

CYPRESS COVE MAINTENANCE ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
TERMS AND CONDITIONS FOR ISSUANCE OF PERMIT  
FOR FENCE, CARPORT, DECK, SHED, GARAGE or HOME ADDITION

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 40" 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@gvvc.com](mailto:cypresscoveACC@gvvc.com). Once you submit the email, you will get a confirmation return email or a phone call. **Do not pour without an inspection.**
- 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 sundown no exceptions. This provision will be strictly enforced. No work days: Easter Sunday, Labor Day, Thanksgiving Day and Christmas Day.
- 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.
- All building line set-backs and all permanent and unobstructed easements as shown on all recorded plats in Cypress Cove will be observed.
- 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 Any violation will cause a permit to be rescinded.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.
- Failure to comply with the rules could cause forfeiture of deposit and/or permit and/or right to build in Cypress Cove.

- Garage and home addition must have “exterior complete and dried in” before the permit expires in one hundred eighty (180) days. The term “exterior complete and dried in” means completion of: roof, soffits, exterior doors, windows, facades & fascia. Permit extensions are required if the property is not dried in by permit expiration. These requests must be made in writing, are valid for only 90 days and cost \$250 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.

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Address of Property \_\_\_\_\_

Signature of Building Contractor \_\_\_\_\_ Date \_\_\_\_\_

For ACC use only/Approved by:

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