



# **APACHE SHORES PROPERTY OWNERS ASSOCIATION**

**14919 General Williamson Drive**

**Austin, TX 78734**

## **EASEMENT, SETBACK, HEIGHT AND WATER DRAINAGE POLICY**

**This policy in part replaces Apache Shores document ADDITIONS TO THE BUILDING PACKET  
ADOPTED 3/26/2006**

**WHEREAS**, under the Bylaws for Apache Shores Property Owners Association, Inc., recorded August 14, 2009 under Document No TRV 20030, of the Official Public Records of Travis County, Texas; Apache Shores Property Owners Association, Inc., a Texas non-profit corporation (the "Association") is charged with adopting rules and regulations for the health and safety of the homeowners (as per Article IV Section 10 of the By-Laws) within Apache Shores Property Owners Association; and

**WHEREAS**, the Board believes that it is in the best interest of the Association and the Owners to establish criteria for Easement, Setback, Height and Water Drainage in Apache Shores; and

**WHEREAS**, the Declaration authorizes the Board to enforce the rules and regulations for the benefit of the Owners and the Property;

**NOW THEREFORE, the Board resolves the following:**

The Purpose of this document is to establish the policy for defining Easements, Setbacks and Height Limits, and Drainage requirements by which Apache Shores Property Owners Association, Inc. will issue Building Permits for construction.

**FOR THIS POLICY:**

Deed Restrictions for all sections of Apache Shores state, "All building plans are subject to approval of APACHE SHORES".

Apache Shores Property Owners Association (ASPOA) has established a standardized building packet identifying various construction categories requiring building permits. All construction specified by the Construction Categories and Permit Fees must have approved building permits issued by Apache Shores prior to any construction work commencing.

### **Easements and Setbacks:**

- If there is a conflict with the Apache Shores Deed Restrictions, easements and setbacks established in the plat records of Travis County will take precedence.

### **Structures, Easements, Setbacks and Height Limit:**

- No portion of any structure shall extend into any of the easement or setbacks as recorded on the Travis County plat, this includes all overhangs, porches, stairs, and accessory buildings.
- If the new structure has the potential for exceeding the 33' height cap, excluding chimneys, placement of flagged ridgepoles showing the end points of the main (length and height) roof line of the proposed structure may be requested by the Board preceding the Board's consideration of approval of the building plans and throughout construction.
- No accessory building can be placed over the area of a septic system (tank and leach field) or in any easement or setback as recorded on the Travis County Plat.

### **Water Drainage:**

Water that does not soak into the ground, but instead runs off its surface and through natural or created drainage areas, natural processes, water runoff, and erosion typically accelerate because of human activity. Impervious surfaces such as roofs, driveways, accessory buildings, and roads block water from soaking naturally into the ground. Increased surface runoff results in large volumes of water entering streams more quickly and at higher velocities, which can cause erosion or flooding of properties and roadways.

Apache Shores is a rural hill country community that was developed without constructed drainage systems. As lots continue to be developed in our community there is a direct growth in impervious cover which will affect the rate water runoff will take place from a given event. As part of the planning process for construction, property owners and their contractors need to be concerned about water runoff and the impact to their property and any adjoining property to make sure there is no negative impact to the natural drainage channels that would cause flooding or damage to their property or the property of others.

Travis County, Transportation & Natural Resources (TNR), & Travis County Environmental Quality (TCEQ), can provide guidance of water runoff management.

Disclaimer: Apache Shores Property Owners Association, or any member of the association, or any board member or committee member, is not responsible for the results of any construction permit approved that may result in a water runoff damage or flooding to their property or other properties.

Approved at the Regular Board Meeting on 09/23/15 and recorded in the minutes of that meeting.

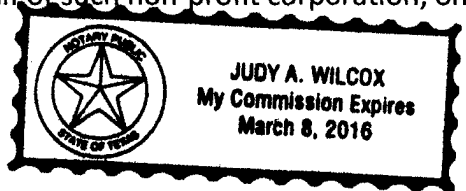
[Signature]  
ASPOA President, Sullivan Stewart

[Signature]  
ASPOA Secretary,

SUBSCRIBED AND SWORN TO BEFORE ME by said, Thomas G. Luppitt  
President, Sullivan Stewart, AND Secretary,  
\_\_\_\_\_  
\_\_\_\_\_ of Apache Shores Property Owners

Association, Inc., a Texas non-profit corporation, on behalf of such non-profit corporation, on this 23rd day of September 2015.

Judy Wilcox



NOTARY PUBLIC FOR THE STATE OF TEXAS

After Recording, please return to:  
Apache Shores  
c/o Pioneer-ATTN: Judy Wilcox  
611 S Congress; Suite 510  
Austin, TX 78704

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 19, 2015 09:40 AM 2015166871

VALLEJOA: \$34.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS