

WWS

Date received: _____

Rcvd by: _____

Deposit amnt: \$ _____

Application fee: \$ _____

Check Number: _____

For office use only

This application and any additional
documentation must be submitted to:

100 Westwood Dr.

Trinity, TX 75862

Email: acc@westwoodshorespoa.com

Phone: 936-594-3805 opt. 4

Fax: 936-594-7062



NEW CONSTRUCTION/ MAJOR PROJECT APPLICATION

Please describe the project to be considered:

What building code shall be followed? _____ What NEC code shall be followed? _____

What IRC code shall be followed? _____

Property Owner Information:

Name(s): _____

Legal Description: Section _____ Block _____ Lot(s) _____

Property Address: _____

Mailing Address: _____

Home Phone: _____ Cell: _____ Other: _____

Email 1: _____ Email 2: _____

Contractor Information:

Contractor Company Name: _____ Contractor Main Contact: _____

Office Phone: _____ Cell: _____ Email: _____

Owner Initials: _____ Contractor Initials: _____

*These may be combined.

Will you be requesting a waiver of the 5-foot debris set back? ____ Yes ____ No

If a culvert is being installed, prior approval by POA Maintenance Supervisor is required.

POA Supervisor Signature

Date

***Please note; if this project is to be used for lot consolidation, there is a separate application required once the construction is completed.**

REQUIRED DOCUMENTATION FOR INITIAL APPLICATION

Each Application **must** include the following (Your application will not be deemed complete until these items are received.):

- ☐ Two (2) completed and signed applications
- ☐ Payment of applicable fees and deposit (See / deposit schedule in the ACC Policy Manual.)
- ☐ Two (2) copies of the survey* A new survey will be required if corner pins are not found and clearly staked. (Please note that a form survey will also be required prior to construction of any foundation.)
- ☐ Two (2) copies of the site plan* (Footprint of structure (including square footage), all applicable setbacks and easements, and distance of the structure from said indicators must be clearly marked. Should also indicate culvert installation location and specifications.)
- ☐ Two (2) sets of elevations showing all sides of the structure.
- ☐ Two (2) sets of specifications and materials. (Please include paint samples and material photos sufficient to provide the committee with an overall view of the exterior aesthetics of the structure. Driveway materials and specifications. Culverts, sizes and materials.)
- ☐ Release of Easements from WS MUD for all new construction – this must be received before application is reviewed.
- ☐ Release of easements from all applicable utility companies, if crossing multiple lots or a utility easement.
- ☐ Pictures of property, before construction.

BOTH THE OWNER AND CONTRACTOR, IF APPLICABLE, (HEREAFTER REFERRED TO AS "THE APPLICANT") CERTIFY THAT

1. The information presented here and included with this application is true and complete.
2. The improvements will be completed in accordance with the approved plans and dedicatory instruments of the Association, including POA policy manual section 19.01. Note the permitted construction hours. Any changes or modifications to this plan must be approved in writing by the ACC prior to construction.
3. The Westwood Shores ACC Policies have been received, reviewed, and understood, and all work will be completed in accordance with such.
4. Building, NEC, and ICC code inspections shall be conducted according to the above-cited codes.
5. It is understood that a three-phase inspection (foundation, pre-wall & final) is required for all new home construction at the sole cost of the owner & copies provided to the POA office. Inspections must be conducted by a state licensed inspector.
6. It is understood that failure to comply with the dedicatory instruments of the Association will result in enforcement action, including but not limited the deduction of fines from the compliance deposit.

By signing below, the applicant authorizes the ACC or its agents to enter upon and inspect the Lot and structures thereon during regular business hours for the purpose of ascertaining whether said Lot and structures thereon are in compliance with the dedicatory instruments of the Association and the approved plans and specifications. Neither the ACC nor its agents will be deemed to have committed a trespass by reason of such entry or inspection.

The applicant agrees that failure to comply with the dedicatory instruments of the Association will result in a red tagging of the project and all further construction must halt until the violation has been resolved.

The applicant agrees and understands that approval of plans and specifications by the ACC will not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements. The applicant further agrees and understands that any related inspections performed by the ACC or its agents are for its own purposes in determining compliance with the dedicatory instruments and the approved plans and will not be relied upon by

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any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements or plans.

Owner's Signature: _____

Contractor's Signature: _____

*In order to receive a refund of your deposit, pictures of the completed project must be submitted to the POA Office upon completion of the project.

***Please note; if this project is to be used for lot consolidation, there is a separate application required once the construction is completed.**