DOC #
1735 2022-2396-094

TWIN HARBORS On Lake Livingston

Twin Harbors Property Owners Association, Inc.
Architectural Review Authority (ARA)
274 Valleyview Drive
Onalaska, Texas 77360
(936) 646-2242
ARA@twinharborslakelivingston.com

TWIN HARBORS BUILDING PERMIT APPLICATION

General Instructions:

This document is the application for a request for a permit to build, remodel, and/or install a structure on your property. Please observe the following:

1. Obtain the documents "Twin Harbors Deed Restrictions That Govern Building Permits". These documents can be obtained from the THPOA website (www.TwinHarborsLakeLivingston.com) or by contacting the Office Administrator on Friday or Saturday 12 to 4 pm during office hours. This document gives a complete explanation of the building requirements and the interpretation of relevant Deed Restrictions. This summary provides you with the criteria by which your application will be approved or denied. In addition, there is a non-refundable permit application fee due at the time of submission; see **Permit and Fee Matrix**.

2. Your application will be approved or denied **within 30 days**, by the Architectural Review Authority (ARA), and after you have fulfilled all the requirements set forth in this document.

3. You must obtain a 911 address from the Polk County Office of Emergency Management before getting this permit: **Call 936-327-6826.**

4. A copy of the approved THPOA permit must be furnished to the City of Onalaska, before the City of Onalaska building permit will be issued.

5. After receiving the City of Onalaska Permit, a copy of the approved City of Onalaska Permit must be provided to the ARA prior to the beginning of construction.

6. The date of your application will be the day it is received by the ARA.

7. For piers, bulkheads, and boat houses you will need a permit from THPOA, the Trinity River authority (TRA), and the Corps of Engineers, if applicable. City of Onalaska permit may also be required.

8. You (property owner) are responsible for damages caused by your construction to your neighbor's property. We recommend you obtain the appropriate insurance and verify your contractor's insurance certificates prior to signing any contracts.

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DS DP _____ ARA: _____ ARA: _____ ARA: _____

2022-2396-095

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9. A Port-a-Potty and Trash Dumpster are required for new construction; these cannot be placed in the county easement. For other construction, the ARA will determine specific requirements. These must be emptied monthly or when near full.
YOU MUST COMPLY WITH THE CURRENT CITY OF ONALASKA ORDINANCE, SEE PERMIT MANAGER.

_____
Name specific requirements

10. Prior to construction, a "Dig-Tess" is required to identify the location of underground utilities; gas, water, sewer, telephone, electrical, fiber. **Dig-Tess phone number is 811.**

APPLICATION:

Date received by the Architectural Review Authority: _____ Received by: _____

Property Owner's Name: David Patterson

Property Owner's Name: S. Grené Patterson

Property Owner's Mailing Address: 6911 Napier LN Houston 77069

911 Address for Property: 462 Lake Front Dr

Property Owner's Phone Number: _____ Cell# 281-832-0166

Property Owner's email address: amgrad92@gmail.com

Property Lot Description: Section 2 Block 2 Lot(s) 16

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DP SP _____ ARA: _____ ARA: _____ ARA: _____

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Description of structure to be built, remodeled, or installed. Please attach a legible document covering the following items and photos would be beneficial with your application.

1. **Type of Structure (home, garage, etc.).**
2. **Structure Exterior Materials (what type, color, and finish).**
3. **Attached or Detached Garage and (what type of exterior materials, color, and finish).**
4. **Roof Material and Color (include width of eaves).**
5. **Type of Foundation (concrete, pier & beam, etc.)**

City of Onalaska Building Permit Required ✓ **Yes** _____ **No:**

You agree to provide the ARA a copy of the City of Onalaska Building Permit by TBD.

BUILDING LOCATION:
You must provide a valid copy of the lot plat with lot dimensions. Be cognizant of all setbacks and easements. You may use the same lot plat, by hand drawing the location of the proposed structure, indicating that the outermost point of the structure i.e., eave, porch, etc. is behind all relevant building lines and easements:

Note: The building lines are the surveyors' lines on the plat and not the side of the road. Please contact ARA for clarification.

Your lot plan should also indicate the difference in finished elevation of the land between the highest and lowest points of the lot.

Attach lot plan with hand drawing and subdivision plat map with this building application permit. (You can use the Survey map and hand draw your planned development on it for submission.)

Note: The 20-foot building line is 20 feet from your front property line, as surveyed, not 20 feet from the street. The 5-foot building line is the sides and back of your property. Refer to deed restrictions. Corner lots will have the 20-foot building line on both street sides.

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No person may divert or impound the natural flow of surface waters in this state or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded. (See State Law Texas Water Code § 11.086)

Structure Size: (square footage **living** area) Approx 2200 ft². Drawings, plans, etc. that substantiate the structure's square footage must be submitted. Submit architects or owner's drawings, these will be required prior to final approval.

Fences: Approved building permit is required.
If you own dogs, we strongly recommend you include a fence. We do not allow solid fencing for the following reasons:

1. Blocks airflow through the subdivision from the lake.
2. Defeat's ability of "neighborhood watch" during their patrols to see activities, especially for weekenders.
3. Proven to increase dog barking (they cannot see out)

Conformity and Harmony of Exterior Design:
Proposed structure will conform and be in harmony with the exterior design of the existing structures on the street where construction occurs and any other structures presently on your property. When considering whether a new build or modification is in harmony or conformity with the homes in the neighborhood, the ARA will take into consideration the designs and characteristics of the homes on the street on which construction will take place. If a street has homes and garages with no set of prevalent designs or characteristics, then a potential design can be different from the various designs present on the street due to a lack of a harmony or conformity on the street in question.

The construction will be performed by: All Star Construction LLC **(company name):** Mike Therrell **(foreman name):** _____ **(cell phone):** 936 933-2858 **(office phone):** same **(email address):** Mikethertell@gmail.com.

