

LAGUNA BAY PROPERTY OWNER'S ASSOCIATION

REQUEST FOR ARCHITECTURAL REVIEWER APPROVAL

This is your application for review and approval by the Architectural Reviewer (AR) of an improvement to your lot or home. Please read it carefully. The Architectural Reviewer will review your information and approve or deny your request. The AR has up to sixty (60) days to respond with a decision. Please forward your completed request form to:

SBB Community Management
Company Attn: Jane Evans
1670 Keller Parkway, Suite 170
Keller, TX 76248

OR
e-mail
Phone

FAX: 817-431-6412
acc@sbbmanagement.com
817-482-1547 x 472

NAME: _ _ _ _ _

PRIMARY PHONE: _ _ _ _ _

ADDRESS: _ _ _ _ _

ALT. PHONE: _ _ _ _ _

EMAIL: _ _ _ _ _

FAX: - - - - -

MODIFICATION TYPE:

MATERIALS TO BE USED:
(Please include color)

PAINT/STAIN COLORS:
(Include Samples if available)

HOME

BRICK: _ _ _ _ _

TRIM: _ _ _ _ _

LANDSCAPING

WOOD

GUTTER: _ _ _ _ _

SWIMMING POOL

STONE: _ _ _ _ _

FRONT DOOR: _ _ _ _ _

PATIO COVER/ARBOR

METAL: _ _ _ _ _

GARAGE DOOR: _ _ _ _ _

GAZEBO/PERGOLA/DECK CONCRETE

FENCE: _ _ _ _ _

FENCE

OTHER (Please Explain):

OTHER: (Please Explain):

BOAT DOCK

DETAILED DESCRIPTION OF WORK:

The plans and specifications will not be considered complete without the following items:

- D A plot, plan or survey showing the location and dimensions of all existing and proposed improvements.**
- D The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements described.**
- D Copy of City Permits or TRWD Permits where applicable.**
- D Statements from adjacent property owners, if appropriate, for any improvement that would impact them.**

HIRING CONTRACTOR: _YES _NO

Name of Contractor: _ _ _ _ _

Phone#: _ _ _ _ _

Contractor Address: _ _ _ _ _

D I/WE HAVE REVIEWED THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (DCC&R) FOR LAGUNA BAY PROPERTY OWNER S ASSOCIATION. I ACKNOWLEDGE UNDERSTANDING AND WILL COMPLY WITH THE GUIDELINES.

D I/WE ALSO ACKNOWLEDGE RECEIPT OF "THE NEW CONSTRUCTION QUICK LIST."

HOMEOWNER'S SIGNATURE: - - - - -

DATE: _ _ _ _ _

CERTIFICATION AND AGREEMENTS:

Homeowner certifies that all materials submitted to the Architectural Reviewer with this application for review are true and correct. Homeowner understands and agrees that no work may be performed prior to or in deviation from the terms of a permit approved by the Architectural Reviewer.

DATE OF APPLICATION: - - - - -

ESTIMATED START DATE: _ _ _ _ _

ESTIMATED COMPLETION DATE: - - - - -

HOMEOWNER SIGNATURE: - - - - -

DATE RECEIVED BY SBB MANAGEMENT/SENT TO ACC: _ _ _ _ _

This application is reviewed for the limited purpose of determining the aesthetic compatibility of design with the various provisions of Laguna Bay Property Owner's Association Declaration of Covenants, Conditions and Restrictions. No review has been made with respect to functionality, safety, compliance with governmental regulation, or otherwise and any party with respect to any such matters should make no reliance on this approval. The Architectural Reviewer or any of its' members, makes no warranties of any kind, express or implied, and none are to be inferred from approving or disapproving this application. The AR expressly disclaims liability of any kind with respect to this request, the review thereof, or any structures built pursuant thereto.

LAGUNA BAY PROPERTY OWNER'S ASSOCIATION

New Construction Quick List

- D Application and fee submitted
- D Building permits acquired from the City of Pelican Bay or TRWD where applicable
- D No construction until final approval by the ARC
- D Observe at least 30 ft. set back from front property line and at least 8 foot side setbacks
- D Be mindful of not blocking neighboring views with rear lot placement
- D Single family use only, no rentals
- D If canal retaining wall is failing or allowing silt into the canal, it must be repaired before construction is complete
- D Square footage requirements: 2250 sq. ft. minimum for canal lots and 3000 sq. ft. minimum for open water lots
- D Fencing plans should be submitted for approval prior to installation. Fences are required on canal lots and will be black wrought iron 4 ft. in height and should not be more than 30 feet from rear of property or in cases where the 30 feet is below the top retaining wall, it should be 10 feet from the top retaining wall when the lake is at 649 ft. (conservation pool)
- D All construction (i.e. home, swimming pool, docks, etc.) require separate approval from the AR
- D Observe dwelling free of space at building line: 70% does not require approval, 70-80% requires variance
- D No street or canal facing garage; side entry only
- D No visible solar energy panels
- D Mail boxes must have a uniform look
- D Propane tanks intended for household or pool use, must be buried in compliance with code
- D Construction hours are 7am to 7pm Monday through Friday,
No Saturday or Sunday construction related activities

- D If using composite shingles on roof, please select at least an Architectural type
- D Acceptable building materials: Brick, Stone, Stucco, Hardie Board or other masonry material approved by the ACC. Any brick or stone used must be kept in its' natural state.
- D Irrigation needs to be installed prior to landscaping or grass installation
- D Acceptable grass product: Sod, Hydromulch or Hydroseeding, Grass Seed
- D Grass product and fencing must be installed prior to occupancy
- D Landscaping plan needs to be submitted for approval at least 30 days prior to completion
- D Boat docks must be complimentary and in line with the colors of the main dwelling
- D During construction, keep property clean of debris and keep debris out of neighboring yards
- D Do not use neighboring lots for parking of equipment without prior written consent of the lot owner
- D The Architectural Reviewer has the right to periodically inspect the work being done. If inspections are not allowed, all work will be halted.
- D The Architectural Reviewer must sign off upon completion before occupancy. **Note: This is in addition to homeowner receiving a Certificate of Occupancy from the City Inspector.**

All submittals are reviewed on a case by case basis. Your compliance with this list should make the approval process go faster as these are items closely scrutinized by the Architectural Reviewer.

TARRANT REGIONAL WATER DISTRICT

William 817-480-2848

BOARD OF DIRECTORS
Victor W. Henderson, President
Hal S. Sparks III, Vice President
Jack R. Stevens, Secretary
James W. Lane
Martha V. Leonard



James M. Oliver
General Manager

EAGLE MOUNTAIN OFFICE
10201 North Shore Drive
Fort Worth, Texas 76135
Telephone 817-237-8585
FAX 817-237-8563

EAGLE MOUNTAIN LAKE Improvement Permit Guidelines

A permit is required for all construction, placement or operation of any structure, improvement of facility of any type, or to excavate or place fill materials, at or below elevation 649.00 (expressed in feet above mean sea level). This includes any addition or modification to any existing structure or improvement.

The conservation or spillway elevation of Eagle Mountain Lake is 649.00 feet above m.s.l. The current 100-year flood level is 657.35. Due to the potential of shoreline flooding the District purchased a flood easement that encompasses the property between the conservation level of 649.00 and elevation 668.00. Eagle Mountain Lake is a water supply and water conservation project and the level of water in the lake will vary depending on the amount of water used from the lake, evaporation rates, amounts of rainfall and runoff in the reservoir watershed and other factors.

The following must be submitted before a permit will be considered:

1. A completed application, including signatures of owner, contractor, and master electrician (when applicable).
2. A recorded plat of the property showing the shore front dimensions and location of the improvement.
3. Proof of ownership of the property (i.e. copy of deed, tax statement, sales contract).
4. Plans, specifications, construction details and a list of materials to be used. The drawing must be to scale, one inch to thirty feet (1 inch = 30 feet) or larger and include views from all five sides when applicable (see Attachments # 1, 2, 3.).
5. A \$100.00 non-refundable application fee. Please make check or money order payable to TRWD. **CASH WILL NOT BE ACCEPTED!**
6. Outside corners of the lot at roadside and at elevation 649.00 feet m.s.l. **must** be clearly marked at the time of the pre-permit inspection for a permit to be issued and remain marked throughout the construction process.
7. A copy of the contractor's general liability insurance policy. The District requires that all contractors working on District Reservoirs provide a Certificate of Insurance. Each certificate must name Tarrant Regional Water District as additional insured, as well as provide a waiver of subrogation. Liability coverage shall be no less than \$500,000 per occurrence.

Applicants should allow 10 working days for the processing of all permit applications. A construction permit is valid for a period to be determined by the District, with a minimum of 30 days and a maximum of 90 days. A construction extension may be granted at the sole discretion

of the District. The extension fee is \$50.00 and is valid for a period to be determined by the District with a maximum of 90 days. No more than one extension will be granted. Permits are required for alterations on existing structures. The \$100.00 fee may be waived, at the discretion of the District, for applications requesting additions to existing structures. Other than general maintenance, construction is not permitted without an approved written permit.

Any construction without a permit is a violation of the General Ordinance. At any time the condition or presence of this improvement interferes with the operation of the reservoir or the safety of the persons or property using the surface thereof, the Owner agrees to immediately make any and all changes or corrections necessary to make the improvement comply with the General Ordinance or remove the improvement from District property at Owner's expense. A person who violates the General Ordinance commits an offense. An offense is a Class C Misdemeanor and shall be subject to a civil penalty of not less than \$10.00 and not more than \$1000.00 for each violation or each day of continuing violation.

GUIDELINES FOR RETAINING WALLS, DREDGING, AND FILL WORK

1. Retaining walls shall be constructed in a manner that improves the shoreline alignment. If an eroded area along the shoreline is approved by the District to be reclaimed then the backfill material must also be reclaimed from the reservoir.
2. Approved materials for seawalls include concrete, soil cement, minimum 8 gauge steel sheet piling, PVC sheet piling, pressure treated lumber, and rip rap. Other materials with a long life expectancy will be considered. Creosote materials will not be approved.
3. All dredging activity must be performed in such a manner that will maintain a gently sloping lake bottom and prevent the formation of holes or sudden drop-offs.
4. All construction activities disturbing the soil at or below the flood flowage boundary of the reservoir must employ erosion control practices to minimize the amount of sediment entering the reservoir.
5. All dredged materials shall be placed in such a manner as to prevent any sediment runoff back into the reservoir. Containment and/or silt screens may be required.
6. The District recommends that before any dredging contractor begins work that he/she first call 1-800-DIGTESS (1-800-344-8377) to determine if underground utilities are located in the area.

GUIDELINES FOR RAW WATER USAGE

1. The use of raw water from Eagle Mountain Lake for irrigation purposes shall be limited to irrigation of residential shoreline property that is contiguous to the reservoir.
2. Water transmission lines will not be allowed to cross any public thoroughfare.
3. The electrical services shall be installed by a Master Electrician in accordance with the National Electric Code as amended and revised (see Attachment #4). The District performs cursory electrical inspections for general compliance only. The Master Electrician is responsible for inspecting all electrical components to ensure that the installation meets all requirements specified in the National Electric Code.
4. A permit fee of \$100.00 will be assessed.

5. Submersible pumps for residential irrigation and fish cleaning stations shall not be placed in District Reservoirs.
6. The intake for above ground pumps will be located and anchored in a manner so as not to be a hazard to navigation or recreation.
7. Raw water may be plumbed to one fish cleaning station only. It is the homeowner's responsibility to see that the operation and condition of the fish cleaning station does not become a nuisance.

GUIDELINES FOR STRUCTURE IMPROVEMENT

1. If a residence cannot be built or placed on a lot, an improvement may not be permitted for that property.
2. Community boat structures will be considered commercial operations and therefore fall under the Commercial Facilities Ordinance.
3. The area measured is to be the largest area at the end of a walkway. The largest area may be either the outside corners of the structure or the roofline if it has more than a two-foot overhang.
4. The maximum size allowed for any structure is determined as follows:
 - a. Eight (8) square feet of structure is allowed per linear foot of shoreline owned up to 150 linear feet (1200 square feet).
 - b. An additional four (4) square feet of structure is allowed for each linear foot of shoreline owned from 151-250 linear feet (1,204-1,600 square feet).
 - c. An additional two (2) square feet of structure is allowed for each linear foot of shoreline owned from 251-450 linear feet (1,602-2,000 square feet).
 - d. An additional one (1) square foot of structure is allowed for each linear foot of shoreline owned over 450 linear feet.
 - e. The area measurement shall exclude one walkway not to exceed eight (8) feet wide to one structure only. If there is more than one structure approved for the property then the entire area of the second, as well as any additional structures, shall be included in the area measurement. The distance the structure extends into the reservoir shall be kept as short a distance as is practical so as not to impair navigation and to maintain continuity with the shoreline. The maximum square footage may not be allowed in all cases.
5. Where large undivided tracts or multiple lots are used to determine the maximum area of an improvement, an agreement shall be signed and recorded whereby the linear footage of shoreline for a certain area is set aside and cannot be used for the future determination of other structures.
6. No part of an improvement can be closer than five feet to the property line, excluding fences, sidewalks and retaining walls. Structures over 1200 square feet must be twenty feet from property lines.
7. No structure may occupy more than one third of any channel width and in no case shall any part of the structure come within ten feet of the centerline of the channel. Exceptions may be granted for structures located at the end of a channel.

8. There will be no living quarters built over any area below the spillway elevation of a reservoir whether it be spanned, cantilevered or by other means.
9. Enclosed structures are not allowed on District Reservoirs. In order to protect a raised boat within a dock from the elements, solid sides on the dock will only be permitted for a maximum of two (2) feet downward to the point where the ceiling joist meets the top plate. No additional materials (i.e. lattice, fencing, bars, screen fabric, doors, glass, etc.) may be installed below the two (2) foot sidewall.
10. A small storage area is allowed on the first floor (lower deck) of the structure for storing tackle, life jackets, etc. Products considered hazardous or which have warning labels prohibiting its use near public water supplies shall not be stored in these areas. A twenty (20) square foot enclosure shall be considered maximum for any such storage area.
11. No toilet facilities of any type will be allowed on structures. A portable water supply can only be plumbed to one fish cleaning station on the first floor (lower deck). No plumbing will be allowed on upper deck.
12. Fuel pumping facilities are not allowed on any non-commercial facility or watercraft.
13. A three-story sun deck will not be approved.
14. Any structure that extends more than fifty feet from the shoreline shall be equipped with a photocell light that operates continually from dusk till dawn. At the discretion of the District, additional lighting may be required on docks exceeding 50 feet. Circumstances may require that lighting be placed on docks, which are less than 50 feet in length. The light must be capable of sufficiently illuminating the structure and shall be white. It is the homeowner's responsibility to ensure that all permanent lighting required by the District is properly maintained and operational at all times. The homeowner or contractor may also be required to provide temporary safety lighting during the construction of any improvement extending into the reservoir. If required, lighting must be located on the end of the structure during construction and remain until permanent lighting is installed.
15. The first floor (lower deck) of a structure shall be no less than 18 inches above elevation 649.00 feet msl.
16. The electrical services shall be installed by a Master Electrician in accordance with the National Electric Code as amended and revised. A complete electrical plan must be provided with the application (see Attachment #4). The District performs cursory electrical inspections for general compliance only. The Master Electrician is responsible to inspect all electrical components to ensure that the installation meets all requirements specified in the National Electric Code.
17. All materials exposed to the elements shall be cedar, redwood, treated wood, concrete or steel materials. Other materials with long life expectancy will be considered. No metal barrels may be used for flotation. Only extruded (closed cell) polystyrene or foam bead expanded polystyrene that is encased in a high quality protective cover and that has been approved by the District may be used for flotation. Any replacement of flotation on existing structures must be made using the approved encapsulated polystyrene. Creosote treated materials will not be permitted below conservation level.
18. All connections below the walkway shall be bolted with galvanized, zinc plated, cadmium plated or stainless steel bolts. Steel materials may be welded. Other connections may be nailed or attached by screws.

19. All construction activities disturbing the soil at or below the flood flowage boundary of the reservoir must employ erosion control practices to minimize the amount of sediment entering the reservoir.
20. Steel pilings shall be a minimum of two and seven eighths inches (2 7/8) in diameter. Wood pilings must be pressure treated and at least six inches in diameter. Creosote pilings will not be allowed.
21. The roof of a structure shall have a maximum of 6 in 12 pitch.
22. The attic space created by the roof design may be utilized as storage or as a temporary day-shelter from the elements provided it's built in accordance with the District's roof pitch requirements. This space shall not have raw water, potable water, or sewage disposal facilities plumbed into it. This space cannot be utilized as living quarters.
23. A permit issued by the District in no way releases the improvement owner from the responsibility of meeting the requirements of Federal, State, County or City regulations or any Development Deed Restrictions that may apply.
24. Circumstances will arise in which some of the above guidelines may not be practicable. In these cases, the District management reserves the right to use its own discretion.
25. Improvements are placed on District property at the District's sole discretion.

EAGLE MOUNTAIN LAKE AREA
Dock Builders, Retaining Walls, & Erosion Control

B & G Welding (Bob Hoop).....	(817) 233-1088
Custom Marine Structures (Diamond D Welding & Design).....	(817) 837-1034
Docks & More (Daryl Mills)	(817) 846-9042
Docks On Demand, Inc.	(817) 341-1103
E.M. Marine, Inc (Debra Richards)	(817) 917-2000
Fowler Enterprises (Arlon Fowler)	(903) 474-3218
.....	(817) 236-6408
Harco Retaining Walls	(817) 996-2905
.....	(817) 236-2900
Perkins Construction, Inc.....	(817) 236-7003
Earp Steel Buildings & Boat Docks (Jason Earp)	(940) 393-6642
.....	(940) 644-2135
BMH Carpentry & Construction (Brian Hensley).....	(817) 229-7668
Texoma Custom Docks (John Vick).....	(903) 651-1090
Farmer John's Custom Stone.....	(817) 371-8045
Superior Paving Systems (Randy Staley).....	(817) 371-1976
.....	(817) 220-0413

The above contractors have requested to be included in this packet. Other contractors may be acceptable or property owners may do their own construction. The District does not endorse any of the contractors listed; it is provided simply for the convenience of the property owners. This list is revised from time to time without notice.

On-Site Sewage Facilities (OSSF) located within 2000' of the conservation level of Eagle Mountain Lake (649.00 m.s.l.) require a permit issued by the District. Information and application packets are available at any District Office

APPLICATION FOR IMPROVEMENT PERMIT

Permit #: _____ Approved Square Footage: _____

Date Issued: _____ Page 5 of 10 Date: _____

Type of Improvement: _____

Special Conditions: _____

Approved by: _____ Receipt #: _____

FOR DISTRICT USE ONLY, DO NOT WRITE ABOVE THIS LINE

Lake: _____ Application Date: _____

Owner: _____ Phone #: _____

Mailing Address: _____

Address of Permit: _____

Lot: _____ Block: _____ Addition: _____

Description of Improvement: _____

Contractor: _____ Type of Work: _____

Contact Person: _____ Title: _____ Phone #: _____

Address: _____

Owner and Contractor agree to accomplish the construction in strict compliance with the plans and specifications and construction must be completed prior to the expiration of the permit. Owner or contractor must notify the District to arrange for a general inspection upon completion.

Owner represents that he owns and/or controls the above referenced property and that he will comply with all applicable laws, ordinances, rules, and regulations of governmental agencies concerning the construction, specifically including but not limited to the General Ordinance of the District and the ordinances, rules and regulations of the United States Army Corp of Engineers, the United States Environmental Protection Agency, and the Texas Commission on Environmental Quality. The Owner further represents that he will not be in violation of any regulations or restrictions imposed by any Country of Municipal agency or by any deed restrictions which may be attached to the property and that any required variance has been secured. The District assumes no responsibility for, and the Owner will hold the District harmless from, disputes of title, rights, or liability for damages to persons or property arising from the construction maintenance or existence of such improvements. At any time the condition or presence of this improvement interferes with the operation of the reservoir or the safety of the persons or property using the surface thereof, the Owner agrees to immediately make any and all changes or corrections necessary to make the improvement comply with the General Ordinance or remove the improvement from District property at the Owner's expense.

By acceptance of the subsequent permit, you hereby release and discharge Tarrant Regional Water District and its agents, and directors, and agree that Tarrant Regional Water District shall not be held liable or responsible for, and shall be indemnified and held harmless by, you, your successors, assigns, and heirs, from and against any and all claims and damages of every kind for injury indirect, to operation, use, or existence, of the improvement which you are requesting permission to construct on the District's Reservoir, or from any act of the District, its agents, or directors, including the operation BASED IN WHOLE OR IN PART ON THE ALLEGED NEGLIGENCE OR OTHER TORT OF TARRANT REGIONAL WATER DISTRICT OR ITS AGENTS OR DIRECTORS, THE PARTIES HERETO INTENDING TO THE EXPRESS NEGLIGENCE DOCTRINE.

This release and indemnification shall survive termination or expiration of the permit.

Agreed to by the undersigned this _____ day of _____, 20_____.

Property Owner Signature

Contractor Signature



Application for Improvement Permit

Permit #: _____ Approved Square Footage: _____

Date Issued: _____ Expiration Date: _____

Type of Improvement: _____

Special Conditions: _____

Approved by: _____ Receipt #: _____

FOR DISTRICT USE ONLY. DO NOT WRITE ABOVE THIS LINE.

Lake: _____ Application Date: _____

Owner: _____ Phone #: _____

Mailing Address: _____

Address of Permit: _____

Lot: _____ Block: _____ Addition: _____

Description of Improvement: _____

Contractor	Phone	Type of Work
1. _____	_____	_____
2. _____	_____	_____

Owner and Contractor agree to accomplish the construction in strict compliance with the plans and specifications and construction must be completed prior to the expiration of the permit. Owner or contractor must notify the District to arrange for a general inspection upon completion.

Owner represents that he owns and/or controls the above referenced property and that he will comply with all applicable laws, ordinances, rules and regulations of governmental agencies concerning this construction, specifically including but not limited to the General Ordinance of the District and the ordinances, rules and regulations of the United States Army Corp of Engineers, the United States Environmental Protection Agency, and the Texas Natural Resource Conservation Commission. The Owner further represents that he will not be in violation of any regulations or restrictions imposed by any County or Municipal Agency or by any deed restrictions which may be attached to the property and that any required variance has been secured. The District assumes no responsibility for, and the Owner will hold the District harmless from, disputes of title, rights, or liability for damages to persons or property arising from the construction, maintenance, or existence of such improvements. At any time the condition or presence of this improvement interferes with the operation of the reservoir or the safety of the persons or property using the surface thereof, the Owner agrees to immediately make any and all changes or corrections necessary to make the improvement comply with the General Ordinance or remove the improvement from District property at Owner's expense.

By acceptance of the subsequent permit, you hereby release and discharge Tarrant Regional Water District and its agents, and directors, and agree that Tarrant Regional Water District shall not be held liable or responsible for, and shall be indemnified and held harmless by you, your successors, assigns, and helps, from and against any and all claims and damages of every kind for injury indirectly, to operation, use, or existence, of the improvement which you are requesting permission to construct on the District's Reservoir, or from any act of the District, its agents and directors including the operation BASED IN WHOLE OR IN PART ON THE ALLEGED NEGLIGENCE OR OTHER TORT OF TARRANT REGIONAL WATER DISTRICT OR ITS AGENTS OR DIRECTORS, THE PARTIES HERETO INTENDING HEREBY TO SATISFY THE EXPRESS NEGLIGENCE DOCTRINE.

This release and indemnification shall survive termination or expiration of the permit.

Agreed to by the undersigned this _____ day of _____ 20____.

Property Owner

Contractor

Contractor

