

FOREST HILLS IMPROVEMENT ASSOCIATION, INC.

SECTIONS II & III
P.O. Box 5106
Sam Rayburn, Texas 75951

TO: ALL PROPERTY OWNERS / BUILDING CONTRACTORS

SUBJECT: BUILDING PERMITS PROCEDURE AND RESTRICTIONS

The Forest Hills Improvement Association has established certain rules and regulations relevant to construction and/or improvements on your property. Before any structure (house, garage, carport, fence, storage building, add-on, patio, deck, etc.) is erected a BUILDING PERMIT must be obtained.

The following is a step by step procedure to obtain a BUILDING PERMIT.

1. Complete the *Application for Building Permit*.
Contact any member of the Architectural Control Committee (list of members attached) or check at the bulletin board for an application .

Information requested on the Application include:

*Where and what is to be built, type of support base (concrete slab, piers, etc.) exterior materials (vinyl siding, wood, etc.) roofing materials (composition, metal, etc.), placement of structure on lot, drawn to scale. **Please note that at the 2004 annual membership meeting, the members voted to ban further metal buildings of any sort which includes carports, sheds, and garages.***

2. Return the Application to a member of Architectural Committee with the following:
 - a. **Floor plan** – drawn to scale, indicating dimensions and square footages (where applicable)
 - b. **Elevations** – drawn to scale which reflect the architectural design.
 - c. **Plat plan** - drawn to scale on graph paper or your survey, showing location of structure in relation to property lines, easements, setbacks, parkways and 179 flood control line.

NOTE: Current deed restrictions state (25) twenty-five feet from front or side street lot line, (10) ten feet from interior and rear lot line, ten feet from 179 line. Refer to current deed restrictions for complete list of regulations. Contact Architectural Control Committee if you need a copy of the current deed restrictions.

3. **On new home construction it is REQUIRED that a porta-can (chemical toilet) be placed at the construction site and remain there until facilities are available for use at the property.**

The Architectural Control Committee will review the application to ensure the specifications are in compliance with the established restrictions and if so, will issue a Building Permit with a certificate that must be displayed on the power pole on site.

**A BUILDING PERMIT MUST BE ISSUED BEFORE ANY LOT
PREPARATION TAKES PLACE.**

Should the plans, specifications, or plat plan *not* meet the requirements, the owner or builder will be contacted to discuss ways to bring the structure into compliance.

4. Survey stakes, lot lines, 179 line must be marked along with the batter boards or structure location to insure there is no encroachment on the easements.
(*Contact a member of Architectural Control Committee for inspection*).
5. **Any** changes to the original exterior plans submitted must be approved by the Architectural Control Committee prior to the implementation of such changes.
6. The Deed Restrictions specify that the exterior of any construction shall be completed within a (6) six-month period. The water and sewer systems must also be tied into the permanent structure during the same six-month period. Should the exterior of the proposed improvement not be completed or not be connected to the water-sewer system within the six months, the property owner must notify the Architectural Control Committee of the reason for the delay for a 30-day extension to be granted.
7. Temporary quarters such as travel trailers or campers, *not in continuous use*, may be used during construction provided they conform to sanitation and health regulations. A permit for use of temporary quarters must be obtained from the Architectural Control Committee. If the Permit for the temporary quarters is due to expire, and there is a need to keep the temporary quarters for a short time longer, the undersigned property owner must request an extension from the Architectural Control Committee.
8. *TO PREVENT DAMAGE TO THE ROADS:*
 - a. Sand and dirt loads are not to exceed (10) ten cubic yards per load.
 - b. **Concrete** truck deliveries are not to exceed **(6) six** cubic yards per load.
 - c. No lug, track or other equipment is to be moved over or operated on the street area which will break or fracture the road surface.
 - d. If load limit restrictions are **not** adhered to and as a result the road sustains damage, the property owner jointly with the prime contractor agree to repair or pay for the repair of such damage within (30) thirty days of notice given by the Architectural Control Committee.
 - e. Large deposits of mud, trash, etc. on streets or parkways due to construction operations must be removed immediately.

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9. The Deed Restrictions are filed in the records of the County Clerk's office, Vol. 519, Page 547, Jasper County, Texas, recorded 9-24-97. A copy of the Deed Restrictions may be obtained from Dennis or Caren Evans.

Architectural Committee:

- | | | | |
|-------------------|--------------|-----------------|--------------|
| 1. Mike Patterson | 409-698-9808 | 4. Bob Vote | 713-817-0959 |
| 2. Pierre Lognion | 409-656-2981 | 5. Eddie Bass | 409-698-6029 |
| 3. Liz Holmes | 409-344-1599 | 6. Dennis Evans | 214-629-2869 |

Board of Directors:	President Caren Evans	214-629-2899
	VP Mike Patterson	409-594-7477
	Bob Vote	713-817-0959
	Pierre Lognion	409-656-2981
	Eddie Bass	409-698-6029
	Troy Scroggs	409-718-5455

**Thank You for your cooperation in helping to keep
Forest Hills one of the most desirable locations on
the lake!**

FOREST HILLS IMPROVEMENT ASSOCIATION, Inc.

SECTIONS II AND III

Building Permit Application

Name: _____ Home Phone: _____

Lake # _____ Cell # _____

Mail Address: _____ City/State/Zip: _____

Builder/Contractor: _____ Phone: _____

Address _____ City/State/Zip: _____

Request Building Permit for Lot(s) _____ F.H. Section: _____

To construct a: _____ Square Footage: _____

(check the appropriate choice)

Structure base: **Concrete slab** _____ **Piers** _____ If other, describe: _____

Exterior Material to be used: _____

Roofing Material and color: _____

I have read and understand the building requirements stated in this application and agree to adhere to the Deed Restrictions of this subdivision under penalty of law. Plans, drawings, and plat plan are drawn to scale and included with this application.

Signed: _____ Date: _____
(Property Owner)

Signed: _____ Date: _____
(Builder/Contractor)

Permit #: _____ **Date Issued:** _____ **Date Expires:** _____

Approved by: 1. _____ **2.** _____
(Architectural Committee members)

3. _____ **Date:** _____