You must notify the ARA by phone or in writing if the construction company will be changed during the construction period.

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DP DP _____ ARA: _____ ARA: _____ ARA: _____

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YOUR BUILDING PERMIT WILL NOT BE APPROVED UNLESS YOU DEMONSTRATE TO THE ARA THAT THE BUILDING COMPLIES WITH THE APPLICATION DETAILS.

The ARA meets on the 2nd and 4th Friday of the month or as required to review permits received. The Property owner will be notified the following week of the outcome.

I understand as property owner, I am responsible for the cost of road repair reimbursement caused by vehicles used in this construction, and construction of piers, bulkheads, and boat houses. I must abide by all the above rules, Bylaws, and Deed Restrictions. Property owners and their contractors must apply road edge protection for the protection of the roads for the duration of construction (see architect for more details). **In conjunction, the ARA will supply property owner a Twin Harbors Road Route Map that delivery trucks are to follow. The property owner will sign a Delivery Route Acknowledgment and be responsible for notifying the contractor of the delivery route requirement.**

My signature(s) below on the application indicates that all information provided in the Permit is true, accurate and complete. If construction does not conform to the approved building permit, I agree to stop construction and obtain a new permit, or permission (in writing) to proceed from the Architectural Review Authority.

Property Owner's Signature _____ Date 7/10/23

Property Owner's Signature A Gene' Pattison Date 7/10/23

Estimated Date to start construction Nov 2023 Actual Starting Date _____

Scheduled Completion Date Mar 2024 (Please allow plenty of time for completion of your project. If you will not be able to meet this date you will need to ask for an extension. The ARA can provide you with the form or it can be found on the THPOA website. Allow 30 days to process your extension application and be sure to include the $25 fee with this application.)

Note: The Deed Restrictions require outside construction of all residences to be "completed" within **four (4) months from beginning of construction** unless such period is extended in writing by Architectural Review Authority. By signing and approving this extension, the Architectural Review

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: _____ ARA: _____ ARA: _____ ARA: _____

2022-2396-099

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Authority is extending the construction period to **six months**. If the construction period is not met a new extension will be required.

Additional comments you want to share:

_____

THPOA ARCHITECTURE REVIW AUTHORITY Action:

Permit is approved: _____ **Permit is denied** _____

Date_____ **Posted to the POA Property Owner Database file** _____

ARA Signature: _____

ARA Signature: _____

ARA Signature: _____

If denied, reason:

_____

_____

_____

_____

Property owner has 30 days to appeal a denial after the board receives the owners request for a hearing. The Board has 30 days to hold a hearing and will provide notice of the hearing including date, time, and location at least 10 days before hearing date. Only one hearing is required. Both sides (board and owner) have the right to continuance of not more than 10 days. Both parties' permit audio recording, and the board may affirm or reverse the ARA decision.

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DP DP _____ ARA: _____ ARA: _____ ARA: _____

2022-2396-100

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This document was duly adopted by majority vote of the Board of Directors of Twin Harbors Property Owners' Association on the 12 day of February 2022.

Barbara Dickens

Twin Harbors Property Owners' Association President

STATE OF TEXAS*

COUNTY OF POLK

This instrument was acknowledged before me on the 12 day of February 2022 by Barbara Dickens on behalf of the Twin Harbors Property Owners' Association, Inc., a Texas non-profit corporation on behalf of said corporation.

Deborah L. Tanner

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
DEBORAH L TANNER
My Notary ID # 126363415
Expires December 28, 2023

POLK COUNTY RECORDING STAMP:

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DPSP _____ ARA: _____ ARA: _____ ARA: _____

2022-2396-101

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ARCHITECTURE REVIEW AUTHORITY
DELIVERY ROAD ROUTE
ACKNOWLEDGEMENT

By signing this form, the property owner acknowledges receipt of a Road Route Map for deliveries on the permitted construction project and accepts the responsibility to notify the contractor(s) of the acceptable delivery route requirements in the subdivision. Should you or the contractor have issues with using this route contact the Architecture Review Authority, phone and email are listed above.

ARA Signature _____ Date: _____

ARA Signature _____ Date: _____

ARA Signature _____ Date: _____

ARA Signature _____ Date: _____

Property Owner Signature [signature] Date: 7-10-23

911 Address: 462 Lake Front Dr

NOTE: Map will be provided by the ARA Committee if needed.

ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DP/DP _____ ARA: _____ ARA: _____ ARA: _____

2022-2396-102

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Twin Harbors Road Route Map



ARA BUILDING PERMIT
APPROVED: 2/12/2022

Property Owners: DPAP ARA: _____ ARA: _____ ARA: _____

2022-2396-103

FILED FOR RECORD
Feb 14 2022 10:13:07

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Feb 14, 2022

AH

2022-2396-104

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PERMIT AND FEE MATRIX

ACTION	FEE	THPOA	CITY	TRA
NEW HOME CONSTRUCTION	**500**	**X**	**X**	
ADDITIONS TO EXISTING HOME SITES				
ALARM/SECURITY SYSTEM (MONITORED)	0		X	
BOAT HOUSE	500	X		X
BULKHEAD	500	X		X
CULVERTS			X	
DECKS	300	X	X	
DRIVEWAYS (Concrete)	300	X	X	
EXTERIOR PAINTING	25	X		
FENCE *(Chain length fences do not require a city permit.)*	25	X	X	
GARAGE	300	X	X	
GARAGE CONVERSION TO LIVING SPACE	150	X	X	
GAZEBO	150	X	X	
GENERATOR USING NATURAL GAS OR PROPANE	25	X	X	
IRRIGATION SYSTEM	0		X	
PATIOS	300	X	X	
PIERS	300	X		X
PORCH	300	X	X	
RETAINING WALL (WOODEN)	150	X	X	
RETAINING WALL (CONCRETE)	300	X	X	
ROOM OR SPACE ADDITION	300	X	X	
SIDEWALK (Concrete)	100	X	X	
SOLAR PANELS	0		X	

2022-2396-105

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ACTION	FEE	THPOA	CITY	TRA
SWIMMING POOL	300	X	X	
NEW AND/OR REPLACEMENT				
ELECTRICAL CONTROL PANEL	50	X	X	
EXTERNAL ELECTRIC WIRING	50	X	X	
EXTERNAL PLUMBING PIPING	50	X	X	
HOT WATER HEATER TO ON-DEMAND HOT WATER	0		X	
INTERNAL ELECTRICAL WIRING	0		X	
INTERNAL PLUMBING PIPING	0		X	
ROOF	300	X	X	
PERMIT EXTENSIONS (each)	25	X		
TREE CUTTING				
LOT CLEARING WITH HEAVY EQUIPMENT	300	X		
TREE CUTTING WITH HEAVY EQUIPMENT	300	X		
TREE CUTTING BY PROPERTY OWNER	25	X		
TREE TRIMMING BY PROPERTY OWNER	0			
TREE TRIMMING WITH HEAVY EQUIPMENT	150	X		

TWIN HARBORS PROPERTY OWNERS SHOULD CONTACT THE ARA FOR SPECIFIC REQUEST NOT LISTED IN THIS CHART; IF YOU HAVE QUESTIONS; OR IF YOU NEED CLARIFICATION.

2022-2396-106

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Barbara Dickens

Twin Harbors Property Owners' Association President

STATE OF TEXAS*

COUNTY OF POLK

This instrument was acknowledged before me on the 12 day of February 2022 by Barbara Dickens on behalf of the Twin Harbors Property Owners' Association, Inc., a Texas non-profit corporation on behalf of said corporation.

Deborah L. Tanner

NOTARY PUBLIC, STATE OF TEXAS

DEBORAH L TANNER
My Notary ID # 126363415
Expires December 28, 2023

POLK COUNTY RECORDING STAMP:

FILED FOR RECORD
Feb 14 2022 10:13:25
Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK

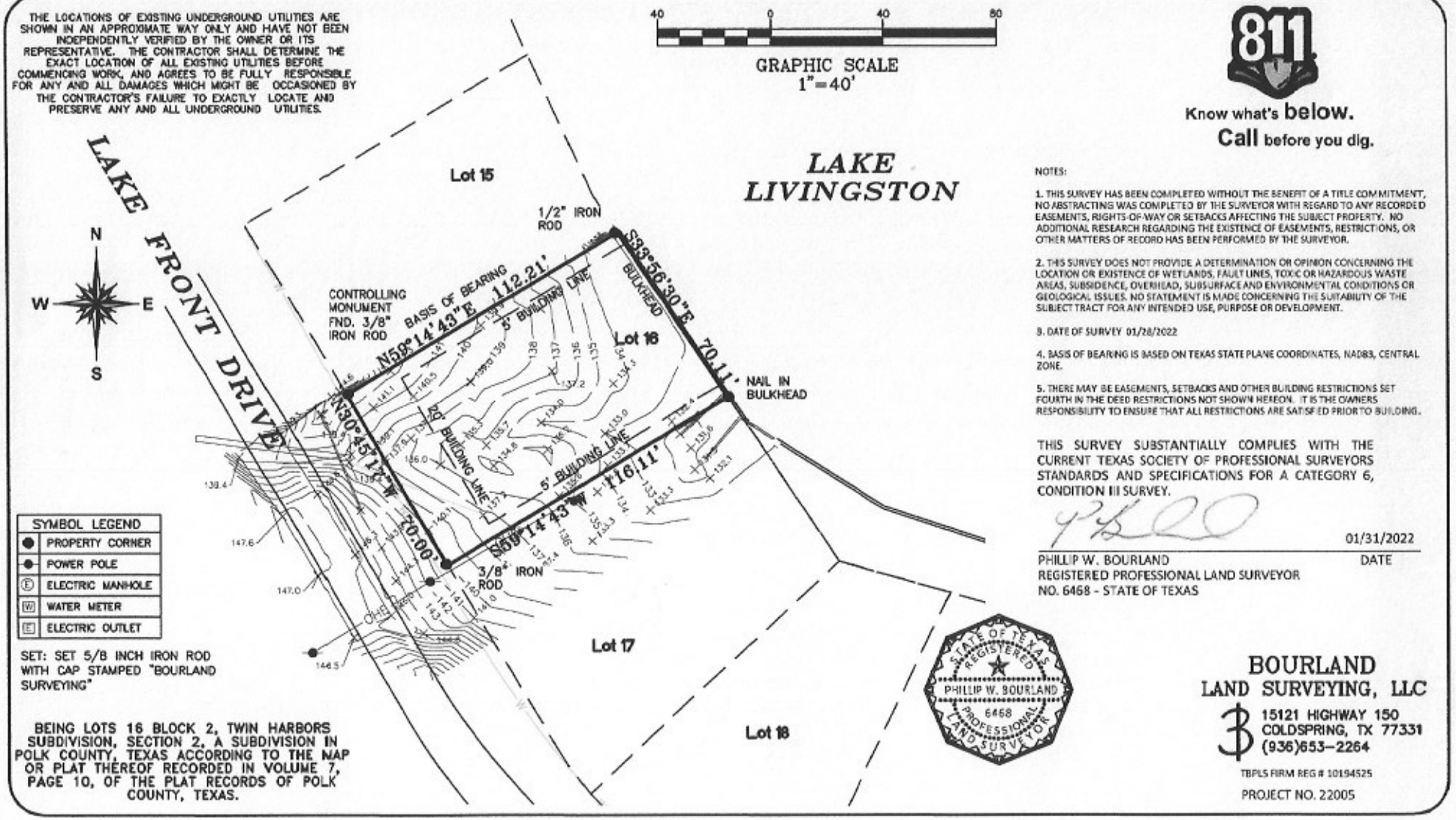
I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Feb 14, 2022

PERMIT AND FEE MATRIX
APPROVED 2/12/2022

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SYMBOL LEGEND	
●	PROPERTY CORNER
⊸	POWER POLE
Ⓔ	ELECTRIC MANHOLE
Ⓦ	WATER METER
Ⓔ	ELECTRIC OUTLET

SET: SET 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

BEING LOTS 16 BLOCK 2, TWIN HARBORS SUBDIVISION, SECTION 2, A SUBDIVISION IN POLK COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 10, OF THE PLAT RECORDS OF POLK COUNTY, TEXAS.

811 Know what's **below.** **Call** before you dig.

NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 01/28/2022

4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATES, NAD83, CENTRAL ZONE.

5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FOURTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION III SURVEY.

01/31/2022

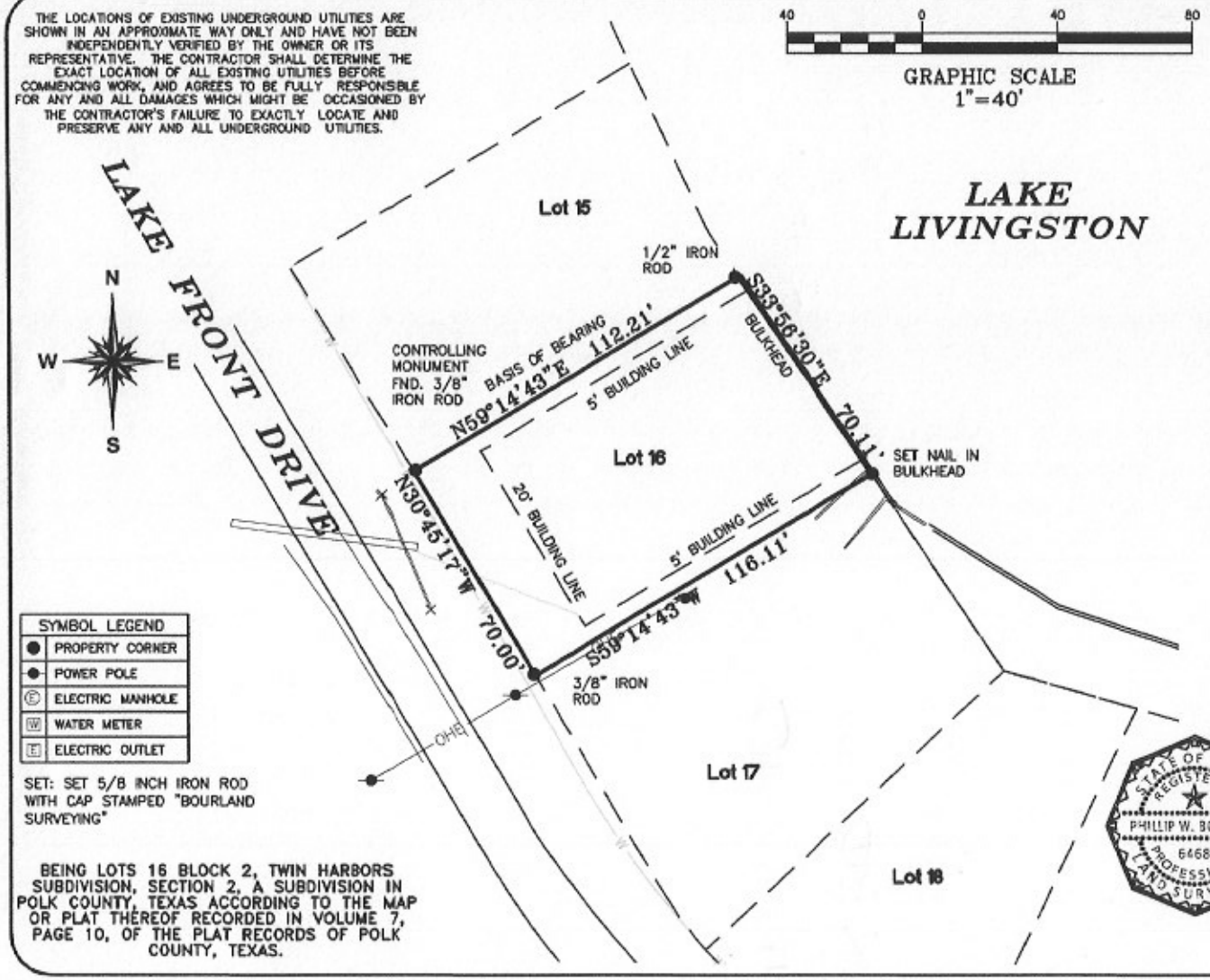
PHILLIP W. BOURLAND — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP W. BOURLAND 6468 PROFESSIONAL LAND SURVEYOR

BOURLAND
LAND SURVEYING, LLC
15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264
TBPLS FIRM REG # 10194525

PROJECT NO. 22005

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

01/31/2022

PHILLIP W. BOURLAND DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP W. BOURLAND 6468 PROFESSIONAL LAND SURVEYOR

BOURLAND
LAND SURVEYING, LLC
15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264
TBPLS FIRM REG # 10194525

PROJECT NO. 22005

DOC # 1734 2022-2396-088

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ARA Guidelines

This document has been generated to enhance and clarify the Architectural Restrictions contained in the Twin Harbors First Amended Deed Restriction filed for record in Polk County, August 24th, 1978. The definitions and language utilized here are considered to be a more specific reflection of the restrictions as written.

Resolution

With the change in the law governing POAs and the Architectural Review Authority, notably SB. 1588 Sec. 209.00505, Architectural Review Authority. Twin Harbors "on Lake Livingston" Sections II through V, declares that as of October 30th, 2021, any lots containing construction methods and/or outbuildings deemed nonconforming in the Deed Restrictions, shall forever and always be accepted, as is, in current state. From the October 30th, 2021, date, it is the requirement of the newly installed ARA to enforce all Deed Restrictions as outlined in this document in a fair and consistent manner in all areas under the control of the ARA.

