

Effective date:

The Association will be moving forward with the One Touch Process. Below are the requests agreed upon that will be auto approved or denied per the DCCR's, design guidelines, and HOA guidelines:

General Property Maintenance ("like for like") - general maintenance of the exterior of the home

Fence Replacement – same as existing, no change

Common Requests - Request submitted by homeowners that are common to past request and are clearly defined in CC&R's (governing documents,) resolution, or what the ACC agrees upon.

Solar Panels – 10% letter is included if the panels will be installed on the side or front of roof, and the panels must meet the standards set in Solar Energy Device guidelines and Texas Property Code 202.010.

New Home Build – conforms to CC&R requirements, city inspection is required

Topographic Alterations – only if drainage is affected

Landscape Projects – only if drainage is affected

Swimming Pools – conforms to CC&R requirements, city inspection is required

New Fence – conforms to CC&R requirements

Larger Construction Projects (outdoor kitchen, room addition, garage, etc.) – conforms to CC&R requirements

Roof Replacement – conforms to CC&R requirements

Fish Cleaning Stand – conforms to CC&R requirements

Religious Items – conforms to Display of Religious Items Policy

Palapa, Pergola Build – conforms to the structure sections of the CC&R's.

The standard documentation for each improvement will be required, and all files will be accessible on the Association's website for review.

Pelican Cove Canal Owners Association
Association Legal Name

Dan Lousberg 21 May 2026
ACC Committee Member
Board President

Dan Lousberg
ACC Committee Member
Board President