



# Building Permit Process Guidelines

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## **RCA - Environmental Control Committee Guidelines For Building Construction or External Repairs/Modifications**

### **SECTION I – INTRODUCTION**

#### **1. PURPOSE OF THIS GUIDELINE DOCUMENT**

The purpose of this document is to assist the RCA Membership, along with their building contractors, architectural designers, and other supporting contractors and suppliers to get new and/or remodeled/refurbished single family residences, built in Rayburn Country. This document provides guidelines, based primarily on each Sections' Restrictions which flow with the land. Realizing that for most RCA Members, building a home in Rayburn Country will be a once in their lifetime event, these guidelines are to assist Members and their Builders to accomplish that successfully. The RCA Environmental Control Committee (ECC) mission is to help you successfully and cost effectively accomplish your mission of a new and/or remodeled single-family residence in Rayburn Country. The ECC is here to help you.

#### **2. PURPOSE OF THE ENVIRONMENTAL CONTROL COMMITTEE**

The purpose of the RCA Environmental Control Committee (ECC) is to enhance the value of each lot owner's investment by guiding the building design process in order to preserve the environmental ambiance, home owners' values and to facilitate Rayburn Country developmental goals. The ECC, in its review of applications for construction and improvements, will not dictate any particular style or hinder personal design preferences as a rule. It will however strive to ensure a cohesive character within Rayburn Country.

#### **3. LIMITING CONDITIONS**

These ECC Guidelines establish criteria and procedures for development, design, and construction within Rayburn Country. These ECC Guidelines are binding on all lot owners of property within Rayburn Country (RCA Sections), generally all sections of Rayburn Country Subdivision except Sections 1- 6. Remedies for failure to comply are outlined in these ECC Guidelines, in the Declaration of Covenants, Conditions and Restrictions for Rayburn Country, and in purchase and sale agreements. These ECC Guidelines may be amended at any time subject to approval of the ECC and the Rayburn Country Association Board of Directors. Please refer to the Jasper County and State of Texas building codes and practices, as the RCA ECC does not handle specific building codes and inspections.

#### **4. REVIEW PROCESS**

ECC meetings will be held monthly and on an as needed basis. Submission for the conceptual review, preliminary review, or final reviews will be received in the RCA Office located in the Rayburn Resort Clubhouse at 2376 Wingate Boulevard. In general, written response is delayed until final ECC approval is granted. We strive to maintain a very positive approach throughout the review process. We have found

through experience that letters of denial tend to be misunderstood and become difficult negatives to overcome. In order to avoid misunderstandings, it is preferable to meet with the applicant to review issues in a constructive and positive manner.

We welcome input regarding the review process as we continue to improve our process by focusing on a "Welcome to Rayburn Country" attitude without losing sight of our main objective for a pleasing and harmonious community.

#### 5. **DISCLAIMER OF ECC LIABILITY**

Neither the ECC, the Developer, nor any of their representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval, or to any lot owner, builder, contractor, visitor, or occupant of any of the property in Rayburn Country by reason of mistake in judgment, negligence or failure to perform an act required by law arising out of or in connection with the approval or disapproval of any plans or the failure to approve any plans. No ECC approval as provided herein shall be deemed to represent or imply that the proposed improvement, if constructed in accordance with the approved plans and specifications, will result in a properly designed and constructed improvement or that it will meet all applicable building codes, governmental or agency requirements. The issuance of ECC approval does not take the place of other governmental approvals and permits and/or appropriate building codes. All such approvals and permits are the responsibility of each lot owner.

## SECTION II – DESIGN GUIDELINES

### 1. **GENERAL**

The following are design guidelines for construction in Rayburn Country Association. Design parameters in these guidelines will provide the common thread to weave the fabric of an aesthetically pleasing residential community. The following are guidelines only; all applications remain subject to approval by the ECC.

### 2. **BUILDING SIZES AND SETBACK REQUIREMENTS**

- a. **Section 7A, 7, 11, 13, E5** – No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 1,000 SF. No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax the front or back setback lines if such distances are not feasible due to terrain or other consideration beyond the lot owner's control.
- b. **Section 8, 9, 10, 12, 22, 30, 31, 32, 34, 36, 38, 41, 43, 44, The Pointe Phase I and II** – No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 1,250 SF. No building shall be built within 25 feet of the front or rear lot line, 10 feet of the side lot lines or, **if applicable**, below the 179 ft. elevation line (without USACE specific approval). The ECC may relax the front or back setback lines if such distances are not feasible due to terrain or other consideration.
- c. **Section 15, 16, 17**– No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 800 SF. No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax the front or rear setback lines if such distances are not feasible due to terrain or other consideration.

- d. **Section 14**– No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 1,000 SF (Lots 1-170) or 900 SF (Lots 171-379). No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax the front or rear setback lines if such distances are not feasible due to terrain or other consideration.
- e. **Section 21– Patio Lots** - No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 850 SF (30'x50' Patio Lot Size), or 1,000 SF (40'x50' Patio Lot Size, or 1,200 SF (40'x60' Patio Lot Size). No building shall be built within 2 feet of the side lot lines from the outer edge of the eaves (Minimum eave of 1'). Setbacks are subject to approval by the ECC.

**Other Lots in Section 21** - No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 1000 SF. No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax the front or rear setback lines if such distances are not feasible due to terrain or other consideration.

- f. **Section 35**– Any 1 story or split-level dwelling located in Section 35 shall have a minimum floor area in the main structure, heated and cooled (exclusive of porches and garages) of at least 2,400 SF and the 1<sup>st</sup> floor of a multi-story shall be at least 1,600 SF. No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax these setback lines if such distances are not feasible due to terrain on the lot. **It should be noted that an independent Architectural Review Committee (ARC) exists in Section 35. The ARC will review and approve the building permit application prior to the application going to the Environmental Control Committee. If there is a conflict between general guidelines and the Section 35 guidelines, the Section 35 guidelines will take precedence and must be followed.**
- g. **Section 38**– No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 1,600 SF. No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax the front or back setback lines if such distances are not feasible due to terrain or other consideration.
- h. **Section E2, E3, E4**– No principal dwelling shall be constructed or maintained with a living area (exclusive of garage, patios, terraces, and open porches) of less than 720 SF, with E2 being no less than 1,000 SF. No building shall be built within 25 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax these setback lines if such distances are not feasible due to terrain or other consideration.
- i. **Section MH-1**– No principal dwelling, including mobile homes, shall be constructed, or maintained with a living area (exclusive of garage, patios, terraces and open porches) of less than 720 SF. No building shall be built within 15 feet of the front or rear lot line or 10 feet of the side lot lines. The ECC may relax the front or back setback lines if such distances are not feasible due to terrain or other consideration.

