance Carrier must be reported in writing to CCMA immediately. Sample insurance certificate is available on the website.
- Any exterior or structural changes to an approved house structure or any additional structures (e.g. garage, workshop, storage building or fence) must be submitted by application to the ACC for approval. This request will be made without charge to applicant.
- Building permit issued applies to address/lot listed on permit only. Property that is damaged or disturbed outside of that permit address will result in a \$500.00 fine as well as restoring property that was damaged or disturbed to its original condition.

- Posting of Address Numbers
 1. It shall be the responsibility of the builder, owner or occupant of properties to obtain, install and maintain address numbers on the property in a conspicuous manner that can be easily discernible at the point of access from the road.
 2. If the address numbers are not able to be placed in a conspicuous manner on the structure then the address numbers shall be placed in a conspicuous part of the property that can be easily discernible at the point of access from the road.
 3. Address numbers shall be made of durable material and be a minimum of 6” in height.
 4. Address numbers shall not be obstructed from view by shrubs or vegetation as view from the road.
- All building line set-backs and all permanent and unobstructed easements as shown on all recorded plats in Cypress Cove will be observed.
- A COMMERCIAL “DUMPSTER” OR PRE-APPROVED functional equivalent will be on the building site throughout the period of construction and clean-up. Job site to be kept clean at all times – no trash on property permitted.
- A PORTABLE TOILET will be on the site throughout the period of construction and clean-up.
- NO OPEN FIRES ARE PERMITTED AT ANY TIME. Any violation will cause a permit to be rescinded.
- A building permit NOTICE will be displayed in plain sight visible from the nearest street throughout the period of construction and clean-up.
- This permit may be suspended if any of its provisions are violated and until such violations are remedied. No work will be allowed on site during a suspended permit.
- A permit may be denied in the case of any outstanding obligations remaining from unresolved violations of any prior building permit granted to the applicant.
- This permit requires the property owner’s building contractor and their successors and assigns acknowledge responsibility related to this project be built per Texas House Bill 1736, as signed into law on June 16, 2015, which adopted the energy efficiency chapter of the International Residential Code as the Energy Code in Texas for Single-Family residential construction as of September 1, 2016.
- Failure to comply with the rules could cause forfeiture of deposit and/or permit and/or right to build in Cypress Cove.
- Residential house builds, “exterior complete and dried in” within 180 days of permit issue date. The term “exterior complete and dried in” means completion of roof, soffits, exterior doors and windows. House build must be finished, and final inspection called for by permit expiration date. Permit extensions are required if the house build is not completed by permit expiration. These requests must be made in writing, are valid for only 90 days and

cost \$1,000. Such requests must be made within 30 days of the permit expiration date. Requests later than thirty (30) days require resubmittal for a new permit.

- Any questions or concerns should be submitted in writing to the Architectural Control Committee to addresses at the next meeting.
- Owner or builder hereby grants permission for Architectural Control Committee or Cypress Cove Maintenance Association advisors and members access to the property during business hours.
- The builder's deposit will be forfeited after 364 days if owner does not request a refund.

Signature of Property Owner _____ Date _____

Address of Property _____

Signature of Building Contractor _____ Date _____

For ACC use only/Approved by:

