

BUILDING PERMIT APPLICATION – DEERHAVEN PROPERTY OWNERS ASSOCIATION, INC.

SUBMITTED ON _____

ADDRESS OF PROPERTY _____ LOT NO. _____

OWNER _____ PHONE _____

CONTRACTOR _____ PHONE _____

PRIOR TO ISSUING A BUILDING PERMIT THE FOLLOWING INFORMATION AND FEE INDICATED IN THE TABLE BELOW MUST BE SUBMITTED FOR APPROVAL.

ALL FEES ARE NON-REFUNDABLE

TYPE OF CONSTRUCTION	PERMIT REQUIRED	INSPECTION REQUIRED	EXTERIOR ELEVATIONS & MATERIALS	PLOT PLANS	PERMIT FEE
HOMES					
New Home Construction	X	X	X	X	\$1,000.00
Interior Remodeling	X	X**		X**	NO FEE
Home Additions	X	X	X	X	\$300
Addition/Expansions of Decks / Porches	X	X		X	\$100
Solar Energy Devices	X	X		X	\$100
OUT BUILDINGS					
New Docks with Boat Lifts	X	X	X	X	\$300
Major Remodeling of Docks with Boat Lifts	X	X	X	X	\$100
Day Docks and Fishing Piers	X	X		X	\$100
Storage & Utility Buildings, Carports, Garages (less than 200 sq. ft.)	X	X	X	X	\$100
Storage & Utility Buildings, Carports, Garages (greater than 200 sq. ft.)	X	X	X	X	\$300
Hobby Greenhouses	X	X	X	X	\$100
Rainwater Harvesting Systems under 200 gallons	X	X		X	NO FEE
Rainwater Harvesting Systems over 200 gallons with pumping system					\$10
MISCELLANEOUS					
Fence	X	X		X	\$50
Driveways	X			X	\$50
Swimming Pool and/or spas	X	X		X	\$300
Prefabricated Spas	X				NO FEE

Demolition of Existing Structure	X				\$500
Butane/Propane Tanks (If installed with home construction)	X	X		X	NO FEE
Butane/Propane Tanks (If installed separately)	X	X		X	\$25
Flag Poles	X			X	NO FEE
Retaining Walls	X	X	X	X	\$25
Basic Review of Variance Request by Architecture Chairman/ POA Board					\$200
Maximum fee for Variance Request (i.e. if attorney fees etc.) required for ultimate resolution by POA Board					\$800

Notes:

1. It is the Owner’s responsibility that the project complies with all laws, regulations, licensing, and registration requirements.
2. It is the Owner’s responsibility to ascertain that the construction conforms to property line and utility easement set back restrictions. The Owner is required to have the property corners staked to assure that the construction conforms to property line and utility easement set back restrictions.
3. One set of plans must be submitted to the Architecture Chairman. Plot plans must include the footprint and dimensions of the living area and the footprint and dimensions of the total proposed improvements and distances from the proposed improvements to the property lines. Plot Plans for fences shall include the height of the fence; the location of the fence and the materials to be used. Any variances from the Restrictions and Covenants shall be noted on the plot plans for approval of the POA Board and by adjoining property owners. (see Item 3 under “General Requirements”)
4. Exterior Elevations & Materials – All four exterior elevations and the exterior materials to be used in the improvements must be shown.
5. **Inspections on interior remodeling are only required if walls are moved or if there is any electrical, plumbing or air-conditioning/heating work done in connection with the project. Owner shall be responsible for retaining the services of an independent, licensed inspector for applicable inspections required. All work will conform to the International Residential Building and Plumbing Codes.
6. Permit Fees are cumulative except for garages. (Example: A new home with a garage and a swimming Pool. The Permit Fee would be \$1,000 + \$300 = \$1,300.)

