

# Bar X Property Owners' Association Application for Architectural Approval

Date Received: \_\_\_\_\_  
Date Approved: \_\_\_\_\_  
Date Disapproved: \_\_\_\_\_  
Additional Information Requested: \_\_\_\_\_

FOR ACC & OFFICE USE

**PLEASE NOTICE THE LATEST HIGHLIGHTED  
CHANGES ON THIS PACKAGE**

**OWNER:** Name: \_\_\_\_\_

Phone: Day: \_\_\_\_\_ Evening: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State Zip Code

**USE:** Single Family Residence \_\_\_\_\_ Garage \_\_\_\_\_  
**Check all that apply.** Horse Barn \_\_\_\_\_ Fence \_\_\_\_\_  
Storage Building \_\_\_\_\_ Well House \_\_\_\_\_  
Driveway \_\_\_\_\_ Well \_\_\_\_\_  
Septic \_\_\_\_\_ Ponds \_\_\_\_\_  
Porch \_\_\_\_\_ LP Tank \_\_\_\_\_  
Pier (Lake or Bayou) \_\_\_\_\_ Deck \_\_\_\_\_  
Pool \_\_\_\_\_ Sidewalk \_\_\_\_\_  
Other \_\_\_\_\_

Description

**FOUNDATION:** Slab: \_\_\_\_\_ Pier & Beam: \_\_\_\_\_ Pilings: \_\_\_\_\_

**JOB ADDRESS:** Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Street Name: \_\_\_\_\_

**SQUARE FOOTAGE:** (excluding porches and garages) First Floor: \_\_\_\_\_ Second Floor: \_\_\_\_\_  
Storage Building: \_\_\_\_\_ Barn: \_\_\_\_\_ Well House: \_\_\_\_\_ Other: \_\_\_\_\_

**TOTAL LIVING AREA:** (excluding porches and garages): \_\_\_\_\_

**TYPE OF WORK:** New: \_\_\_\_\_ Addition: \_\_\_\_\_ Relocation: \_\_\_\_\_

**SETBACKS:** Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Left: \_\_\_\_\_ Right: \_\_\_\_\_

**ROOF:** Composition: \_\_\_\_\_, Color: \_\_\_\_\_; Metal: \_\_\_\_\_, Color: \_\_\_\_\_

**FRONT** (including gables and trim): Brick: \_\_\_\_\_, Color: \_\_\_\_\_; Stone: \_\_\_\_\_, Color: \_\_\_\_\_;  
Hardiplank: \_\_\_\_\_, Color: \_\_\_\_\_; Stucco: \_\_\_\_\_, Color: \_\_\_\_\_

**SIDE WALLS** (including gables and trim): Brick: \_\_\_\_\_, Color: \_\_\_\_\_; Stone: \_\_\_\_\_,  
Color: \_\_\_\_\_; Hardiplank: \_\_\_\_\_, Color: \_\_\_\_\_ Stucco: \_\_\_\_\_, Color: \_\_\_\_\_

**REAR WALLS:** (including gables and trim): Brick: \_\_\_\_\_, Color: \_\_\_\_\_; Stone: \_\_\_\_\_,  
Color: \_\_\_\_\_; Hardiplank: \_\_\_\_\_, Color: \_\_\_\_\_ Stucco: \_\_\_\_\_, Color: \_\_\_\_\_

**TRIM:** Brick:\_\_\_\_, Color:\_\_\_\_; Stone:\_\_\_\_, Color:\_\_\_\_; Hardiplank:\_\_\_\_, Color:\_\_\_\_  
Stucco:\_\_\_\_, Color:\_\_\_\_ (PLEASE PROVIDE PAINT COLOR SWATCHES)

**DRIVEWAY MATERIAL:** (Circle One): POURED CONCRETE ASPHALT

**SIDEWALK MATERIAL:** \_\_\_\_\_.

**FENCE:** Chain Link:\_\_\_\_, Color:\_\_\_\_; Wood Posts & Wire:\_\_\_\_, Color:\_\_\_\_;  
Wood (braces), T Posts & Wire:\_\_\_\_, Color:\_\_\_\_; Wrought Iron:\_\_\_\_, Color:\_\_\_\_;  
Privacy: \_\_\_\_\_, Cedar:\_\_\_\_, Treated Pine: \_\_\_\_\_; Decorative PVC: \_\_\_\_\_, Color: \_\_\_\_\_;  
Split Rail: \_\_\_\_\_,Color: \_\_\_\_\_; Other: \_\_\_\_\_ See G. FENCES  
under STRUCTURES – PERMITTED USES.