### 3. PARAMETERS

- a. The roof pitch for all proposed buildings (not including mobile homes, sheds, portable buildings) shall be identified on the drawings submitted in the application package. The roof pitch

(recommended minimum of 3 on 12) is subject to review and approval by the ECC. Approved roof materials include slate, metal, tile, and 20-year (minimum) heavyweight dimensional fiberglass composition shingles. Wood shake roofs are not recommended due to the wooded nature of the area, but may be permitted upon approval by the ECC.

- b. Pools are permitted within setback lines in the rear of residences.
- c. The ECC encourages utilizing a fireplace chase constructed of wood, brick or masonry materials for chimneys with minimal metal stack protrusion. Double jacketed metal pipe chimney, without a chase, is subject to the approval of the ECC.
- d. Masonry (stucco, brick, stone, etc.), Hardie board siding, wood siding or vinyl siding must be the primary exterior finish on all sides of the residence including the front and back of the residence. Suitable alternatives must be approved by the ECC. See Section 3.i. regarding barndominiums.
- e. Proposed windows and doors (including garage doors) shall be detailed in the drawings submitted in the application package and are subject to the approval of the ECC.
- f. Guidelines and Design for Driveways
  - ✓ All driveways shall be paved with concrete, asphalt, or other hard surface.
  - ✓ Driveway material other than concrete or asphalt must be preapproved by the Environmental Control Committee.
  - ✓ Culverts are required where there is a ditch involved. Dips in the driveway cannot be used instead of a culvert. Culverts must meet Jasper County specifications and be in designed accordance with the terrain drainage profile and runoff rates. The ECC must review and approve instances where a culvert will not be required.
  - ✓ Ditches have been strategically established to facilitate proper drainage and shall not be modified or backfilled.
  - ✓ Driveway cannot be used to drain water from the property into a road. Water should be diverted from the driveway to the ditch or property and not to the road.
  - ✓ Where there is the potential of the road draining water into a lot owner's property, lot owner should be aware of this problem when designing the house and driveway.
  - ✓ Lot owners shall not divert additional runoff volumes or rates to other properties or roads beyond the natural drainage of the area.
- g. Exterior colors, while not limited, shall be nonreflective in nature and are subject to approval by the ECC and must fit harmoniously within the surroundings. No building or other structure shall be painted with any paint or other material that will cause the sunlight to be unduly reflected. The ECC shall be the sole judge of whether there is undue reflection.
- h. Garages. Each house, **during original construction**, shall have an enclosed garage area or carport, sufficient for parking at least 1 standard-sized automobile. Detached garages or carports must be attached by a covered breezeway, or otherwise unless a variance is granted by the ECC. Garage or carport shall not be prefabricated unless otherwise approved by the ECC. Garages or carport must be of the same or generally recognized complementary style, color, and material as the main residence. Roofing material must match that of the main residence.

- i. Barndominiums. ECC approval is required prior to construction of any Barndominium type home or building (metal sided). Barndominiums must be in harmony with nearby structures in the section. Barndominium type homes/buildings will require a brick or stone wainscoting (3 feet minimum height) on the front and sides of the building. There may be instances that the back of the building may require (determined by the ECC) wainscoting depending on the visibility of that side.
  
- j. Accessory Buildings. ECC approval is required prior to construction of any *accessory building*, including detached (post home construction) garages, shops, sheds or other miscellaneous buildings. Accessory buildings **must be** of the same or generally recognized complementary style and color as the primary residence. Roofing material differing from the main residence must be approved by the ECC. Metal shops/garages shall require a wainscoting on the front of the building when the primary home has brick, stone and/or wainscoting. Wainscot is optional on Metal Shops/Garages when built to match the primary home not having brick, stone or wainscoting. The wainscoting (3 feet minimum height) material shall be brick, stone or other material that coordinates with the primary residence on the property for harmony. The color of the wainscoting shall be such that it contrasts with the upper section of the exterior walls. There may be instances that the sides and back of the building may require (determined by the ECC) wainscoting depending on the visibility of those sides. Accessory buildings shall conform to setbacks prescribed in the “DESIGN GUIDELINES” section of this document. Any utilities servicing accessory buildings shall be installed underground.
  
- k. Fences. All fences, walls and barrier devices shall require ECC approval prior to construction or installation. In order to maintain the visual and aesthetic integrity of the golf course, lake front/view, common areas and open spaces, all lot boundaries adjacent to the golf course, lake front/view, common areas and other locations as determined by the ECC shall have open fencing as described in this paragraph or no fence at all. Following is a description of the acceptable styles for both privacy fencing and open fencing.
  - ✓ *Open fencing*: All open fencing shall be approved by the ECC. Golf course and water front/view lots will require open fencing or no fence at all. The ECC must also approve gates and ornamental elements. The ECC will review each lot on an individual basis and make appropriate adjustments to this fencing plan.
  
  - ✓ *Privacy fencing*: Privacy fences between property lines within Rayburn Country may be constructed of masonry, stone, brick, wood, steel, or iron and should be an integral part of the design of the residence. No wood fences shall be allowed on Lake Front or Golf Course Lots. Fence posts shall be set no less than eight feet (8') apart and set in concrete. Wood slats shall have a minimum width of four inches (4") and a maximum width of six inches (6"). The color palette must be complementary to the residence and approved by the ECC. Privacy fencing is not permitted on golf course lots, nor lake front lots.
  
  - ✓ Only open fencing will be permitted to extend beyond the front face of the exterior wall that contains the primary residence’s front entrance. Any fencing beyond the wall of the residence’s front entrance shall require approval by the ECC.
  
  - ✓ No double walls or fences on common property lines will be permitted.

- ✓ Any fences, whether constructed by the lot owner or the builder, shall be well repaired and maintained. In the event a fence or wall is damaged or destroyed, the lot owner shall repair or recondition the same at the lot owner's expense within a reasonable time. ***Reasonable time shall be defined as less than six (6) months.***
- I. **Drainage.** No activity shall occur on any lot prior to, during or following construction, which would impede natural drainage. No grading, scraping, excavation or other rearranging or puncturing of the surface of any lot shall be commenced which will or may tend to interfere with, encroach upon or alter, disturb, or damage any surface or subsurface utility lines, pipe, well or easement. No activity or improvement shall direct drainage so as to negatively impact adjacent lots, golf course or other existing improvements, however, natural water flow shall not be impeded and may in some circumstances flow across one or more adjacent properties due to severe elevation differences present in Rayburn Country. New residences or new construction project lot owners are responsible for incremental volumes and rates of drainage runoff, which will exceed the natural drainage of the native land. Prior to commencement of ground disturbing activity, lot owner or approved builder shall call Texas811: CALL BEFORE YOU DIG 1-800-344-8377 and, Rayburn Country MUD at 409-698-2523 to locate any and all subsurface utilities, pipelines, etc.

### SECTION III - LANDSCAPING

#### 1. GENERAL

In order to assure all residents of Rayburn Country that our residential community will continue to be an attractive and pleasant place to reside, the ECC strongly encourages landscaping for all new residential construction. Landscaping should be designed and maintained such as not to impede or block views of the golf course, lake and other important valued views in the area. Erosion control throughout the building process and landscaping process is of vital importance and is the responsibility of each lot owner and their builder. **Silt fencing shall be installed at the beginning of construction and maintained until construction and landscaping are completed to prevent soil from migrating into surrounding properties, ditches and streets.**

### SECTION IV – RULES AND REGULATIONS GOVERNING CONSTRUCTION

#### 1. GENERAL

These rules and regulations are for compliance by all lot owners, contractors, subcontractors, material suppliers, maintenance personnel and any others engaged in construction or similar activities within Rayburn Country Section boundaries. These regulations are not intended to restrict, penalize, or impede construction activity during reasonable performance of duties while within Rayburn Country. Rather, they will be enforced fairly to achieve the objectives enumerated below and, in the Declaration, and to facilitate orderly and controlled construction activity thereby preserving the overall quality and value of Rayburn Country.

#### 2. GUIDELINES WITHIN THE JURISDICTION OF THE ECC

- a. **Site Clearing.** Prior to clearing any lot or tract of land, for the purpose of construction, within Rayburn County Association, the property owner shall obtain a land clearing permit approved by the ECC. It is strongly recommended that the property owner check the feasibility of constructing the

proposed improvement on the property prior to clearing the site. The property may appear to support the proposed construction from the plat drawing and survey, but, may not. The feasibility of the proposed construction can be greatly impacted by the “buildable footprint” on the property. The “buildable footprint” can be impacted by the terrain of the property, existing natural drainage through the property, the utility easements, setbacks, and the size of the USACE flowage easement (179’ elevation-line) if the property is adjacent to lake. While clear cutting may be the easiest and least expensive, most people buy and build in Rayburn Country for the trees and natural beauty. Please consider keeping as many trees as possible. Keeping trees will also help with erosion control on each lot. Drainage and siltation control during site clearance and site preparation is mandatory. Compliance will be monitored by the ECC.

Many states subscribe to the common enemy doctrine; however, some states, like Texas, have modified the doctrine by holding landowners responsible for damage to neighboring property due to diversion of surface water. Section 11.086 of the Texas Water Code provides that:

No person may divert or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded.

A person whose property is injured by an overflow of water caused by an unlawful diversion or impounding has remedies at law and in equity and may recover damages occasioned by the overflow. Tex. Water Code Ann. § 11.086 (West 2017).

- b. **Silt Fencing.** Building permit applications submitted for significant construction projects that will disturb the soil such as lot leveling or contour shaping the property, building foundations, driveways, sidewalks, or swimming pools will require *silt fencing* installed around the construction site. The silt fencing shall be maintained around the construction site until the project is completed and cleaned up.
- c. **Trash Receptacles.** Each construction site must maintain a suitable trash receptacle. Building sites must be cleared of litter each day and stored in the trash receptacle for removal when full. Trash receptacles must always remain covered in order to prevent the trash from scattering. The dumping of construction trash is not permitted within Rayburn Country. All demolition and construction spoils must be disposed of through City of Jasper Solid Waste Department or a Landfill approved by City of Jasper Solid Waste Department Supervisor.
- d. **Portable Toilets.** Each construction site must be furnished with at least one (1) portable toilet prior to any on-site construction. These toilets will be placed in an inconspicuous location, with the door facing away from any view from the adjacent street or residences. Clean and sanitary conditions are required for all toilets. The portable toilets shall remain in place until completion of all construction, but must be removed within 14 days after construction.
- e. **Cement Truck Washout and Cement Disposal.** The cement trucks *shall not* dump and/or washout on the road, on the side of the road, on greenbelts, easements, right of ways or vacant properties. Dumping and washing out of the cement trucks should occur on the applicants (lot owner) property. The cement can be broken up and properly disposed of at a later date at the expense of the lot owner. It is not the financial responsibility of Rayburn Country Association, Jasper County, adjacent property lot owners or neighbors to cleanup and dispose of cement waste.

- f. **Compliance with ECC Approvals.** All building plans must be approved in writing by the ECC. The lot owner assumes responsibility for holding the builder responsible for building in accordance with the building plans as approved by ECC final approval. Construction must be complete to a point of occupancy within twelve (12) months of the commencement of construction of the residence on the lot. Smaller projects permitted on the Building Permit Application and all projects permitted on the “Limited Projects” Building Permit Application must be completed within six (6) months of permit issuance. If work is not completed within the initial time frame allotted, a one-time three-month extension may be granted upon request and payment of \$30.00 permit fee.
- g. **Changes/Deviations from Originally Approved Permit Application** – Prior approval must be obtained in writing from the ECC before deviating from the approved construction package. The applicant shall submit a *Building Permit Change Request* form and receive ECC approval prior to implementing any changes. Deviating from what was originally approved without prior written approval may result in a fine.
- h. **Signs.** To minimize visual clutter, the ECC only allows one construction site sign to be used on all construction sites at a maximum of two (2) square feet. The ECC only allows the general contractor’s logo to be incorporated into this sign.

**3. CONSTRUCTION NOISE**

Construction work is allowed to occur anywhere in RCA every day of the week, including weekends. However, RCA requires sites to be limited to a reasonable noise level any time between 6:00 p.m. and 7:00 a.m.

Noise from construction sites is not limited anywhere in RCA between the hours of 7:00 a.m. and 6:00 p.m.

Examples of construction and excessive unreasonable noise:

- Compressors/generators (running for an extended duration)
- Use of heavy equipment\* (demolition work, heavy excavation, etc.)
- Continuous outdoor use of loud power tools (commercial saws, jack hammers, etc.)

\*Vehicle backup warning systems are exempt

To make a complaint, please contact RCA during office hours at (409)698-4201.

**SECTION V – BUILDING PERMIT**

**1. WHAT IS A BUILDING PERMIT?**

A building permit is an agreement between Rayburn Country Association (RCA) and the applicant (lot owner) whereby the applicant agrees to follow all Restrictions, Reservations, Covenants, Conditions, Guidelines and Charges. A building permit is issued by the ECC and serves as a formal and legal authorization to start the construction work. The applicant must submit construction documents to show what he/she intends to do. When the construction documents are approved, the construction MUST conform to the construction documents. Any deviations and/or changes in construction that differ from the approved construction documents cannot be approved in the field. Therefore, it is essential for the applicant to determine in detail the scope of work to be done before applying for a building permit. It is strongly recommended that the applicant perform a thorough due diligence

inspection prior to purchasing the property. The property may appear to support the proposed construction improvement plans from the survey plat and other drawings, but, may not. The applicant should confirm that the seller provides “full disclosure” about the property. The feasibility of the proposed construction can be greatly impacted by the “buildable footprint” on the property. The “buildable footprint” can be impacted by the terrain of the property, existing natural drainage through the property, the utility easements, setbacks, and the size of the USACE flowage easement (179’ elevation-line) if the property is adjacent to lake. The ECC is happy to meet with potential permit applicants to review preliminary information and plans to answer questions that may help confirm construction feasibility. For information, call RCA’s ECC at 409-698-4201.

## 2. WHY DO I NEED A BUILDING PERMIT?

The easiest answer to this question is simply "for your own protection and those surrounding." The ECC may discover deed restriction violations that may diminish the property value of the lot and those surrounding. The ECC may also find that the building might not fit within the context of the surrounding development and environment. It is a violation of the RCA Restrictions, Reservations, Covenants and Conditions (“Restrictions”) not to have a building permit when the work that is being performed requires one. Failure to obtain the necessary building permits may result in RCA enforcement and legal action being taken. *Furthermore, it is a violation not to post the approved, unexpired building permit near the street at the front of the property in a visible fashion.*

## 3. WHEN DO I NEED A BUILDING PERMIT?

A building permit is required when any structural change or alteration is made to an existing building or when any new construction is undertaken. If a lot owner is in doubt about needing a building permit, a phone call to the site manager can quickly determine the necessity for a permit.

Examples of work that require a building permit include, but are not limited to, the following:

- ✓ Clearing a lot or tract of land and/or dirt work on the property
- ✓ Construction of new structures of any description, including dwelling buildings, barndominiums, garages, carports, room additions and/or extensions or enlargement of existing rooms
- ✓ Mobile Homes
- ✓ Storage sheds
- ✓ Patios, porches, and decks
- ✓ Retaining walls
- ✓ Driveways
- ✓ Sidewalks
- ✓ Roof replacements or repairs
- ✓ Painting and/or staining building exterior
- ✓ Any construction work to the exterior of the improvements on the property
- ✓ Foundations and footing repair and/or replacement
- ✓ Swimming pools
- ✓ Installation of precast stone (such as those used on wainscoting or pavers)
- ✓ Generators and/or propane tanks
- ✓ All fences of any type
- ✓ **In Kind/Same as Repairs** – If the work is a “replacement in kind” or “same as” materials, then an **In Kind/Same As Building Permit Application** shall be submitted for review and approval by the ECC. There will be **no charge** for this permit application. Examples of **In Kind/Same As** projects include, but are not limited to the following: (1) reroofing home with same color and material type, (2)

repainting house with same color paint, (3) replacing decking on porch with same materials, and/or (4) miscellaneous minor home repairs where same materials will be used with no color change.

In the event of a natural disaster, acts of nature, or any event out of the direct control of the homeowner that requires immediate repair to prevent further damage to the property, should and can be made immediately without prior approval. However, an In Kind/Same As Permit application should be completed as soon as reasonably possible so the repairs are documented.

4. **WHEN WILL THE BUILDING PERMIT BE ISSUED?**

Building permits are issued with the approval of the ECC. **Approval will be granted within thirty (30) days of receipt of all necessary documents and fees.** In most cases, if the applicant initially provides a "COMPLETE" building permit package, an approved permit is issued to the applicant in less than 30 days.

5. **BUILDING PERMIT APPROVAL PROCESS**

This submittal process is to be followed by any property lot owner or builder planning to change, alter, construct, place or erect a structure (house, barndominium, garage, carport, fence, storage building, mobile home, etc.) on a lot within Rayburn Country. Before any structure is constructed, placed, or erected, an approved Building Permit must be obtained from the ECC. All work performed without an approved building permit is subject to fines, charges, and possible revisions as detailed in the Schedule of Fines for Violations of the Covenants, Regulations or Guidelines section of this document.

6. **STAGES OF PLAN REVIEW**

**Conceptual Review.** There is no submission fee required for this review. The submission should contain information depicting the exterior of the proposed residence with information as to materials and colors. A scale drawing of the site plan with the footprint within setback lines should be included. Conceptual approvals are valid for ninety (90) days from issuance of the approval by the ECC. **No fee or payment required at conceptual review.**

**Preliminary Review.** When the conceptual review has not been requested, this submission should include a site plan with setback lines, preliminary floor plan(s), and elevations with materials clearly indicated. Drawings must be to scale. Preliminary approvals are valid for ninety (90) days from issuance of the approval by the ECC. The Conceptual Review and the Preliminary Review are optional stages in the review process. Both reviews are designed to aid the lot owner with compliance to all ECC requirements. Those lot owners submitting only for the Final Review assume the risk of ECC disapproval and delays in the review approval process. **No fee or payment required at preliminary review.**

**Final Review.** This review is based on the premise that either the conceptual and/or preliminary review has been made. Plans that have been submitted for preliminary review and that have been revised in accordance with the comments of the ECC, will likely receive final approval. Any further concerns the ECC may have during final review may be addressed as conditions to the final approval. The **Final Review** submission requires the items listed below in the *Final Review Submission Requirements* section.

7. **FINAL REVIEW SUBMISSION REQUIREMENTS**

When the building permit application is submitted for final review and approval, the following attachments must be included in the package:

a. The completed Building Permit Application, including payment of the required associated ECC non-refundable Submission Fee listed below:

- ✓ Single Family Residence \$250.00 (\$220.00 Permit Fee + \$30.00 Examination Fee)
- ✓ Barndominium \$250.00 (\$220.00 Permit Fee + \$30.00 Examination Fee)
- ✓ Garage/Shop \$250.00 (\$220.00 Permit Fee + \$30.00 Examination Fee)
- ✓ Remodels and/or Add-Ons \$125.00 (\$95.00 Permit Fee + \$30.00 Examination Fee)
- ✓ In Kind/Same As Repairs **No Fee**
- ✓ Site Clearing and Preparation **No Fee**
- ✓ All Other Permits \$30.00 Examination Fee
- ✓ Road Damage Repair Bond \$1,500.00 Refundable Fee. Permits issued on RCA roads (non-county roads) will include a \$1,500.00 fee for associated road damage that occurs during construction. The fee would only be included on permits for single family residences, barndominiums, garages, shops, significant remodels, and add-ons. If no road damage occurs, the fee would be fully refundable. [TEMPORARY DELAY PENDING CREATION OF POLICY REGARDING ROAD DAMAGE.]

b. Registered site survey showing all current property improvements.

c. Approval from the Corps of Engineers for any construction below the 179-foot line, if applicable. It should be noted that Corps of Engineer approval can be a time-consuming process.

d. Abandonment of easement/right to encroach document from Rayburn Country MUD, if applicable, to clear any encroachments.

e. Approval from ECC for encroaching into property setbacks, if applicable.

f. Approval for water and sewer service from Rayburn Country MUD. NOTE - Rayburn Country MUD has the right to require use of the public water and sanitary sewer systems, as opposed to private water wells and/or septic systems, whether anaerobic or otherwise.

g. Approval from the Angelina Neches River Authority for a Septic System, if applicable. **Must have approval before a Building Permit will be issued.**

h. The completed applicable working drawings including:

i. **Plot Plan (separate document) showing the following:**

- ✓ Exterior dimensions of existing and proposed buildings and other improvements on the property.
- ✓ Distances of proposed buildings and improvements from property lines, setbacks, and utility easements.
- ✓ Identify special features such as drainage ditches, retaining walls, etc. and distances from property lines, setbacks, and utility easements.
- ✓ Drives, parking areas, sidewalks, patios, etc. (indicate type of material for these items)
- ✓ Any utilities located on the property, i.e., water, sewer, electricity, telephone lines, communication cables, emergency power generator, propane tanks/lines, diesel fuel tanks/lines, etc.

ii. **Drainage and Grading Plan (separate document)** - (scale 1/16" = 1') Must show the existing contours indicated by solid lines. It is the responsibility of the lot owner and the lot owner's

agent to ensure that drainage is in accord with the approved plans and Texas State Law. Because of the undulating nature of the terrain, which in many instances is quite sloped, the general contractor and/or builder must ensure that grading of the property and installation of all necessary culverts, swales, or French drains will divert the natural flow of excessive precipitation into the proper drainage channels and not onto adjacent properties, the golf course, or roadways. Culverts must meet Jasper County specifications for county road areas or RCA specifications for road areas. If the property owner provides the culvert, either the County or the RCA will install the culvert to assure proper elevation and drainage compatible with the roadway.

- iii. **Floor Plan(s)** - (Scale 1/4" = 1') Showing the roof over-hang outline, entry steps and all other architectural features.
- iv. **Foundation Plan** - (Scale 1/4" = 1') Plans will include beam layout and details. Exposed house foundation will not extend above the finished grade more than twelve inches (12"). Exposed deck, fence, etc., foundation will not extend above the finished grade more than four inches (4").
- v. **Roof Plan** - (Scale 1/4" = 1') Indicating the roof pitch (recommended minimum 3 on 12), an outline of the building walls below, the roof outline and any other pertinent features.
- vi. **Elevation Drawings** - (Scale 1/4" = 1') Must include all four elevations (front, back and both sides), indicate existing grades and finish grades, exterior finishes of materials, roof pitch, window and door designs, service yard enclosure, and any other pertinent information such as the windscreen/cover for the chimney.
- vii. **Color/Material Samples** - Samples of the actual materials and their colors are to be submitted. Must include paint sample chips or chart showing exterior and trim color and roofing material sample.
- viii. **Detail Drawings** – Showing wall sections and other architectural details. A schedule of door and window types should be submitted.
- ix. **Fence Plan** - Must show lots lines, easements, fence location, post location and any other feature. Must also identify fencing material and style as well as provide a picture of the type of fencing to be constructed.

## 8. BUILDING PERMIT CHECKLIST

- a. Has the lot or lots been surveyed by a certified surveyor?
  - ✓ The survey stakes and 179-foot stakes, if applicable, must remain in place throughout the entire construction process.
  - ✓ Obtain and be prepared to supply a certified copy of the survey plat.
- b. Corps of Engineer approval is required for any construction that extends below the 179-foot line. No inhabitable dwelling or part thereof is allowed below the 179-foot line. Any structure below the 179' elevation line requires USACE permit approval.
- c. Check with Rayburn Country Municipal Utility District to determine if water and/or sewer is available for your property. If RCA MUD indicates that water and/or sewer can be made available for your lot(s), the restrictions indicate that a water well and/or septic system are not allowed. If water and sewer are not provided by the MUD, you must contact Angelina Neches River Authority for a permit for your septic system, 936-633-7553. Contact them before drilling a well, as there is a legal minimum separation between the well, septic system and boundary lines. An ECC building permit is required to install a water well or a septic system.

- d. Contact Rayburn Country Municipal Utility District (MUD), 409-698-2523.
  - ✓ Request their requirements from them and pay appropriate fees.
  - ✓ Request an abandonment of easements or right to encroach upon prescribed utility easements or facilities, if your construction will encroach thereupon.
  - ✓ You must have a contract (Service Agreement) for water and sewage from Rayburn Country MUD before a Building Permit will be issued.
  - ✓ Should the application pertain to a section requiring water and/or septic tank, the applicant shall be required to show proof (appropriate documentation) that he has received permission from the proper authorities to install the water and/or septic system. Plans should show location of each component of the water well system and/or aerobic system, including storage tanks, pump house, drainage fields/spray system, etc.
  
- e. Obtain structural plans for intended construction.
  - ✓ Exterior blueprints/drawings
  - ✓ Interior plans/blueprints. **Living area must meet minimum square footage requirements.**
  - ✓ Exterior specifications (including color scheme). **No building or structure shall be constructed of a building material that will cause the sunlight to be unduly reflected, nor shall any building or other structure be painted with any paint or other material that will cause the sunlight to be unduly reflected, the ECC hereinafter provided for to be the sole judge of whether there is undue reflection.**
  
- f. Section E3, E4 and MH-1: For mobile homes, see *'Special Conditions for Approval of Mobile Homes or Manufactured Homes as Residences in Rayburn Country.'* further down in this document.
  
- g. On-Site Stake-Out: After all conditions for final review are met and before lot clearing can commence, a stake-out of the building, and drives must be installed and approved by an inspection performed by the ECC. For stake-out review, the property lines and foundation perimeter must be materialized on the site by a series of stakes (a minimum of three (3') feet exposed) connected by string.
  
- h. Building Permit Approval: After Final Review and On-Site Stake-Out, if the ECC is satisfied that the structure is suitable and in compliance with the building permit requirements, the permit will be approved and issued by the ECC. The lot owner or builder will be notified to pick up the permit at the RCA Office. The permit must be noticeably posted and maintained near the street at the construction site.
  
- i. Should the documents and Stake-Out not meet the ECC's requirements, a member of the ECC will be available to meet with the lot owner and/or builder to discuss necessary changes required to bring the structure into compliance.

## 9. PRE-POUR/POST-POUR INSPECTION PROCESS

The following "two step" inspection process is designed to verify foundations associated with building permits within Rayburn Country are constructed per the approved drawings. A designated member of the Environmental Control Committee shall perform a "Pre-Pour" and "Post Pour" inspection to verify field construction matches drawings submitted and approved. Any deviations discovered must be addressed prior to pouring concrete or any further construction. Furthermore, a "pre" and "post" inspection is required for pier & beam foundations also, to help assure the correct location and placement. When the layout is complete for the drilled piers, but before they are drilled, an inspection is required to confirm they match

the drawings provided. Likewise, when the drilled piers are poured and the beams are installed, a post inspection must be performed prior to beginning the framing to confirm that the pier & beam foundation matches the drawings approved.

The "pre-pour" inspection occurs upon completion of the form construction and BEFORE any concrete is poured. The "pre-pour" inspection is intended to verify that the foundation forms constructed represent what was submitted in the original package approved. When the "pre-pour" inspection is performed and approved, a "BLUE" card will be placed in the building permit pouch indicating "APPROVAL" to proceed with pouring concrete. If there are issues and the pre-pour inspection is not approved, a "RED" card will be placed in the building permit pouch indicating a "REJECTED" pre-pour inspection. The applicant should call the inspector at the phone number listed on the "RED" rejection card for an explanation of the issues.

The "post-pour" inspection occurs after the concrete is poured and before any framing commences. The "post-pour" inspection is intended to verify that the foundation constructed represents what was submitted in the original package approved. When the "post-pour" inspection is performed and approved, a "GREEN" card will be placed in the building permit pouch indicating "APPROVAL" to proceed with framing and further construction. If there are issues and the "post-pour" inspection is not approved, a "RED" card will be placed in the building permit pouch indicating a "REJECTED" "post-pour" inspection. The applicant should call the inspector at the phone number listed on the "RED" rejection card for an explanation of the issues.

**UNDER NO CIRCUMSTANCES** shall ANY concrete be poured until an **approved "PRE-POUR" INSPECTION** is performed and approved (BLUE card issued).

**UNDER NO CIRCUMSTANCES** shall ANY construction occur until an **approved "POST-POUR" INSPECTION** is performed and approved (GREEN card issued).

## **SECTION VI – MOBILE HOMES OR MANUFACTURED HOMES**

The following guidelines are applicable to Mobile or Manufactured Homes ("unit") that are allowed in Sections E3, E4 and MH-1:

- ✓ Wheels and axles must be removed from the unit's frame.
- ✓ The unit must be set level with **maximum of 16 inches clearance** allowed at the point closest to contact with the ground.
- ✓ The unit must be skirted on all sides; the ECC must approve skirting material.
- ✓ Hitches used to transport the home to the building location must be removed or enclosed with the same material as used for the skirting.
- ✓ A minimum 24 square foot hand railed deck with adequate steps must be constructed at the main building entrance.
- ✓ All mobile homes, placement, all issues above and any other applicable design parameters within the ECC Guidelines document, if applicable, must be adhered to and approved by the ECC.

## **SECTION VII – FINE POLICY AND SCHEDULE OF FINES RELATED TO BUILDING PERMIT PROCESS VIOLATIONS**

Schedule of Fines for Violations of the Covenants, Regulations or Guidelines The following is a schedule of fines that will be enforced when a builder, lot owner, or lot owner's agent violates the restrictions, rules and regulations of the Association related to the building permit process. The fines collected are non-refundable. In

addition, the unauthorized construction may be required to be removed and/or modified. An assessment may be appealed to the RCA Board of Directors.