GENERAL REQUIREMENTS

1. All new construction must conform to current pertinent Deerhaven Restrictive Covenants; Llano County Natural Resources and Flood Plain Management Regulations; State Laws and Property Codes; State and local Building Restrictions and International Building Codes. (Locally we use IBC 2006.)
2. Ten days prior to submitting documents/drawings for approval to the POA, Owner to give notice of the pending construction to all adjacent property owners to the construction site and others that may be affected by such construction.
3. Any variance request must be submitted by the Owner to the Architecture Chairman, in writing, accompanied by a non-refundable payment in the amount of \$200.00 (for basic review of variance request) and be approved by the POA Board of Directors. If, on completing the basic review, the Board determines that further investigation is required (involving, for example, attorney opinion fees), then, in accordance with the fee schedule, Owner shall be responsible for the payment of additional variance request fees not to exceed \$800.00. Owner is responsible for obtaining written approvals for a variance request from all adjoining property owners and others that may be directly affected by such construction. The ultimate decision as to approval or disapproval of a variance request is that of the POA Board. The decision of the Board takes precedence over all others and is final in all respects. Regardless of approval or disapproval, by the POA Board, of a variance request, all variance request fees are non-refundable.

4. When inspections are required, the Owner shall retain the services of an inspector and submit his/her name, address and phone number to the Property Owners Association (POA) prior to commencing work. Upon completion of the work, a certification, signed by the inspector, stating that the construction was built in accordance with standard and recognized building codes shall be sent to the POA.
5. When inspections are required, move-in cannot take place until the POA has received the certification of compliance with standard and recognized building codes, signed by the inspector.
6. The owner must make an application to the Deerhaven Water Control and Improvement District (WCID) for a water meter; to Llano County MUD #1 for connection to the sewer system; to Llano County and/or LCRA for a septic tank permit; and to LCRA for lake retaining walls and boat docks.
7. The term of the Building Permit is for one year period beginning from the date of the issuance of the Building Permit. If the construction is not completed within the one-year period, the Owner may be required to pay an additional Permit fee.
8. The Owner shall provide a portable restroom on new construction, demolition projects and/or major remodeling. Any portable restroom permitted during construction shall be located toward the rear of the lot, when possible, and away from the street and neighboring property.
9. The Owner shall provide an on site dumpster or make provisions to haul debris from the premises on a two week schedule during construction. All dumpsters to be located on the Owner's property and off the Right-of-Way of Deerhaven streets.
10. The Owner shall repair any damages in the immediate area of the construction to public roadways and roadsides and to any private property resulting from construction activities or construction vehicles or equipment to the condition that existed prior to the construction. The extent and method of repair and approval of the repair shall be at the sole discretion of the POA
11. The Architectural Committee can issue a stop work order to the Owner if the contractor does not keep the construction site and the surrounding areas free from construction debris, paper and any related litter or does not comply with the above #9.
12. SOLAR ENERGY DEVICES: Solar panels are allowed, provided that they are located on the homeowner's roof or within a fenced-in yard that shields it from all view. If located on the roof, the panels must not extend beyond the roofline; must conform to the slope of the roof; have a top edge that is parallel to the roofline and have a frame, visible piping or wiring that is consistent with the home's color scheme. If installed in a fenced back yard, the system must not be taller than the fence line.
13. RAINWATER HARVESTING SYSTEMS: Such system must be either buried or architecturally concealed. If installed above ground, the system shall be shielded from view from a street, the lake, other lots and common areas. The materials and color of the shielding shall be consistent with the materials and color scheme of the property owner's home.
14. FLAG DISPLAY: A property owner may display the flag of the United States of America, the flag of the State of Texas and a flag of any branch of the United States armed forces as long as they are displayed in accordance with governmental codes and any other flags that have been approved by the POA. A flagpole must be constructed of permanent, long-lasting materials with appropriate finish appropriate and harmonious with the dwelling. No flagpole shall be taller than 20 feet. The display of a flag, or the location and construction of the supporting flagpole, must comply with applicable easements, and setbacks. The maximum length of a displayed flag shall be no more than 6 feet in length. Only three flag poles per residential lot are allowed.
15. No contractor activity or delivery of construction material is to be made before 7:00 A.M. Monday through Friday or before 8:00 A.M. on Saturday. All contractor activity and material deliveries must be completed no later than 8:00 P.M. on any day. No contractor activity will be allowed on Sundays or on major Federal Holidays.
16. All correspondence should be addressed to:
ACC Chair Deerhaven POA
Address: PO Box 7692, Horseshoe Bay, TX 78657
Email Address: david.cotner@gmail.com

