

PROJECT PLANNING & DESIGN

PREPARE FOR SUBMISSION

SUBMISSION & APPROVAL

CONSTRUCTION

As you begin to design your project plans, please keep the following guidelines in mind.

## NEW HOME CONSTRUCTION & EXISTING HOME EXPANSION

### TYPE OF BUILDING PERMITTED:

- ☐ All tracts shall be used for residential purposes only.
- ☐ No building shall be erected, altered, placed or permitted to remain on any tract other than:
  - one detached single family dwelling not to exceed two stories in height.
  - all homes must have a private attached garage and/or carport for not less than two (2) motor vehicles and not more than three (3) motor vehicles.
  - Tract owner may apply to the Architectural Control Committee for an exception to construct a fourth garage to house a recreational vehicle. Motor vehicles as defined herein shall not be commercial vehicles.
- ☐ All homes must be site built.

### CONSOLIDATION OR RESUBDIVISION OF LOTS:

- ☐ No tract or fraction thereof shall be granted approval to combine or replat any number of tracts or fractions unless the tract owner has applied for a construction permit approval by the Architectural Control Committee.
- ☐ Tract owners shall only be permitted to replat or combine a maximum of three (3) tracts or two and one-half (2 and 1/2) acres; whichever is less. The tract owner shall continue to pay the full annual Association dues, fees, and assessments for each tract for each calendar year after the replat was granted by the Architectural Control Committee and Navarro County Planning & Zoning until the residential construction is completed.
- ☐ None of said tracts shall be resub-divided in any fashion except upon the prior approval of the Architectural Control Committee and replated through Navarro County Planning & Zoning.

### MINIMUM FLOOR AREA:

- ☐ Residences on water front lots must have a floor plan area of not less than eighteen hundred (1,800) square feet, excluding patios, driveways, carports, and garages.
- ☐ Residences on off-water lots must have a floor plan area of not less than sixteen hundred (1,600) square feet excluding patios, driveways, carports, and garages.

### FOUNDATIONS:

- ☐ Structural foundation plans must be stamped by a licensed professional engineer and submitted to the ACC.
- ☐ Due to the volatile nature of soils in this area, a Geotechnical Report is recommended for house foundation design (not required).

### EXTERIOR CLADDING

- ☐ All houses should have a minimum of 33% brick, stone, stucco veneer on the outside of the house and be designed in similar look / aesthetic appeal to other homes in the neighborhood.
- ☐ Brick / stone / exterior paint colors should be given during the project submittal process.

### BOUNDARY SETBACKS:

- ☐ No building shall be located on any tract nearer than thirty (30) feet on the ground to the front tract line.
- ☐ No building shall be located nearer than five (5) feet on the ground to the side tract line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building; provided however, that this shall not be constructed to permit any portion of the building on any tract to encroach upon another tract.
- ☐ If two or more tracts or fractions thereof are consolidated into a building site in conformity with the provisions of Article V, Section 4, these building setback provisions shall be applied to such resultant site as if it were an original, plated tract.

## NEW HOME CONSTRUCTION & EXISTING HOME EXPANSION (continued)

### **TEMPORARY BUILDINGS:**

- ☐ No unsightly storage building constructed on the surface of any tract in this project shall be permitted that is visible from the street.
- ☐ Temporary storage buildings shall be removed upon completion of a permanent home; unless constructed of the same materials and quality of the finished home.
- ☐ No structure of any temporary character or other outbuilding constructed on the surface of any tract in this project shall be used on any tract at any time as a residence, either temporarily or permanently.

### **SEPTIC SYSTEMS:**

- ☐ All septic systems must be approved by the Tarrant Regional Water District (TRWD).

### **MAILBOXES:**

- ☐ All mailboxes located on any tract shall be designed and constructed in a similar architectural style, color and material as the residential dwelling. Mailboxes shall meet the U.S. Postal standards for size, height, and location.

### **SITE PLAN CONSIDERATIONS:**

When developing your site plan, please take the following considerations in mind.

- ☐ **CULVERT:** Prior to any new home construction, FBPOA owners must install an entrance culvert leading into their property to facilitate the egress of all construction vehicles and materials. This culvert should negate most damage to common areas and adjacent properties done by those vehicles. FBPOA does not dictate size of culvert, but relies on builder/owner to determine.
- ☐ **SPACE FOR CONTRACTOR PARKING:** Contractors are required to park their vehicles on/within the actual FBPOA Owner's property (not adjacent property or common areas).
- ☐ **SPACE FOR MATERIAL OFF-LOADING / STORAGE:** All materials are required to be off-loaded and stored on/within the actual FBPOA Owner's property (not adjacent property or common areas).
- ☐ **SPACE FOR PORTA-POTTY:** Contractor must install and maintain an appropriate porta-potty for contractors to use. Under no circumstances are contractors to use the restroom facilities in the community pool pavilion.
- ☐ **SPACE FOR TRASH CONTAINMENT:** Contractors must have a dumpster or suitable trash containment area placed on the actual FBPOA owner's property (not adjacent property or common areas). Please make sure your contractors are regularly policing your lot (and the lots around you) for construction trash. Simply follow the direction of the prevailing winds and you will find it!

When you submit your project plan for approval, you will need to provide a detailed site plan with locations of house, driveway, front / rear sidewalks, and septic field shown on site plan.

If there's a chance that fences or outbuildings will be constructed, it is suggested they are shown on the site plan in order to eliminate the need for another submittal to the ACC (and corresponding fees therein).

### **PROJECT REVIEW & APPROVAL TIMELINES:**

- ☐ The service level objective for new house plan review and approval is thirty (30) calendar days after the application and all required documentation has been submitted.
- ☐ In the event there are issues or questions identified, the timeframe may be extended based on how long it takes the owner to provide additional information.

## READY-MIX CONCRETE POURS

- ☐ Any projects involving concrete pours (sidewalks, firepits, patios, retaining walls, etc) requiring a commercial ready-mix truck entering Francisco Bay must be submitted and approved by the Architectural Control Committee.

## **NEW SHED OR OUBUILDING**

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- ☐ No outbuildings constructed on the surface of any tract in this project shall be permitted, that are visible from the street, unless constructed of the same materials and quality of the finished home.

## **FENCES**

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- ☐ Walls and fences must be approved by the Architectural Control Committee.
- ☐ The erection of any wall, fence or other improvements on any easement is forbidden.
- ☐ Fences and walls will be constructed of ornamental iron, wood or masonry; however fences constructed of wood, masonry or other solid material shall not be constructed taller than four (4') feet above the ground. This restriction does not apply to landscaping or retention walls that shall require no approval unless otherwise restricted herein.
- ☐ No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points ten (10) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended.
- ☐ The same sightline limitations shall apply on any lot within five (5) feet from the intersection of the street property line with the edge of a driveway or alley pavement.

## **DOCKS & LAKE RETAINING WALLS**

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- ☐ All docks, boat houses and lake retaining walls must be approved by the Tarrant Regional Water District (TRWD)..

## **EXTERIOR RENOVATION / ROOFING**

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- ☐ Repair of existing structures does not require ACC approval unless a concrete pour is involved
- ☐ Repainting/reroofing with new colors/materials requires approval from the ACC.

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