

RESOLUTION 12/20
PELICAN COVE CANAL OWNER'S ASSOCIATION

BUILDING AND CONSTRUCTION STANDARDS REGARDING
ELEVATION AND DRAINAGE

WHEREAS, Article 3.5 of The First Amended and Restated Declaration of Covenants and Restrictions pertaining to Pelican Cove subdivision provides for minimum and maximum elevations, and

WHEREAS, the Federal Emergency Management Agency (FEMA) has changed minimum requirements for coastal areas, and

WHEREAS, the City of Aransas Pass has adopted FEMA standards in their Building Codes, and

WHEREAS, with differing elevations within Pelican Cove subdivision; water drainage between neighboring properties has become an issue.

WHEREAS, Article 2.10 of The First Amended and Restated Declaration of Covenants and Restrictions pertaining to Pelican Cove subdivision provides for modification of building standards by the Architectural Control Committee in its sole discretion it deems appropriate:

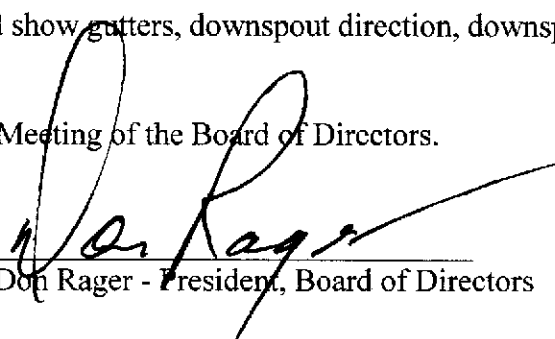
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PELICAN COVE CANAL OWNER'S ASSOCIATION:

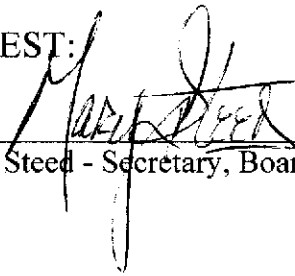
Resolution 12/19 is rescinded in its entirety and replaced with this **Resolution 12/20**, and

Article 3.5 of The Covenants and Restrictions shall read:

The minimum grade elevation for any Lot shall be in compliance with the City of Aransas Pass Building Code and the Federal Emergency Management Agency (FEMA) Codes. On all main buildings and out buildings (excluding fish cleaning stands), either attached or detached, all foundations must be of concrete and must be fully enclosed at the perimeter. The finished floor elevation for the first floor of any dwelling constructed after the date of this resolution shall be not less than nine (9.0) feet nor more than nine and one-half (9.5) feet above mean sea level. The finished floor elevation for the second floor of any dwelling shall be not less than seventeen (17.0) feet nor more than nineteen and one-half (19.5) feet above mean sea level. No dwelling, garage or appurtenant building shall exceed two (2) stories in height. All plans must show the mechanism's that water will be diverted either to the canal or street. All potential storm or rain water must be diverted away from neighboring properties. As an example; plans should show gutters, downspout direction, downspout u/g piping to canal or street, French drains, etc.

Approved on **9, December 2020** at a Regular Board Meeting of the Board of Directors.


Don Rager - President, Board of Directors

ATTEST:

Mary Steed - Secretary, Board of Directors