17. BURN POLICY: Contractors are prohibited from burning in Deerhaven. All cleared vegetation and construction debris must be removed from the property to a site outside Deerhaven. See owner's burn policy on Building Permit Information Sheet.
18. No concrete waste will be discharged in the Deerhaven road right-of-ways or adjacent lots.
19. To ensure that all new construction and/or new irrigation system installations or modifications to existing plumbing or irrigations systems offer no opportunity for contamination to the public water system, the following applies: A Backflow Prevention Assembly Test and Maintenance report is required to be completed by a TNRCC Certified Backflow Assembly Tester and Owner is responsible for submitting said completed report to the Deerhaven WCID on all new and/or modified plumbing projects and for all new and/or modified irrigation systems and for furnishing proof of approval of said report by the WCID.
20. Wind power generators are prohibited.
21. Owners are responsible for all sub-contractors complying with the Llano County leash laws.
22. Dredging of lake material must be approved by the POA Board of Directors. Owner is prohibited from removing any wet, dredged material in vehicles crossing Deerhaven streets or common areas. Removal of dredged lake material must be done by barge to a place outside of Deerhaven and Owner has full responsibility for any damages to property incurred in the dredging process. Owner is responsible for obtaining all necessary permits for dredging. Prior to work begun, written approval of the dredging project must be furnished to the POA Board from all adjacent lot owners whose property lines extend into the lake, as shown on the Plat of Deerhaven, as recorded in Vol. 1, Page 23 et. seq., Plat Records of Llano County, Texas.
23. By accepting the Building Permit, both the Owner and the Contractor each warrant and agree that the subject construction shall be constructed in accordance with the documents approved by the Architecture Committee and/or the POA Board of Directors, sound and safe construction and building practices and that each phase of the construction will comply with and be built in accordance with standard and recognized building codes.

In the event that any part of the subject construction shall not comply with and be built in accordance with such building codes, then both the Owner and the Contractor each agree, by accepting the Building Permit, the Deerhaven Property Owners Association, its Board of Directors (as an entity and on behalf of each individual member), its Officers, and its Architectural Committee (as an entity and on behalf of each individual member), or any agent acting on its behalf, hereinafter called POA, to indemnify and hold harmless the POA for any damages, expenses, court costs, attorneys fees because of any claim, demand, assertion, cause of action, or judgment to any person for any injury, death, or property damage which may arise due to the Contractor's and/or Owner's failure to construct in accordance with sound and safe construction and building practices and to construct each phase of the construction to comply with and be built in accordance with standard and recognized building codes, even if such failure results from the negligence of the POA, for any damages, expenses, court costs, attorneys fees because of any such claim, demand, assertion, cause of action, or judgment to any person for any injury, death, or property damage.

Owner agrees to the following: If at any time construction fails to comply with the plans and specifications and documents approved by the Architecture Chairman and/or the POA Board of Directors, notification of said noncompliance will be given to Owner by Architecture Chairman by e-mail and by U.S. mail, certified mail, return receipt requested. Upon said notification, a Stop Work Order will be initiated and construction will immediately cease and desist. At the time of said notification, the POA Board, at its discretion, has the right to impose a fine on the Owner in the amount of \$2,500.00 and has the further right to impose a per day fine of \$25.00 until the non-compliance has been corrected to the satisfaction of the Architecture Chairman and the Board. The total of such fine(s) shall not exceed \$10,000.00. Owner acknowledges that uncorrected non-compliance construction could result in a title defect on the subject property.

Owner's Signature

Date

Contractor's Signature

Date

APPROVED:

Architecture Chairman or Assignee

Date

Permit No. _____

Fee Received: \$ _____ on (date) _____.

(Revised September 2018)