

**VENETIAN ESTATE PROPERTY OWNERS ASSOCIATION
REQUEST FOR PROPERTY IMPROVEMENT APPROVAL**

In an effort to provide for and to protect each individual Lot Owner's rights and values, it is required that any Lot Owner or group of Lot Owners considering improvements and/or change of their deed property, must submit a **REQUEST FOR PROPERTY IMPROVEMENT APPROVAL FORM** to the Architectural Control Committee for planned improvements and/or changes. If any change is made that has not been approved, the Committee has the right to ask the Lot Owner to remove the improvement and/or change the property. **PLEASE COMPLETE THIS FORM IN DETAIL.**

LOT OWNER NAME _____ ADDRESS _____
MAILING ADDRESS (if different) _____
SUBMISSION DATE _____ HOME PHONE _____ WORK PHONE _____
EMAIL ADDRESS _____ SECTION/BLOCK/LOT _____

1. Briefly describe the improvement/change, which you propose to have done (include size and height):
2. Who will do the actual work on this improvement?
3. Location of improvement/change (check applicable areas). ATTACH A SET OF BUILDING PERMIT PLANS SHOWING SITE PLAN, FLOOR PLAN AND EXTERIOR ELEVATIONS. Bulkhead applications require additional forms. Please contact our office to obtain such forms.

_____ front of house	_____ back of house	_____ side of house
_____ roof	_____ patio/porch	_____ garage
_____ lakeward structure	_____ other: _____	

4. Material necessary for proposed improvement/change (check/identify types/colors).

MATERIAL	TYPE	COLOR
_____ Lumber	_____	_____
_____ Brick	_____	_____
_____ Screen	_____	_____
_____ Shingles	_____	_____
_____ Pipe	_____	_____
_____ Electrical	_____	_____
_____ Fence	_____	_____
_____ Other	_____	_____

A LOT SURVEY SHOWING THE PROPERTY AND BUILDING LINES, BUILDINGS, EASEMENTS, FENCES, ETC. IS REQUIRED FOR ALL APPLICATIONS FOR DECKS, PORCHES, POOLS, LANDSCAPING, PERMANENT PLAYGROUND EQUIPMENT, ETC.

A FORM SURVEY IS REQUIRED BEFORE POURING ANY CONCRETE SLABS. HOMEOWNER MUST CALL MASC AUSTIN PROPERTIES, INC. FOR INSPECTION OF SURVEY AT 713-776-1771.

I agree not to begin property improvements/changes until the VEPOA notifies me of its approval.

_____ Signature of Lot Owner	_____ Construction Start Date	_____ Construction Complete Date
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Architectural Control Committee Disposition: _____

Committee Signatures/Date: _____

Project Completion Approved/Date: _____

Submit to: VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION
C/o MASC AUSTIN PROPERTIES, INC.
945 ELDRIDGE ROAD, SUGAR LAND, TX 77478
Phone: (713) 776-1771 Fax: (713) 776-1777

**Venetian Estates Property Owners Association
Replacement Bulkhead Detail**

Please include this sheet along with the standard ACC form when submitting an application for bulkhead replacement.

The ACC's main concerns for bulkheads are:

- The type of construction for the bulkhead
- The elevation of the top of the bulkhead relative to the spillway (normal water level)
- The proposed horizontal and vertical offsets from the existing bulkheads on adjacent properties
- The bulkhead placement relative to the property line

The ACC's main concerns for piers are:

- The type of construction for the pier
- The size of the pier (20' along the shoreline and 12' into the lake max)
- The distance between the edges of the pier and the adjacent property lines

Please provide a plat of your property indicating graphically where the bulkhead and pier will be placed and showing dimensions from a new pier (if any) to each adjacent property line.

Owner Name: _____ Date: _____

Street Address _____

I) Bulkheads

Bulkhead Materials (Size, type, description)

Planking: _____

Posts: _____

Horizontal Runners: _____

Tiebacks: _____

Tieback deadmen: _____

Backing fabric _____

Dimensions

Length of Shoreline/Bulkhead _____ Feet

Height of bulkhead above the "normal" water line (height of the spillway) _____ Feet

Height of bulkhead above(+) or below(-) the neighboring bulkhead to the left

Left Neighbor _____ Feet Right Neighbor _____ Feet

Offset of bulkhead from the neighboring bulkhead to the left (+=further into the lake, -= more toward the street)

Left Neighbor _____ Feet Right Neighbor _____ Feet

II) Piers

Pier Materials (Size, type, description):