- I. **\$1500.00** – Completes or performs significant construction (significant construction defined as foundation poured and building framed) of a Single-Family Residence, Barndominium, Garage or a Metal Garage/Shop without an approved building permit. The unpermitted construction may potentially have to be removed.
- II. **\$500.00** – Completes or performs significant construction of a Carport without an approved building permit.
- III. **\$200.00** – Starts clearing and/or dirt work on a lot or tract of land without an approved land clearing permit. Additional \$25.00 per day for each day that construction continues without an approved land clearing permit
- IV. **\$200.00** – Starts construction of a Single-Family Residence, Barndominium, Garage or a Metal Garage/Shop without an approved building permit. Additional \$25.00 per day for each day that construction continues without an approved building permit.
- V. **\$100.00** – Starts construction of a Carport without an approved building permit. Additional \$25.00 per day for each day that construction continues without an approved building permit.
- VI. **\$150.00** – Placement of portable building on property without an approved building permit. 14 days allowed to remove the building. After 14 days, a \$25.00 per day fine will accrue until the building is removed or an approved building permit is obtained.
- VII. **\$100.00** – Start construction of, but not limited to, the following projects, without an approved building permit: aerobic/sewer system, water well, pouring concrete sidewalks, driveways, retaining walls, fences, or other miscellaneous concrete structures; reroofing buildings; installing generator, installing propane tank; remodeling home exterior (painting, window replacement, siding replacement, deck, patio or porch construction). Additional \$25.00 per day for each day that construction continues without an approved building permit.
- VIII. **\$200.00** – Complete or significant construction of, but not limited to, the following projects without an approved building permit: aerobic/sewer system, water well, pouring concrete sidewalks, driveways, retaining walls, fences, or other miscellaneous concrete structures; reroofing buildings; installing generator, installing propane tank; remodeling home exterior (painting, window replacement, siding replacement, deck, patio or porch construction)
- IX. **\$100.00** – Failure to provide portable toilet on large construction projects such as Single-Family Home, Barndominium, Garage, Shop or Significant Remodel. On the 4<sup>th</sup> day after formal notification (registered letter) of the violation, an additional **\$25.00** per day fine will accrue until the portable toilet is staged on the work site.
- X. **\$100.00** – Failure to provide trash receptacle and maintain a clean work site on large construction projects such as Single-Family Home, Barndominium, Garage, Shop or

Significant Remodel. On the 4<sup>th</sup> day after formal notification (registered letter) of violation, an additional **\$25.00** per day fine will accrue until the trash receptacle is staged on the work site.

- XI. **\$100.00** – Failure to **install** and **maintain** silt fencing around perimeter of large construction projects such as Single-Family Home, Barndominium, Garage, Shop or Significant Remodel. On the 4<sup>th</sup> day after formal notification (registered letter) of violation, an additional **\$25.00** per day fine will accrue until the silt fencing is installed/repaired on the work site.
- XII. **\$250.00** – Deviation from drawings and plans approved in application package. The unpermitted construction may potentially have to be removed.
- XIII. **\$200.00** – Failure to request and obtain a “pre-pour” inspection for concrete work or pier & beam foundation. The unpermitted construction may potentially have to be removed.
- XIV. **\$200.00** – Failure to request and obtain a “post-pour” inspection for concrete work or pier & beam foundation. The unpermitted construction may potentially have to be removed.
- XV. **\$250.00** – Trespassing, unauthorized access or use of adjacent properties.
- XVI. **\$250.00** – Cement disposal, dumping or “washing out” cement trucks onto adjacent properties, greenbelts, ditches, roads, or edges of roads. In addition to the fine, the cement shall be removed and properly disposed of and the grounds restored to acceptable condition. On the 7<sup>th</sup> day after formal notification (registered letter) of the violation, an additional **\$25.00** per day fine will accrue until the concrete has been removed.

## **SECTION VIII – FINE POLICY AND SCHEDULE OF FINES RELATED TO CURABLE DEED RESTRICTION VIOLATIONS**

The following fine policy and schedule of fines was crafted to provide a summary of the steps that the Association may take to enforce the restrictions, rules and regulations of the Association. The procedure and fines set forth in this policy are in addition to all other remedies available to the Association under the Restrictions and applicable laws.

### **INTRODUCTION**

Each lot owner is and shall be responsible for ensuring that the Lot owner, Lot owner’s family, tenant(s), occupant(s), guest(s), and /or invitee(s), comply with the Restrictions and all rules, regulations, guidelines, policies, and resolutions (collectively, the “Governing Documents”) of the Association. In the event an Lot owner or Lot owner’s family member, tenant, occupant, guest, or invitee, violates any of the provisions of the Governing Documents, the Association may impose a fine as described below upon the Lot owner, and such fine shall be assessed against the lot owner’s property.

#### **Step 1:**

A first notice (the “First Notice”) will be sent by the Association or its representative and will serve as a courtesy letter and notify the lot owner of the violation with no cost imposed upon the lot owner. If curable, the lot owner has a reasonable time frame from the date of issuance of the letter to cure the violation. All notices described in the policy shall be sent to the lot owner at the lot owner’s last known

address, as shown on the records of the Association. The lot owner must deliver a written request to the Association's representative if the lot owner wants the Association to change the lot owner's address as shown on the Association's records.

**Step 2:**

If the violation is not cured pursuant to the First Notice or reoccurs, a second notice (the "Second Notice") will be sent by the Association or its representative and will notify the lot owner that a \$25.00 fine will be imposed if the violation is not timely cured or reoccurs. The second notice will be sent by verified mail and will notify the lot owner that the failure to effect compliance, including the repeat of the violation, will cause the imposition of a \$25.00 fine. The Second Notice will also notify the lot owner that his/her right to request a hearing on the matter before the Board of Directors within 30 days after receipt of this letter. If the Association has given the lot owner a Second Notice and reasonable opportunity to cure a similar violation within the preceding six (6) months, or if the Association files a suit seeking expedited relief in the form of a temporary restraining order or a temporary injunction, the Association shall not be required to send the lot owner any additional notices.