Definitions

Association - The Twin Harbors "on Lake Livingston" POA
ARA - Architectural Review Authority for the Association
Deed Restrictions - The Declaration of Covenants, Conditions and Restrictions applicable to Twin Harbors "on Lake Livingston" Sections I through V and The Point.
Harmony - the visually satisfying effect of combining similar or related elements, i.e., adjacent colors, materials, shapes, textures, etc.
Conformity - when all entities or objects comply to the same standard, rules, or laws. Creating a balance and stability between entities that are subjected to the same environment.

Overview

The purpose of the architectural design review is to keep the community attractive for the enjoyment of residents and the protection of property values. The Deed Restrictions, along with the current revision of our Bylaws, authorizes the Architectural Review Authority to establish rules, standards, and procedures for the orderly development of the subdivision and requires property owners to obtain written approval from the ARA for any buildings, additions or other exterior improvements to their property. This is to ensure that the improvements comply with the provisions of the Deed Restrictions and the ARA Guidelines. The ARA and

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Board have established these guidelines in accordance with the authority granted to them by the provisions of the Deed Restrictions and Bylaws.

These guidelines have been established to assure uniform and fair application of the Deed Restrictions and are intended to provide all lot owners in the Association with information about: the type and quality of materials which may be used in the construction of various kinds of improvements, the size and locations of such improvements and information about how the procedures are used by the ARA in reviewing applications for proposed improvements.

With the exception of Section I, which are lots primarily designed for the placement of mobile homes to be used as residences, Twin Harbors, sections II through V and The Point, consist of custom designed homes built utilizing conventional stick method frame construction, with various finishing materials such as wood siding, engineered concrete/fiber siding, stone, brick veneers, stucco and/or a combination of any of these finishes. If natural wood is not used on the exterior finishes for home or garage construction, the materials used for finishing must present the appearance of simulated wood grain or stucco finish. Additionally, any structure constructed on the lot that is detached from the residence, must incorporate identical exterior finishes as the residence. If the home's prominent exterior finish is brick or stone, a minimum of 35% of the detached structure must be covered with the same material. Roofs in our community consist of asphalt shingles and/or metal composition with gable, hip, mansard, dormers, and gambrel configurations. Roofs also require no less than a 12" overhang (eave) and must incorporate the use of facias with soffits on all sides and incorporate hidden fasteners as the securing method. The ARA will review all building, addition and exterior improvement construction permits to confirm their harmony and conformity to these construction methods and materials. When considering whether a new build or modification is in harmony or conformity with the homes in the neighborhood, the ARA will take into consideration the designs and characteristics of the homes on the street on which construction will take place. If a street has homes and garages with no set of prevalent designs or characteristics, then a potential design can be different from the various designs present on the street due to a lack of harmony or conformity on the street in question.

The ARA reserves the authority to review and approve applications for buildings, additions, or exterior improvements which are described by the guidelines and are found to be consistent with existing home exteriors, providing harmony and conformity within our neighborhood. The ARA may amend these guidelines as it deems necessary or appropriate with the approval of the Board of Directors.

Maintenance vs. Remodel

Construction permits are not required for the normal repair and maintenance of the exterior of homes in Twin

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Harbors. If exterior painting is to be done, and the colors chosen to match the original paint scheme approved in the application process, no permit is required. If alternate colors are desired, then a permit application must be submitted and approved before work can begin. Interior changes also do not require a permit from the ARA, but care should be taken by the property owner to verify the necessity of a city building permit. The permit needed matrix can be used to help the homeowner in determining the need for permits, but it is not designed to be all encompassing. It is the homeowner's responsibility to verify the need for any permits before starting any work on the property.

Application Procedure

Submission - all applications for approval to build, complete building additions, or make any exterior changes, to include fencing, retaining walls, swimming pools, detached or attached garages, car ports, docks, boat houses, etc., must be submitted to the ARA in writing by completing the application form currently in use or such form as may hereafter be adopted by the ARA. If new construction and lot(s) need to be cleared, the

Timber Clearing and Lot Preparation Permit shall be obtained, and work completed before a building construction permit will be issued. Plans and specifications for any building or exterior change, addition or improvement should be attached to the application. All applications, additional information, or requests for appeal shall be mailed or delivered to the office and not to any members of the ARA or Board of Directors. Instructions are available for completing the application (found and downloadable on the Twin Harbors "on Lake Livingston" web site under the Architect Permit tab) along with the Permit and Fee Matrix for various improvements.

The application must be supported by the following information, as necessary, for the type of permit required

(a) drawing(s) of the proposed structure showing the top, front, side, rear, and exterior views (elevation). Overall dimensions (length, width, height) for the structure.

(b) a copy of the plot plan of the lot showing location of easements, any existing buildings or structures, and the proposed locations of addition/improvement. All construction must conform to the setback lines for each lot (Deed Restrictions #9).

(c) a description of all materials to be used, paint colors, roofing color and style including product name, if possible, for all exterior features.

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(d) Photographs are very helpful particularly helpful with addition/improvement placement.

(e) proposed finished ground elevation high to low points.

(f) if a 3rd party home builder/contractor will be employed to construct any building or make improvements to the property, the contact information of the 3rd party home builder/contractor needs to be supplied with the Permit application.

All building materials utilized in exterior construction shall be new and of accepted commercial quality. No used or seconds material may be used unless approved in advance by the ARA.

The ARA reserves the right to request additional information deemed by it to properly evaluate the application. If the ARA requests additional information and such information is not submitted to the ARA by the applicant in a timely manner (so that the application can be approved or disapproved within thirty (30) days of its receipt), the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the ARA for review.

All communications to and from the ARA regarding the application process for a building permit needs to be conducted by physical and/or electronic mail.

ARA Decisions

ARA committee members shall consider each application with the Deed Restrictions and with these guidelines. The decision of the majority of the members to approve or disapprove an application shall be considered the decision of the ARA. ARA decisions shall be conveyed in writing by the ARA as a whole to the applicant and shall include a statement of conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Deed Restrictions, any application that is not approved or disapproved within thirty (30) days of the date of its receipt shall be deemed to have been automatically approved provided, however, (a) that any such approval shall extend only to architectural guidelines and not to any of the use restrictions set forth in the Deed Restrictions and (b) in no event shall non-action be deemed to constitute approval of the application for any change, addition or improvement or any other item that would violate the restrictive covenants in the Deed Restrictions. Unless otherwise stated in the ARA written response, all approved exterior changes, additions or improvements shall be completed within four (4) months of the date construction, installation, or erection is commenced. If construction does not commence within the period allowed when

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submitting the application, the approval shall no longer be effective. The preparation of the lot(s) for construction, such as clearing and/or leveling shall be completed utilizing the Timber Clearing and Lot Preparation Permit, before the application for building permit is submitted. Guidelines for removal of trees are contained on the Twin Harbors web site. No commercial harvesting equipment is allowed to be used in the development.

Board of Directors Appeals

If the application is denied by the ARA, the applicant may within thirty (30) days submit an appeal to the Board of Directors. The Board shall review the appeal within thirty (30) days to hold a hearing and will provide notice of the hearing including date, time, and location at least ten (10) days before the hearing date. Both the Board and the Owner shall have the right to a continuance of not more than ten (10) days. All decisions of the Board of Directors shall be final. The **ARA Appeal** form can be found on the ARA Guidelines web page.

Status of Application During Appeal

During the appeal period, the decision of the ARA on the original application shall remain in effect. Failure of the Board of Directors to respond to a request for reconsideration within thirty (30) days of the date of its receipt shall not automatically result in approval of the original application.

2022-2396-093

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This document was duly adopted by majority vote of the Board of Directors of Twin Harbors Property Owners' Association on the 12 day of February 2022.

Barbara Dickens

Twin Harbors Property Owners' Association President

STATE OF TEXAS*

COUNTY OF POLK

This instrument was acknowledged before me on the 12 day of February 2022 by Barbara Dickens on behalf of the Twin Harbors Property Owners' Association, Inc., a Texas non-profit corporation on behalf of said corporation.

Deborah L. Tanner

NOTARY PUBLIC, STATE OF TEXAS

DEBORAH L TANNER
My Notary ID # 126363415
Expires December 28, 2023

POLK COUNTY RECORDING STAMP:

FILED FOR RECORD
Feb 14 2022 10:12:38
SCHELANA HOCK
POLK COUNTY CLERK

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.

COUNTY CLERK
POLK COUNTY TEXAS

Feb 14, 2022

AMERICA'S BEST HOUSE • PLANS

MOUNTAIN HOUSE PLAN **940-00417**

SQ FT	BEDS	BATHS	1/2 BATHS	STORIES	CARS	WIDTH	DEPTH
1,770	3	2	1	1	0	50' 0"	32' 0"



