



ORIGINAL
FILED FOR RECORD

**APACHE SHORES
PROPERTY OWNERS ASSOCIATION**

14919 General Williamson Drive
Austin, Texas 78734
Office: 512-266-2719
Website: www.apacheshorespoa.com
Email: office@apacheshorespoa.com

BUILDING DOCUMENTS PACKAGE

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RECORDING NOTE:

This document was adopted by the Board of Directors of Apache Shores Property Owners Association, Inc. ("ASPOA" or the "Association"), a Texas nonprofit corporation, to be effective as of the approval date shown below, and it is an

- Original document recording; or
- Subsequent document recording:
 - Prior document was dated _____, 20____, recorded under Document No. _____.
 - This document entirely replaces prior document; or
 - This document partially replaces prior document, as shown below.

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WHEREAS:

1. The Association strives to protect and promote the health, safety and well-being of all property owners and residents of Apache Shores. The restrictive covenants for all sections of the Apache Shores subdivision state that "No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood."
2. Applicable statutory provisions, including Sections 2.101 and 22.051, Texas Business Organizations Code, and the applicable provisions of Article IV, Section 10 of the ASPOA Bylaws (recorded on August 14, 2009, under Document No. 2009138711 in the Official Public Records of Travis County, Texas), authorize the Association and its Board of Directors to "enforce, supervise, put into effect, and otherwise carry out the restrictions pertaining to the properties situated in the various sections of the Apache Shores subdivision; to enact fines which may be imposed upon Members for violations of such rules and regulations; to consent, approve, grant permission and otherwise perform all such functions and do any and all things that may be permitted or required by restrictions pertaining to such subdivision; to promote and supervise the beautification, care, maintenance and upkeep of said subdivision; to otherwise promote harmonious relations among the residents of said subdivision . . . [and] generally to carry out any other purpose in connection with the foregoing and to have and exercise all of the powers conferred by the laws of the State of Texas upon non-profit corporations formed under the Texas Non-Profit Corporation Act."
3. The Declaration of Restrictions for each of the seven sections of the Apache Shores neighborhood states: "All building plans are subject to approval of APACHE SHORES, INC. or its assigns." The Association is the assignee/successor in interest to Apache Shores, Inc.

4. The Board believes that it is in the best interest of the Association and the property owners within Apache Shores to establish policies, procedures and documents to facilitate approval of construction of improvements within Apache Shores.

5. This Building Documents Packet is to be used in conjunction with, and in accordance with, the Building Policy, approved on January 21, 2015 (recorded under Document No. 2015064595, Travis County Official Public Records) and the Building Permit Procedure, Capital Improvements Fees and Construction Deposit Policy, approved on September 23, 2015 (recorded under Document No. 2015166887, Travis County Official Public Records).

NOW THEREFORE, the Board has approved the following:

The purpose of this document is to memorialize and publish the forms used (the Building Packet) by the Association's Architectural Review Committee (ARC) for an application and supervision of a construction project within the Apache Shores subdivision, with all required documentation for the various steps involved, including submission of proposed building plans and specifications appropriate for the specific type of project, receipt of an Association building permit following plan review approval, performance of all required building inspections (by Travis County, City of Austin and WCID No. 17, when applicable, and by the Association's contracted inspector); and receipt of a Certificate of Completion (CoC) or Certificate of Occupancy (CoO) upon project completion.

The following documents and requirements are applicable the various types of building projects to be conducted within the Apache Shores subdivision:

<u>Document Title</u>	<u>Date</u>
Category I Application, Major Construction for:	
- Site Built Home	
- Modular Home	
- Relocated (Move On) Home	
- Manufactured Home	02/2015
Category I (Major Construction) Rules & Regulations	02/2015
Definitions of Ground Floor, First Floor	11/07/2003
Checklist for Site Built Home	
- Site Built Home	02/2015
- Modular Home	02/2015
- Relocated (Move On) Home	02/2015
Building and Construction Regulations and Requirements	02/2015
Category I, Building Permit for:	
- New Home (Site Built, Move-On, Modular)	8/4/2016
Inspections Required For Category I, Site Built, Move-On, Industrialized Housing (Modular) Projects	8/4/2016
Site Built and Modular, Category I, Status of Project Completion	8/4/2016
Checklist for Category I:	
- Manufactured Home	02/2015

General Guidelines and Cautionary Information for Sellers, Property Owner, Installer, and other Project Contractors, involved in Manufacturing Home (MaHo) Projects in Apache Shores	8/4/2016
Manufactured Home Building Permit	8/4/2016
MaHo Category I, Status of Project Completion	8/4/2016
Move-On Agreement (for use with Manufactured/Industrialized (Modular)/ Move-On Homes	02/2015
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Category II, Application, Enlargements, Additions or Alterations, Pools and Spas	02/2015
Building and Construction Regulations and Requirements	02/2015
Checklist for Category II, Enlargements, Additions or Alterations, Pools and Spas	02/2015
Category II, Enlargements, Additions or alterations, Pools and Spas, Building Permit	8/4/2016
Inspections Required For Category II, Enlargements, Additions or Alterations, Pools and Spas	8/4/2016
Pool, Spa Category II, Status of Project Completion	8/4/2016
Additions, Enlargements, Enclosures, Category II Status of Project Completion	8/4/2016
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Category III, Small Construction Projects Application	02/2015
Building and Construction Regulations and Requirements	02/2015
Checklist of Category III, Small Construction Projects	02/2015
Category III, Small Construction Projects Building Permit	8/4/2016
Inspections Required for Category III, Small Construction Projects	8/4/2016
Category III, Status of Project Completion	8/4/2016
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Category IV, Checklist/Application for Small Construction	02/2015
Building and Construction Regulations and Requirements	02/2015
Category IV, Small Project, Building Permit	8/4/2016
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Application of Statute Regarding "Adjacent lots" regulations, House Bill 35	8/4/2016
Definition of Single Family Dwelling	8/4/2016

NOTE: Copies of the above referenced documents are available at the Association's website (see above) and at the Association's office (telephone number and address shown above).

APPROVED at the Board Meeting conducted on August 17, 2016, and evidenced in the Minutes of that meeting.

CERTIFICATION: The undersigned Officers of the Association certify that the above stated Building Documents Package was approved by the Board as an official action of the Association, to be effective as of the date shown above.

PRESIDENT:

X [Signature]
Name
printed: Alison Blake
Position
or title: President

SECRETARY:

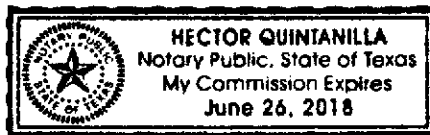
X [Signature]
Name
printed: Thomas Lappin
Position
or title: Secretary

SUBSCRIBED AND SWORN TO before me, the undersigned Notary Public, by said Alison Blake and Thomas Lappin, having the titles shown with their signatures above with APACHE SHORES PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on September 13, 2016.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Name
printed: Hector Quintanilla
Commission
expires: 6/26/18

AFTER RECORDING, RETURN TO:

Pioneer Real Estate Services
Attn: Apache Shores POA
611 So. Congress Ave., Suite 510
Austin, TX 78704



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

Sep 13, 2016 10:53 AM 2016151717

RODRIGUEZA: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS