

**RESOLUTION 12/19
PELICAN COVE CANAL OWNER'S ASSOCIATION**

**BUILDING AND CONSTRUCTION STANDARDS REGARDING
GRADE ELEVATION AND FOUNDATION**

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) is changing minimum requirements for coastal areas, and

WHEREAS, the City of Aransas Pass is adopting FEMA standards in their Building Codes, and

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Resolution 9/15 is rescinded in its entirety and replaced with this **Resolution 12/19**, and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.

Approved on 3 August, 2019 at a Regular Board Meeting of the Board of Directors.



Don Rager
President, Board of Directors

ATTEST:



Mary Steed
Secretary, Board of Directors