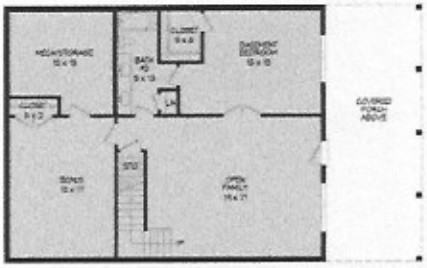




width: 50'-0" + 10'-0" DECK
MAIN LEVEL FLOOR PLAN



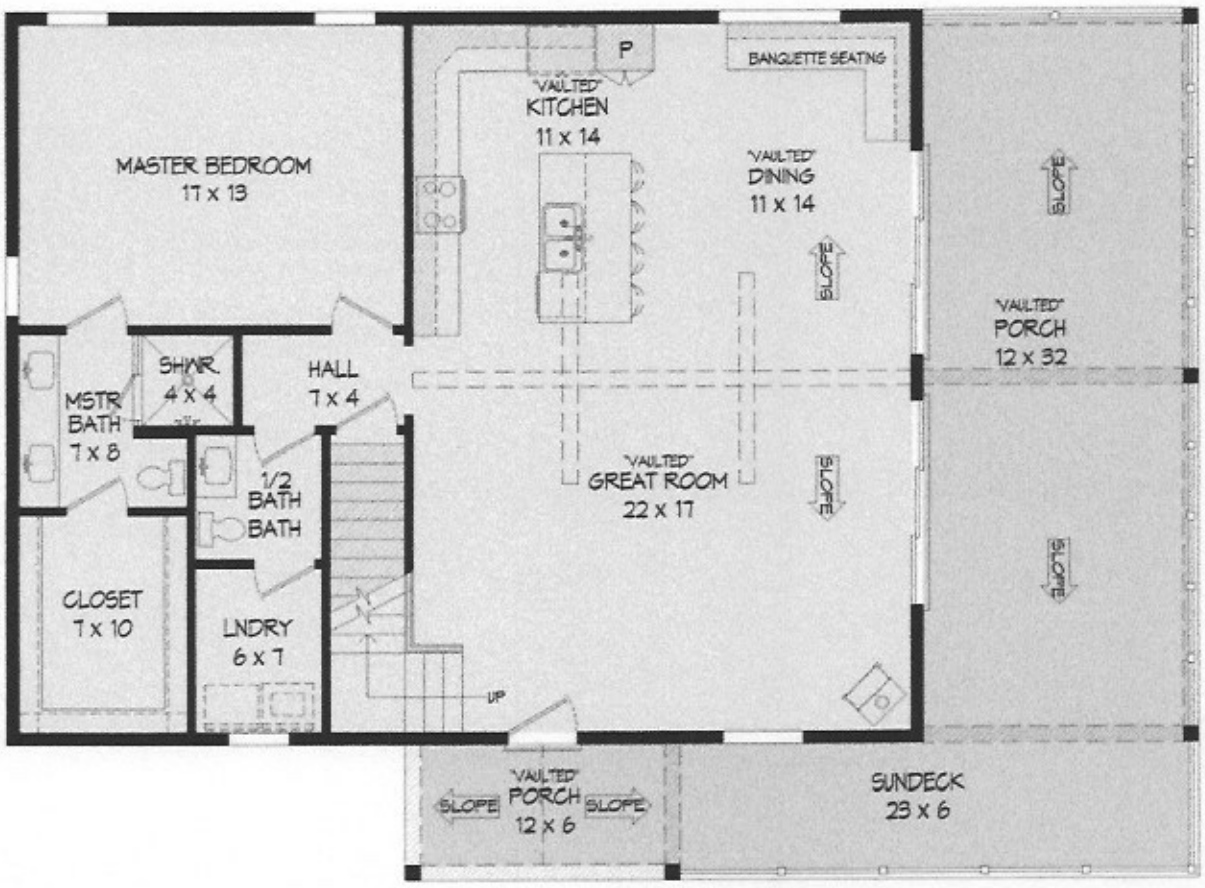
SECOND LEVEL FLOOR PLAN



Exterior | Floor Plans

Images copyrighted by the designer. Photographs may reflect a homeowner modification.

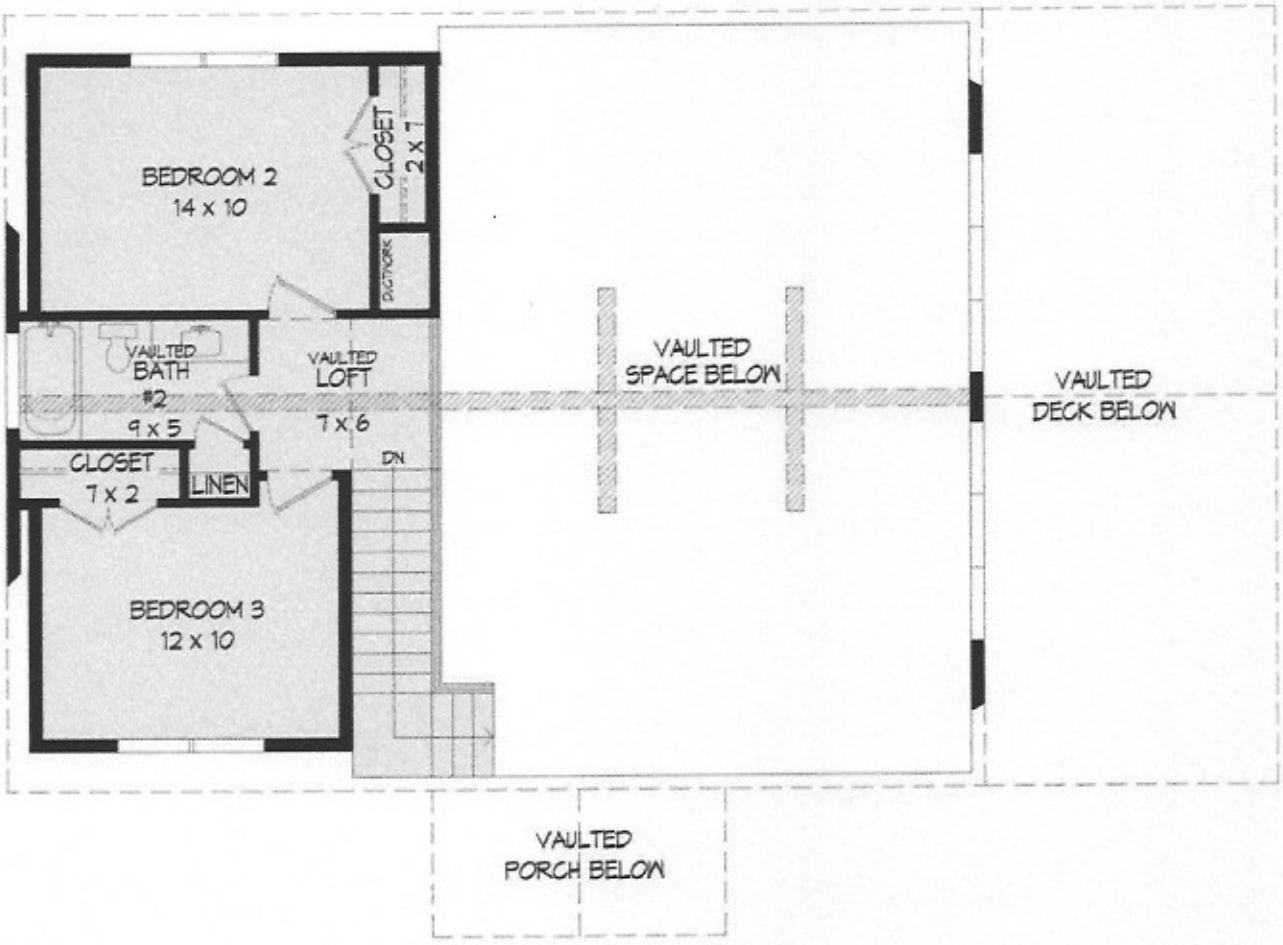
MAIN FLOOR



width: 50'-0" + 10'-0" DECK

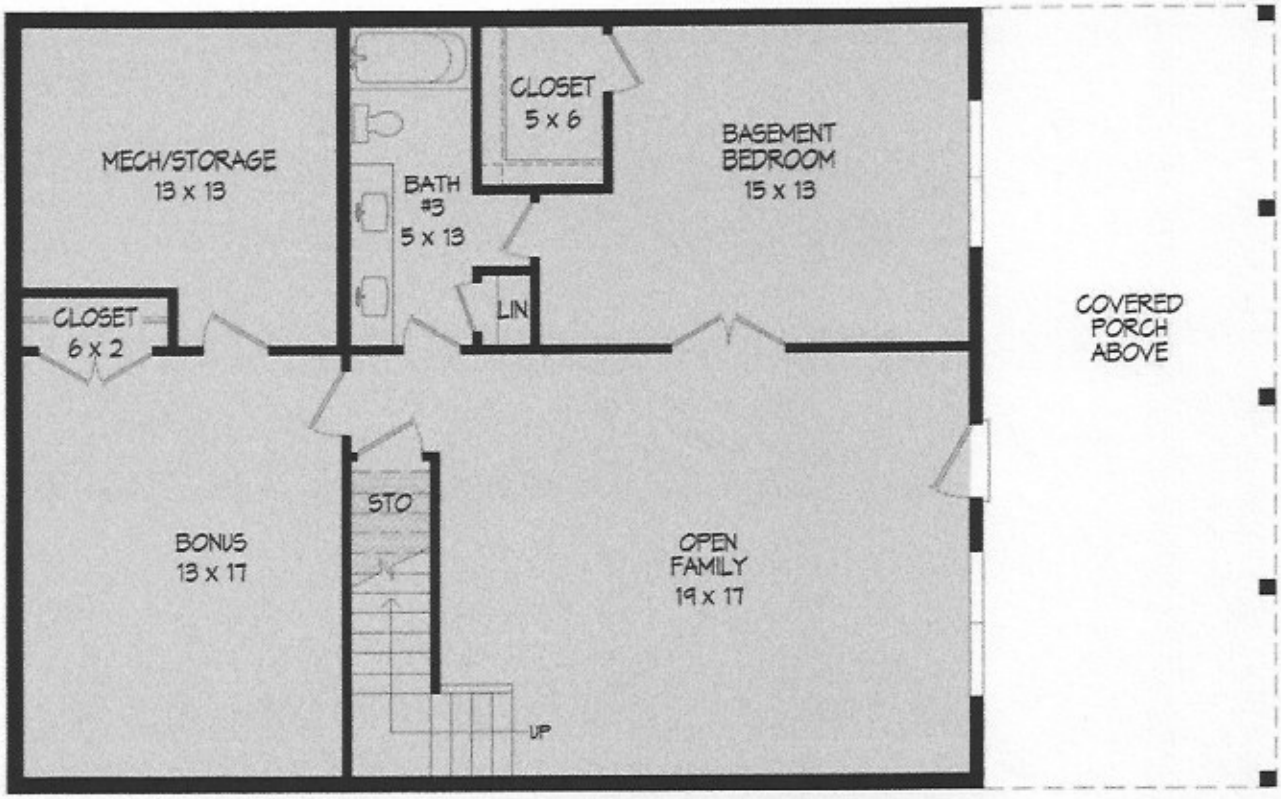
MAIN LEVEL FLOOR PLAN

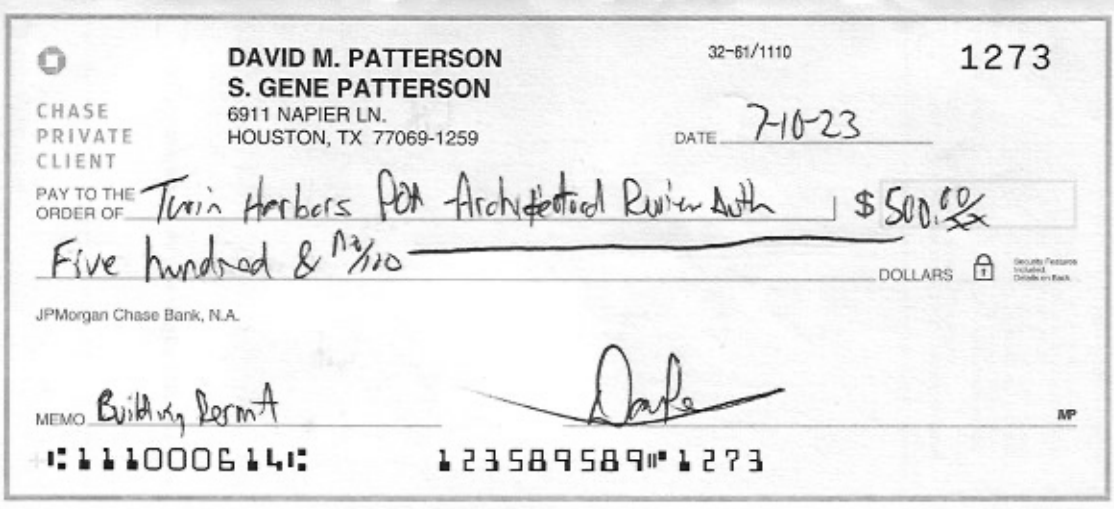
SECOND FLOOR



SECOND LEVEL FLOOR PLAN

BASEMENT


MECH/STORAGE
13 x 13
CLOSET
6 x 2
BONUS
13 x 17
BATH
#3
5 x 13
CLOSET
5 x 6
LIN
STO
UP
BASEMENT
BEDROOM
15 x 13
OPEN
FAMILY
19 x 17
COVERED
PORCH
ABOVE



DAVID M. PATTERSON
S. GENE PATTERSON
6911 NAPIER LN.
HOUSTON, TX 77069-1259

32-61/1110

1273

CHASE
PRIVATE
CLIENT

DATE 7-10-23

PAY TO THE ORDER OF Twin Harbors POA Architectural Review Auth $ 500.00

Five hundred & 00/100 DOLLARS

JPMorgan Chase Bank, N.A.

MEMO Building Permit

⑆111000614⑆ 123589589⑈1273