**Owner/Builder Acknowledgment**

Is this structure windstorm certified?  Yes  No. If yes, what grade? \_\_\_\_\_

Acknowledgment is made that I/we have reviewed and understand the conditions of this form and the attached pages. \_\_\_\_\_  
Check Initial

Owner represents that he/she is current with maintenance fees of the Bar X Property Owners Association, herein referred to as "POA". \_\_\_\_\_  
Check Initial

Acknowledgment is made that I/we understand that there are minimum construction standards that must be complied with concerning location, height, and extent of fences, the orientation of structures with respect to easements and setbacks and other matters, pursuant to the recorded deed restrictions, plats and standards promulgated by the Architectural Control Committee, herein referred to as the "Committee". Construction completed prior to September 31, 1998 is grandfathered until replaced. \_\_\_\_\_  
Check Initial

Excess building materials must be removed from the lot prior to completion or occupancy. The site must have trash and debris removed from the lot weekly. \_\_\_\_\_  
Check Initial

- **POA dumpsters shall NOT be used for disposal of building materials.** \_\_\_\_\_
- **Contractors must have sanitation facilities available.** \_\_\_\_\_  
Check Initial

Acknowledgment is made that I/we have 12 months to complete the residence and all items approved by this application. \_\_\_\_\_  
Check Initial

Acknowledgment is made that I/we have six months to complete the **additions** and all items approved by this application. \_\_\_\_\_  
Check Initial

I agree to contact the Bar X office upon move in. I also acknowledge that I have 90 days, from the date moving in, to be in compliance with all Deed Restrictions and ACC Package. \_\_\_\_\_  
Check Initial

**\*\*\*ANY EXTERIOR CHANGES FROM THE ORIGINAL APPLICATION  
MUST BE RE-SUBMITTED TO THE COMMITTEE FOR APPROVAL.\*\*\***

\_\_\_\_\_  
Signature of Builder

\_\_\_\_\_  
Signature of Owner (1)

\_\_\_\_\_  
Printed Name (Builder)

\_\_\_\_\_  
Signature of Owner (2)

\_\_\_\_\_  
Builder's Address

\_\_\_\_\_  
Printed Name Owner (1)

\_\_\_\_\_  
Builder's Phone Number

\_\_\_\_\_  
Printed Name Owner (2)

**Builder information is required.**

## STANDARDS AND PROCEDURES

The standards herein are minimum standards and shall not restrict the discretion or authority of the Committee to require higher standards or more restrictive conditions in any particular case.

**NOTE:** ONLY A COMPLETED APPLICATION WILL BE CONSIDERED FOR REVIEW. Form “**Revised October 2011**” is the accepted form.

### A COMPLETE APPLICATION FOR A NEW RESIDENCE SHALL CONSIST OF:

- \_\_\_\_\_ 1. Bar X Property Owners’ Association Application for Architectural Approval. *\*please sign\**
- \_\_\_\_\_ 2. One set of professionally prepared blue prints which include:
- Dimensions
  - Room usage designations
  - Plumbing fixture locations
  - Electrical outlets
  - Front, rear and side elevations
  - Total square footage
  - Detailed information with regard to all material and color samples of all exterior colors
  - Type of foundation
- \_\_\_\_\_ 3. A legibly drawn plot plan showing:
- Location of all improvements including: house, all out buildings, fences, septic system, water well, water tank, LP tank
  - Dimensions of lot
  - Side, rear and front setbacks and easements
  - Please make drawings to approximate scale or use a survey plot plan

**NOTE:** Water well tank, water wells and/or LP tanks must be hidden from view in all directions.

### A COMPLETE APPLICATION FOR AN ADDITION, CHANGE OR RELOCATION WILL CONSIST OF:

- \_\_\_\_\_ 1. Bar X Property Owners’ Association Application for Architectural Approval. *\*please sign\**
- \_\_\_\_\_ 2. A legibly drawn plot plan showing: (Please make drawings to approximate scale, or use a survey plot plan.)
- Location of all improvements
  - Dimensions of lot
  - Dimensions of improvements (height, length and width)
  - Setbacks and easements
- \_\_\_\_\_ 3. Blueprint or drawing of proposed addition or change.

**\*\*\*ALL EXTERIOR CHANGES MADE TO AN EXISTING HOME MUST BE SUBMITTED TO THE COMMITTEE\*\*\***

- *A copy of the Brazoria County Building Permit must be turned in to POA office BEFORE the construction begins.*
- *All Work or construction submitted in the final application shall be completed within the time frame stated on the application.*
- *No construction shall be started until temporary power is on site and tee pole is connected.*
- *House, garage, driveways, water well, county approved sewer system and all sidewalks must be completed before occupying the residence.*
- *Water tanks must be in garage, in well house or concealed from view from all sides by a permanent structure (not shrubbery).*
- *Well house must not exceed 200 square feet.*
- *All items stored/parked on owner(s) property must be hidden from view by an approved fence as per deed restrictions. Refer to page 8 section 8 of the Deed Restrictions. Last sentence of section 8 states, "Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind a fence which encloses all stored items".*

**APPLICATION:**

1. Structure improvements to any lot shall require completion of an *Application for Architectural Approval* form.
2. Before construction begins, the owner must obtain written approval from the Committee.
3. Any changes to the original application must be re-submitted to the Committee for approval.

**REQUIREMENTS:**

1. All construction must be completed within one (1) year of the approval date. Additions and/or changes are to be completed within six (6) months of the approval date.
2. All approvals are valid for one (1) year except for additions or changes.
3. All structures and/or improvements will be considered by the sole discretion of the Committee and shall be in harmony of exterior design and color with respect to the total plan of the development and any existing structures, as to location with respect to topography and finished grade elevation, and as to compliance with the minimum construction standards established pursuant to the deed restrictions.
4. No metal buildings shall be used as homes.
5. ***THE COMMITTEE MUST VERIFY HARMONY WITH EXISTING HOMES.***

6. Roofing materials on all buildings shall coordinate with the house.
7. Any structure built on a raised foundation (other than grade slab) shall have solid skirting between the house and the ground. The skirting must also be indicated on the building plans and be constructed as indicated.
8. All homes must have a garage. The garage must be completed at the same time as the house. The garage is to have operable door/doors. Carports are not allowed.
9. Driveways shall be poured concrete or asphalt.
10. The roof pitch shall be no flatter than 6/12, except for dormers and porches.
11. A house shall not be built on pilings, unless the floor elevation is more than three feet above grade. The pilings must be square or rectangular. Skirting shall be required, as stated above.
12. Exterior front and side walls of a house, except for gables and trim, shall be constructed of brick, stone, stucco, or hardiplank. Exterior rear walls of a house shall be constructed of brick, stone, stucco, or hardiplank. The Committee may grant an exception to this requirement by a two-thirds vote if the Committee finds that the exception does not harm the harmony of exterior design and color with respect to the total plan of development and any existing structures. The Committee shall never be required to grant an exception hereunder.

**NOTE:** No. 7 and No. 8 have been in effect since October 1, 1999. Approvals prior to September 31, 1999 will be grandfathered.

## **STRUCTURES – PERMITTED USES**

**A. Single Family Dwellings:** One (1) single family dwelling and attached or detached garage, except on lots that allow commercial.

1. Garage shall not exceed the single family dwelling height or number of stories.
2. Prohibited uses:
  - Duplex houses
  - Garage apartments
  - Apartment houses
  - Utilization for a business, professional or manufacturing purpose (except for commercially designated sites).
  - Any pre-constructed structures (i.e., trailers, mobile homes, manufactured homes, modular homes, etc.)

### **SQUARE FOOTAGE MINIMUMS, (Exclusive of porches and garages).**

One story	1500 square feet
Multi-story	1800 square feet

## B. Barns, Storage Buildings, Well Houses, and Other Outbuildings.

1. Storage buildings must be enclosed and have doors. Any lean-to used for storage must be hidden from view on all sides.
2. Barns with a dirt floor must have a 12 inch thick poured concrete beam around the outside walls, and the walls must be anchored to this beam.
3. Size guidelines for buildings on a *single* lot: (Only two (2) of the following buildings are allowed.)
  - One building (for well tank, etc.) not to exceed 200 square feet.
  - One building (for barn) not to exceed 750 square feet.
  - One building (storage building) not to exceed 1200 square feet.
4. Size guidelines for buildings on *multiple* adjacent lots with only one home on the group of lots: (Only two (2) of the following buildings are allowed.)
  - One building (for well tank, etc.) not to exceed 200 square feet.
  - One building (for barn) not to exceed 1500 square feet.
  - One building (storage building) not to exceed 2400 square feet.
5. Only two buildings (in addition to the house and garage) allowed per home site.

## C. Temporary Structures

1. No temporary structures are permitted, including but not limited to:
  - Trailers
  - Tents
  - Shacks
  - Garages
  - Barns
  - Wind Generators
  - Ham Radio Towers
- T.V. Antennas no higher than three (3) feet from the peak of the roof.
- Other out buildings: including (but not limited to) well house structures.

## D. Ponds

1. Location and size.
  - The maximum size of a pond shall be 100' X 150' and ponds shall be located in the backyard.
  - Ponds shall be located no closer than 10' from all property lines.
  - Sides must be graded with no more than a 30 degree angle to a depth no greater than 10'.
2. Dirt must be used on your property for foundation or leveling.
3. Pond must be fenced if no house is on the lot within one year.
4. Pond water must be maintained in a sanitary condition and be aesthetically pleasing. Pond vegetation must be controlled in the pond.

5. Pond must be stocked with fish within one (1) year of construction.
6. Water well must be installed within one (1) year of completion.

#### **E. Gazebo**

1. Must be a permanent structure and must be anchored to the ground.
2. Must be in harmony with the surroundings and/or residence. Must be painted or stained and at all times maintained.

#### **F. Driveways and Sidewalks**

1. Driveway material shall be either asphalt or poured concrete and must be maintained.
2. Sidewalk material shall be a material that is in harmony with the surroundings. This may include, but is not limited to, poured concrete, asphalt, flag stone, pavers, bricks, etc. Sidewalks must be installed and maintained in a professional manner and in good, clean, neat, and safe condition.

#### **G. Fences**

1. Fences shall *not* extend past the front corner(s) of the house. If a fence is built prior to the house being constructed, the owner is required to modify the fence when the house is built. This modification must be submitted along with the house plan application for approval.
2. Fence setbacks: Before the house is built.
  - Rectangular Lots: Minimum setback of thirty-five feet (35') from street edge.
  - Corner Lots: Minimum setback of fifteen feet (15') from front property line.
  - These restrictions apply to rectangular shaped lots. All other lots are to be approved individually by the Committee.
3. Size and type:
  - Privacy Fence: Six foot (6') maximum height; cedar or treated pine only.
  - Other: Four foot (4') to six foot (6'), chain link, masonry, brick, cedar, treated pine, wrought iron, decorative PVC, split rail, or other to be presented and approved by the Committee.
4. Fences must be maintained in a good, neat, and clean condition at all times.

#### **H. Piers**

1. **Lake Lots:** No part of the pier shall be any closer than twenty-five feet (25') from side lot lines. The pier may not extend more than twenty-five feet (25') over the water. Treated lumber must be used in construction. Walkways must have a culvert (not to exceed four feet (4') in length) to maintain natural water flow.

2. **Bayou Lots:** Piers are subject to approval on a case by case basis due to varying widths of the bayou. No pier shall extend more than eight feet (8') over the water.
3. **Bulkheading:** No "homemade" type bulkheading will be allowed. Owner must maintain bulkhead in a good, neat, and safe condition.

**I. Pools**

1. All pools must be in compliance with all applicable law.
2. All pools must be fenced to prevent accidental entry or injury.

**FINAL REVIEW OF PLANS SUBMITTED**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BAR X ARCHITECTURAL CONTROL COMMITTEE

<u>ACC MEMBER NAME</u>	<u>APPROVED</u>	<u>DECLINED</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DATE: \_\_\_\_\_

PLANS ARE:  APPROVED

NOT APPROVED

NEED ADDITIONAL INFORMATION

**COMMENTS:**

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