

**The Landing on Lake Livingston Community Association
Architectural Control Committee (ACC)**

915 Landing Way, Trinity, TX 75862

thelandingpoa.acc@gmail.com

APPLICATION FOR APPROVAL OF STRUCTURAL PROPERTY IMPROVEMENT

(new homes, mobile homes, additions, garages, outbuildings, storage buildings, etc.)

NOTE: APPROVALS REQUIRE EXTERIOR OF PROJECT TO BE COMPLETED 12 MONTHS FROM DATE OF APPROVAL.

ALL APPLICATIONS MUST HAVE WRITTEN APPROVAL BY THE ACC BEFORE ANY WORK IS BEGUN.

Date of request _____

Legal description: Section ____ Block ____ Lot(s) _____

Name(s) of property owner(s) as listed on deed _____

Mailing address of property owner(s) _____

Street address if available _____

Phone # _____ Cell phone # _____ email _____

Please check the Deed Restrictions before submitting your application. Each application must contain the following (your application will not be deemed complete until these items are received) and maintenance fees must be current:

1. A completed and signed application
2. All owner fees and fines must be paid in full
3. Copy of survey (corner pins must be marked and staked)
4. Copy of plot plan showing location of proposed structure, setbacks, and easements, and the distance of the proposed structure from the property lines (Deed Restrictions 4.04 "Setbacks")
5. Architectural building plan
6. Architectural drawings of elevations (all sides of structure)
7. Applications for new home construction, mobile home placement, or replacement of existing septic systems must include a copy of a septic site plan for the proposed septic system completed by a licensed site evaluator
8. Mobile homes must include certificate of title and may not be more than 5 years old at move-in

Both the owner and the contractor, if applicable (to be referred to as the "applicant"), certify that:

1. The information presented on the application and with the application is true and complete.
2. The improvements will be completed in accordance with the approved plans and dedicatory instruments of the Association. Any changes or modifications to this plan must be approved in writing by the ACC prior to construction.
3. It is understood that an inspection of foundation lay-out will be made by the ACC.

By signing below, the applicant authorizes the ACC or its agents to enter upon and inspect the lot during regular business hours for the purpose of ascertaining whether said lot improvement lay-out is in compliance with the dedicatory instruments of the Association and the approved plans and specifications. Neither the ACC nor its agents will be deemed to have committed a trespass by reason of such entry or inspection. Owner initials _____ Contractor initials _____

Nature of your project _____

Square footage of structure _____

Foundation: ____Slab, ____Pier and beam, ____Other, specify _____

Roof material: ____Composite shingles, ____Metal, ____Other, specify _____

Building materials: ____Brick, ____Wood, ____HardiPlank, ____Metal, ____Other, specify _____

Color of roof _____, Main color of structure _____, Trim color _____

Type of septic system: ____Conventional, ____Aerobic

Culvert, if necessary: ____No, ____Yes, if yes sizes and materials _____

Driveway: ____No, ____Yes, if yes, materials and specifications _____

Topography: (Drainage may not be changed) Will fill dirt be used ____No, ____Yes

If yes, explain _____

Will any trees be removed: ____No, ____Yes (Deed Restrictions 4.13: a minimum of 4 (four) mature trees 6" or more in diameter at base or larger must remain in front of the proposed residence and a minimum of 3 (three) of the same in the rear. In the event construction plans require removal of trees resulting in less than required, replacement trees of 3" minimum base are required to be planted at alternate locations, front or rear.) If yes, explain:

Permanent generator/propane tank: ____No, ____Yes If yes, include location on plot plan.

Fence: Material to be used _____ Color _____ Height _____ Style _____

Name of builder, if available _____

Name of contact _____

Builder's phone # _____ email _____

Right to Appeal: If your request for approval is denied, you may appeal to the Board of Directors. You will be provided a notice of the denial by certified mail, hand delivery, or electronic delivery. This notice will (1) describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and (2) inform you that you may request a hearing under on or before the 30th day after the date the notice was mailed to the you. To appeal, you must submit your request for a hearing by certified mail to The Landing on Lake Livingston Community Association, 915 Landing Way, Trinity, TX 75862, or by emailing your request to thelandingpoa.board@gmail.com. The Board of Directors will hold a hearing not later than the 30th day after the date the Board receives your request for a hearing and will notify you of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. Only one hearing is required. During a hearing, the Board or the designated representative of the property owners' association and you or your designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of your application, and the changes, if any, requested by the Architectural Control Committee in the notice provided to you. The Board or the owner may request a postponement. If requested, a postponement will be granted for a period of not more than 10 days. Additional postponements may be granted by the agreement of the parties. The property owners' association or the owner may make an audio recording of the meeting. The Board may modify, affirm, or reverse in whole or in part, any decision of the Architectural Control Committee as consistent with the subdivision's declaration.

Owner's signature(s) _____ Date _____

_____ Date _____

THE FOLLOWING IS FOR ACC USE ONLY:

Date completed request received _____ by _____

Approved with provisions _____ No, _____ Yes If yes, they are listed below:

Approved by ACC member _____ Date _____ and

Approved by ACC member _____ Date _____

Denied by ACC member _____ Date _____ and

Denied by ACC Member _____ Date _____