Posts: _____

Supports: _____

Decking: _____

Dimensions

Length of pier extending along the shoreline: _____ Feet

Length of pier extending into the lake from the shoreline: _____ Feet

Distance from right edge of pier to the right property line _____ Feet

Distance from left edge of pier to left property line _____ Feet

VENETIAN ESATES A.C.C BULKHEAD SPECIFICATIONS (MINIMUM Rev. Jan 2011)

Materials:

1. Lumber: Lumber should be pressure treated pine, Osmore K-33, Goergia Pacific Pressure Treated Lumber of Wolmanized. Lumber should be marked LP-22 to indicate a minimum retention of 0.10 lbs/sq. ft. of preservation or 0.40 CCA. (9.60 CCA is recommended). The style of lumber may vary: Boards or Sloppy Center Match, (tongue and groove). However it is suggested that the bulkhead boards be at least 2" thick plus backing boards to cover joints and seal all possible leaks. (Other material as vinly/PVC or concrete may not be approved.)

Posts: May be round but square posts are much better and neater. A minimum of 4" x 4" and set at intervals of 4 feet maximum. Similar posts, 5-6 ft. long may be used for the hold fast.

2. Hold Fast Cables: Ideally use 3/16" coated with a polyurethane jacket, stainless steel, aircraft cable rated to 4000 ft. lbs or better. Alternatively, 5/8" minimum reinforcing bar. (Galvanized wire has been found to rust and break)
3. All metal: Nails, Eye Bolts, other bolts should be galvanized or "Weatherex" rated.
4. Membrane: (Zero penetration filter cloth) Installed on the inside of the bulkhead to prevent soil from seeping into the lake.
5. Backfill: Use bank sand, a sand-light clay mixture. Do not use rocks, stones, gravel or heavy clay.

Construction:

1. Posts must be set a least 3 ft. deep into the hard ground, no more than 4 ft. apart and finished as 10" to 12" above the normal lake level. Ideally matching the neighbor. *Normal* is when the water is just level with the dam spillway. Matching the height of the neighbor's bulkheads may require a permit variance. Please include these heights in the proposal. Bulkhead must be constructed in line with neighbors and not protruding out into the lake.
Bulkheads, not on Lake Venice, should match the height of the neighbor's bulkhead whenever possible.

2. Boards must be set into the hard ground, below the mud depth, at least 12"
3. Nailer or whaler boards should 2" x 8" (2"x 10" is better) and should be centered at the 12" water line to reduce the wear on the boards by the lapping water. Ideally they should be 20 ft or 24 ft long.

A second board, 2"x 8" or larger, set at the highest point of the posts should be staggered so that the joint between boards is not on the same post as the lower board.

Should the water be deeper than 3', provisions should be made for another "nailer" board below the water line no more than 6" above the mud.

4. Hold Fast Posts, at least one for each two bulkhead posts and set no more than 8' apart. They should be at least 10 ft back from the bulkhead and set vertically. Also these posts must be at least 6 ft back from any lake erosion boundary. The cable should be tied about 12" below ground and to every bulkhead post.
5. VEPOA inspection is required prior to back-fill.
6. Backfill to within 2" of the top of the finished bulkhead to prevent wash out by heavy rains before the grass.
7. Remove all construction debris from the lake.

Property Owner Signature

Address

Date

BULKHEAD/DOCK CONSTRUCTION APPROVALS

ALL APPROVALS ARE SUBJECT TO THE FOLLOWING:

The Deed Restrictions for the each section of Venetian Estates Prohibit any structure that extends lakeward beyond the Property's lot line bordering Lake Venice except a pier or dock extending lakeward from the common boundary. The maximum dimensions allowed for a pier or dock are 12 feet (width) x 20 feet (length) where the length is the distance measured along the lake front and the width is the distance extending into the lake. Lake Venice is owned by Lake Venice Property Owners Association, Inc. (the "Association"), and bulkhead construction within the boundaries of Lake Venice beyond the Property's rear lot line is prohibited. No bulkhead is allowed beyond the existing common boundary with Lake Venice.

Such Restrictions prohibit "set out" bulkhead construction and oversize docks.

Such Restrictions apply to all property requiring VEPOA approvals.

Any such construction and maintenance is a covenant with the property and at owner expense. All maintenance shall meet VEPOA standards and inspection.

Dock construction is subject to VEPOA permit for members in "good standing" which includes dues paid and in compliance with association by-laws. All docks shall be constructed and maintained with VEPOA standards.

VENETIAN ESATES PROPERTY OWNERS ASSOCIATOIN

Property Owner

Address

Date