**Step 3:**

A third notice (the "Third Notice") requesting compliance within ten (10) days and notice of the imposition of an additional fine in the amount of \$25.00 may be mailed to the lot owner if the violation is not corrected or reoccurs. A subsequent notice for the same violation shall be sent with the imposition of an additional fine in the amount of \$25.00 monthly until the violation is cured and ceases.

**Step 4:**

If the violation(s) have not been corrected or reoccur after the mailing of notices and levy of fines, the Board of Directors will determine whether legal action is to be taken, including, but not limited to utilizing attorney demand letters, seeking a permanent injunction against the lot owner of the lot not in compliance, or performing, in accordance with the rights afforded to the Association under the Governing Documents and Texas law, all activities necessary to repair, maintain, or restore a lot in violation and charging the lot owner of the lot all costs associated with the performance of such work. The Association intends to utilize the above outlined process in most violation matters.

However, for those situations of urgency which pose a likelihood of immediate harm, economic or otherwise, the Association may choose to abate, shorten, or modify the above procedure for effecting compliance of a violation. Any fines, attorney's fees and costs incurred by the Association as a result of a violation will be charged to a lot owner's account and may be collected in the same manner as a delinquent maintenance assessment.

**Payment of Fines:**

The payment of fines does not grant a variance for the violation, nor does it enable a lot owner to allow the violation to remain unabated. All violations must be corrected in a manner satisfactory to the Association. If there is a subsequent violation of the same rule or the violation remains uncured after notice, a \$25.00 fine may be levied with each subsequent violation or letter.

## Building Permit Process Understanding Acknowledgement & Compliance Commitment

Please initial each statement below indicating your understanding and commitment to comply.

\_\_\_\_\_ I understand and agree that I must maintain a current (unexpired), approved building permit posted at the front of the property so as to be visible from the street until construction is completed.

\_\_\_\_\_ I understand and agree that I must secure a “pre-pour” inspection and approval upon completion of form board construction, before piers are drilled for pier & beam foundations and before any concrete is poured.

\_\_\_\_\_ I understand and agree that I must secure a “post-pour” inspection and approval upon completion of pouring concrete slabs and/or piers and before any framing or other construction occurs.

\_\_\_\_\_ I understand and agree that all deviations from the originally approved scope of work, drawings and attachments must be approved prior to beginning the work. A **Building Permit Scope of Work Change Request Form** and related revised drawings detailing the changes shall be submitted to the ECC for review and approval.

\_\_\_\_\_ I understand and agree that projects involving significant construction such as lot clearing, remodels/add-ons, large concrete pours, construction of single-family homes, barndominiums, garages or shops will require the installation of silt fencing as indicated in the permit approval letter. The silt fencing shall be installed and maintained around the entire perimeter of the construction site to prevent sediment runoff from the site.

\_\_\_\_\_ I understand and agree that I must keep a trash receptacle of sufficient size on site to manage the trash and debris generated during the construction phase of my project.

\_\_\_\_\_ I have read, understand and will fully comply with the ECC Guidelines and Deed Restrictions for my section as they relate to the building permit process.

\_\_\_\_\_ I understand that my failure to comply with the ECC Guidelines, Deed Restrictions and these statements shall result in Rayburn Country Association taking the necessary legal action to protect the interest of Rayburn Country property lot owners and the Rayburn Country Association alike.

Upon reading and familiarizing myself with this Environmental Control Committee Guidelines document, I understand the Building Permit process and commit to comply with the requirements described herein.

Lot Owner Association Member Name (Printed) \_\_\_\_\_

Lot Owner Association Member Name (Signed) \_\_\_\_\_

Date \_\_\_\_\_

## Deed Restriction Data Table

SECTION	SETBACKS			UTILITY EASEMENTS			MINIMUM SQ. FT.	MUD SUPPLIED WATER	MUD SUPPLIED SEWER	WATER WELL REQD.	SEPTIC SYSTEM REQD.	MOBILE HOMES ALLOWED
	F	R	S	F	R	S						
7	25	25	10	10	10	10	1000	YES	YES	NO	NO	NO
7A	25	25	10	10	10	10	1000	YES	YES	NO	NO	NO
8	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
9	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
10	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
11	25	25	10	10	10	10	1000	YES	YES	NO	NO	NO
12	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
13	25	25	10	10	10	10	1000	YES	YES	NO	NO	NO
14	25	25	10	10	10	10	1000	YES	YES	NO	NO	NO
15	25	25	10	10	10	10	800	YES	YES	NO	NO	NO
16	25	25	10	10	10	10	800	YES	YES	NO	NO	NO
17	25	25	10	10	10	10	800	YES	YES	NO	NO	NO
21P (30 X 50)	0	0	2	NA	NA	NA	850	YES	YES	NO	NO	NO
21P (40 X 50)	0	0	2	NA	NA	NA	1000	YES	YES	NO	NO	NO
21P (40 x 60)	0	0	2	NA	NA	NA	1200	YES	YES	NO	NO	NO
21	25	25	10	10	10	10	1000	YES	YES	NO	NO	NO
22	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
30	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
31	25	25	10	10	10	10	1250	Check with MUD	Check with MUD	YES	YES	NO
32	25	25	10	10	10	10	1250	Check with MUD	Check with MUD	YES	YES	NO
34	25	25	10	10	10	10	1250	NO	NO	YES	YES	NO
35	25	25	10	10	10	10	2400	NO	NO	YES	YES	NO
36	25	25	10	10	10	10	1250	NO	NO	YES	YES	NO
38	25	25	10	10	10	10	1600	NO	NO	YES	YES	NO
41	25	25	10	10	10	10	1250	NO	NO	YES	YES	NO
43	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
44	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
MH-1	15	15	10	10	10	10	720	YES	YES	NO	NO	YES
E-2	25	25	10	10	10	10	1000	Check with MUD	Check with MUD	NO	NO	NO
E-3	25	25	10	10	10	10	720	NO	NO	YES	YES	YES
E-4	25	25	10	10	10	10	720	NO	NO	YES	YES	YES
E-5	25	25	10	10	10	10	1000	YES	NO	NO	YES	NO
Tracts 1-37	25	25	10	10	10	10	1000	Varies	Varies	Varies	Varies	NO
Point #1	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO
Point #2	25	25	10	10	10	10	1250	YES	YES	NO	NO	NO

