



**PELICAN COVE CANAL OWNER'S ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

Application for Approval of

Construction or Changes Other than New Home

Date _____

Proposed Construction Site Address

Street _____

Block _____ Lot _____

Owner Name _____

Owner Contact Info:

Home _____

Cell _____

Other _____

Email _____

Owner Mail Address _____

Builder Name _____

Builder Contact Info:

Home _____

Cell _____

Email _____

Builder Mail Address _____

I. Prior to application for consideration by the PCCOA Architectural Control Committee, Owner should obtain a copy of the **plan drawings**, a completed copy of this **form** (for plan approval and inspections). Then, Owner should submit the copy of the design plans and completed copy of this form along with payment to PCCOA. Application submission directions below. Please see applicable fee's pertaining to construction. (If you do not see your construction listed below, please contact PCCOA office for applicable fee or if you have any questions):

- 1) Dock - \$100.00 One inspection during construction, inspection when complete
- 2) Pilings - \$75.00 Inspection once construction is complete
- 3) Boat Lift - \$75.00 Inspection once construction is complete
- 4) Fish Cleaning Stand - \$75.00 Inspection once construction is complete
- 5) Pool with Fence - \$150.00 Inspection before cement pour, inspection when complete
- 6) Fence - \$75.00 Inspection once construction is complete
- 7) Generator - \$75.00 Inspection once construction is complete
- 8) Roof - \$75.00 Inspection once construction is complete
- 9) Solar Paneling - \$75.00 Inspection once construction is complete
- 10) Pergola - \$75.00 Inspection once construction is complete
- 11) Larger Construction; Outdoor Living (Kitchen, Garage) \$475.00 – Three Inspections, two during construction, one once construction is complete

II. **Construction is only permitted upon approval of this application and upon approval of the plan drawings. Construction cannot begin until the property owner is in receipt of a signed copy of this form and an approved copy of the plan drawings, as approved by the PCCOA ACC. Owner agrees to pay to PCCOA, as liquidated damages, \$100 per day for each day construction is in progress prior to receiving the signed approval documents.**

Owner Initial _____

III. Any approval for the proposed construction will be granted conditional upon the following terms being met:

- A. The Covenants and Restrictions, Bylaws, and Architectural Control Committee (ACC) policies for Pelican Cove shall be adhered to in all matters concerning construction. Approval of the plan does not constitute a variance or other authority to not comply.
- B. The building regulations of the city of Aransas Pass shall also be followed.
- C. The construction shall be executed in strict compliance with the project plans that were approved by the ACC. Any subsequent changes shall require approval by PCCOA. (Re-approval requires the submission of a plan or sketch and a separate \$50 check payable to PCCOA.) **The ACC, in its sole discretion, can stop construction at any time if construction is not in compliance with the approved plans or the PCCOA Covenants and Restrictions.**
- D. Erosion control shall be included in the plans and practiced to prevent sand, soil, and debris from washing into the adjacent lots, canals, or the streets.
- E. The site shall be kept free of litter.
- F. In addition to the one sign permitted in Article 3, Par 3.19, a second sign is permitted as follows: "During construction of a building or other improvement only, one professional lettered sign not larger than three (3) feet square will be allowed naming the prime contractor making the improvements".
- G. Prior to use of any adjacent lot for any reason, written approval must be obtained from the lot owner. The ACC shall be given a copy of this written approval.
- H. If the adjacent lot has been used, it shall be returned to its original condition with regards to vegetation and erosion.
- I. The construction shall be completed in a timely manner, not to exceed 180 days. It is agreed that the start date will be the date of issuance of approved application by PCCOA. Owner agrees to pay to PCCOA, as liquidated damages, \$100 per day for each day in excess of the agreed 180 days construction time until construction is completed. The ACC may, but is not obligated to, at its sole discretion grant additional completion time if requested by the Owner for reasons deemed justifiable by the ACC. **Upon completion, the homeowner or contractor is to notify the PCCOA office by email at pelicancovecoa@gmail.com so the ACC may conclude their inspections.**
- J. If construction of an approved project is not started within 180 days of the approval date the approval becomes null and void, and the project must be resubmitted for re-approval as a new project.
- K. The right of trespass upon the subject property is hereby granted to PCCOA and PCCOA ACC for inspection of construction.
- L. Owner agrees that the \$100 per day amount referred to in paragraph (II.) and paragraph (III.I) above constitutes liquidated damages (and not a penalty) for Owner's failure to comply with any of the conditions in this application, and is a reasonable estimate of the damages which the Association will incur in the event the Owner's failure to comply with said conditions due to the difficulty, if not impossibility, of determining the Association's actual amount of such damages.
- M. Any request for a variance must be made to the PCCOA Board of Directors.
- N. **Special Conditions:** (To be completed by PCCOA ACC when appropriate.)

I, (print) * _____ (Owner), have read and understand all the above information and agree to comply with all the stated requirements including those in the Covenants and Restrictions of Pelican Cove. Should I fail to comply, I assume full responsibility and liability for the lack of compliance and agree to pay to PCCOA any

liquidated damages or fees stated above.

* _____ Date: * _____

Signature of Owner

I, (print)* _____ (Builder), have read and understand all the above information and agree to comply with all the stated requirements including those in the Covenants and Restrictions of Pelican Cove. Should I fail to comply, I assume full responsibility and liability for the lack of compliance and agree to pay to PCCOA any liquidated damages, fees or penalties stated above.

* _____ Date: * _____

Signature of Builder

Please note: All blanks must be filled in and the application and plans must be fully submitted in order to be considered for approval.

Applications may be submitted three (3) ways:

Send to the mailing address PCCOA P.O. Box 1655, Aransas Pass, TX 78335, dropped off at the physical office, 119 Goodnight, Aransas Pass, Texas or email to pelicancovecoa@gmail.com and mail check to mailing address.

The approved copy will be emailed to applicant, and will be retained by PCCOA and by the PCCOA ACC.

To be completed by PCCOA ACC:

Your application for construction is hereby approved based on the conditions set forth above.

_____ Date: _____