**GOLDEN BEACH PROPERTY OWNERS ASSOCIATION**

**ARCHITECTURAL REVIEW COMMITTEE APPROVAL APPLICATION**

Applicant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_HM Ph: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_WK Ph: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_CELL Ph: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lot #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Start Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Finish Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**APPROVAL REQUESTED**

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| --- | --- | --- | --- |
| Storage Building | Carport | Fence Replacement (Exact) | Pool/Spa |
| New Construction/ Room/Garage Addition | Deck/Patio | Fence-NEW | Other |

**DESCRIBE PROJECT DETAILS**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Please submit formal building plans or an informal blueprint/drawing of proposed construction with dimensions of construction and identification of the property lines. The plans/blueprints/drawings must show specifically what presently exists and the proposed change(s). It is recommended a copy of Applicant’s survey be included as well.

(*Note: There is NO ENCROACHMENT of common area or easements permitted*.)

**NOTICE TO APPLICANT:**

1. The authority of the Architectural Review Committee (ARC) is derived from The Golden Beach Subdivision Amended Deed Restrictions (“Restrictions) #3-5. **All building plans are to be approved by association officials**.”
2. The purpose of the Architectural Review Committee Policy and Procedures is to ensure that any additions or modifications to property adhere to the requirements of the Restrictions, maintain the appearance and property values of the community and do not unreasonably impact the rights of the surrounding neighbors who may be affected by the modification/addition. (A copy of the Architectural Review Committee Policy and Procedures may be obtained from the Association Secretary)
3. Applicant acknowledges that all improvements must be constructed in accordance with the guidelines set forth in the Restrictions in addition to any guidelines or rules adopted by the Association or ARC from time to time. In addition, all improvements must be constructed in accordance with the laws, rules, regulations, and building codes of governmental authorities having jurisdiction. Approval of this application does not constitute approval by any governmental authority.
4. If building on an adjacent lot to the lot your residence is on, refer to Sec. 209.015 of the Texas Property Code.
5. Approval of this application does not give Applicant the right to enter upon the property of any other owner or the common areas in order to perform the construction contemplated by this application.
6. The Applicant is solely responsible for ensuring that proposed improvements do not encroach upon a public utility easement located on the property. Applicant hereby releases the Association, ARC and each of its Board of Directors, committee members, and agents from and against any liability caused or occasioned by the location of such improvements. Applicant acknowledges that in the event an improvement encroaches upon a public utility easement located on the property and a public utility provider requires access to such easement, Applicant may be required to remove such improvements to the extent they encroach upon or interfere with use of the public utility easement.

1. No work on this request shall commence until approval of the ARC has been received. Any construction or alteration to the subject property prior to approval of the ARC is strictly prohibited. If construction has commenced or been completed or any alteration to the subject property has taken place or any part of this application is disapproved, Applicant may be required to return the subject property to its original condition at APPLICANT’S OWN EXPENSE. If Applicant refuses to do so and the Association incurs any legal fees related to the construction and/or application, Applicant will reimburse the Association for all such legal expenses incurred.
2. Any variation from the original Application must be resubmitted for approval.
3. By virtue of the purchase of property in the subdivision, Applicant has subjected themselves to the legal documents of the Association and to the jurisdiction of the ARC.
4. Approval of this Application expires after 6 months and a new Application will be required.

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Applicant Signature Date

|  |
| --- |
| **SUBMIT THIS APPLICATION TO:**  Golden Beach Property Owners Association  622 Golden Beach Dr, Buchanan Dam, TX 78609  goldenbeachpoa@gmail.com |

**For ARC Use Only**

Date Application received by ARC: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Inspection made by ARC: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (within 1 week of receipt of Application)

Is construction 30 feet from front property line?  YES  NO  N/A

Is residence, garage or carport 30 feet from 1020’ elevation line?  YES  NO  N/A

Is construction 5 feet from side property lines?  YES  NO  N/A

If construction is on a corner lot:

Is construction 10 feet from side property lines adjacent to streets?  YES  NO  N/A

If construction is on an adjacent lot:

Has Applicant been provided a copy of Section 209.015 of the

Texas Property Code?  YES  NO  N/A

Date Recommendation given to Board: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(within 2 weeks of receipt of Application)

Approved Disapproved With Conditions

Application APPROVED with the following conditions: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Application DISAPPROVED at this time with the following conditions: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**COMMENTS**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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ARC Committee Signature ARC Committee Signature

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ARC Committee Signature

**For Board Use Only**

Date Recommendation received by Board: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Recommendation reviewed by Board: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Agrees with recommendation

Disagrees with recommendation because: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**COMMENTS:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Board Member Signature Board Member Signature

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Board Member Signature Board Member Signature

**Date Application returned to Applicant with Approval/Disapproval \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**