

Apache Shores Property Owners Association
Building And Construction Regulations And Requirements

The information is important regarding building in Apache Shores. Please read, sign and return with your application.

1. Construction within Apache Shores must be in compliance with:
 - a) IRC the International Residential Codes for Single Family Dwellings when specified
 - b) The Texas Residential Code (TRC)
 - c) The National Electrical Code (NEC)
 - d) The Mechanical Electric Code (MEC)
 - e) Travis County requirements and regulations
 - f) Apache Shores Property Owners Association (ASPOA) restrictions and policies
 - g) Health and Safety matters affecting the residents of Apache Shores
2. Information on building in Apache Shores may be obtained from the office at:

14919 General Williamson Dr., Austin, TX, 78734
Office: (512) 266-2719 Fax: (512) 266-3910
Or the apache shores website:
www.apacheshorespoa.com
3. The Architectural Review Committee (ARC) will review your application and submitted plans. All applications and plans will be reviewed to ensure they meet all Apache Shores Deed Restrictions, ASPOA building requirements, codes and policies. (All decisions are made by the Architectural Review Committee and not by any individual director or employee.) If denied by ARC the owner/builder will be asked to make the necessary changes and resubmit the plans.
4. Decisions of the ARC may be appealed in writing. The Architectural Review Committee will review the appeal and make recommendations to the Apache Shores Property Owners Association Board. The Board of Directors makes all final decisions regarding appeals. Building plans will be put on hold until the appeal is either approved or denied by the Board of Directors, who meets monthly. Owners and builders are encouraged to attend Board of Director meetings where their appeal will be considered.
5. Projects approved by the ARC will be given to the ASPOA designated inspector for Plan Review of compliance with all other regulations and code requirements not reviewed by the ARC. Once plans are approved by the designated inspector ASPOA will issue a building permit. All required building

permits must be posted at the construction site visible from the road. The ASPOA designated inspector will monitor the actual construction to ensure continued compliance with submitted plans and applicable requirements. Any desired changes to the permitted plans must also be approved.

6. Permits are voided after thirty days if construction hasn't begun. Fees for reissued permits vary depending on the length of time the original permit has been expired. All construction permits expire six (6) months after date issue. To request a one-time free extension, the builder/owner must request the extension, within 30 days of expiration of the original permit in writing to the ASPOA office and the construction must be at least 50% completed. A fee of \$50.00 will apply to any additional extensions.
7. All inspections must be coordinated directly with the ASPOA designated inspector.
8. Before construction begins required silt fencing, porta-potty and trash containers must be on site, if applicable to proposed construction.
9. Once construction has been completed the ASPOA designated inspector will issue written final approval, which will require proof of these approved final inspections before ASPOA issues a Certificate of Occupancy or Certificate of Completion.
 - a) Inspector's Final Compliance Report
 - b) Water District #17 Final Inspection Report
 - c) Onsite Wastewater System Final Inspection Report
 - d) City of Austin Electric Final Inspection Report (if applicable)
 - e) City of Austin Building Final Inspection Report (if applicable)

A Certificate of Occupancy is required prior to occupancy of property or refund of deposits.

10. CONTRACTOR HOURS:

- a) Monday through Friday 7:00 am to 7:00 pm
- b) Saturday 8:00 am to 5:00 pm
- c) No work on Sunday or Holidays

I have read and am familiar with each of the following notices:

- **Information and Cautionary Notice**
- **The Deed Restrictions, of the section I am building in**
- **The Owner/Builder Notice**
- **Deed Restriction Guidelines for Building Permits**
- **Additions to the Building Packet adopted 3/25/06**
- **Additional Information included in the application**

Signature of Owner

Date

Builder / Contractor Signature

Date

Received by: Apache Shores Agent

Date

02/2015