

Point La Vista Property Owners Association, Inc.

Building and Construction Rules

Architectural Control Committee

- The Point La Vista Board of Directors creates a 3-member committee to act as the Architectural Control Committee (ACC) for the Association to serve until a majority of the Board votes to dissolve the committee. The role of the ACC is to enforce the building/remodeling/mobile home requirements set forth in the Covenants, Conditions and Restrictions and any Rules approved by the Board of Directors, including but not limited to the size of the structure, the materials to be used, and the placement of the structure to ensure it fits within the property lines and complies with the easements and setbacks. Approval of submitted building documents requires the approval by a majority of the ACC Committee members. If the ACC denies a request, an explanation of the reason and the applicable CCR or Rule will be provided to the owner requesting approval. The owner can appeal a denial to the Board of directors. (9/8/21)
- The Architectural Control Committee (ACC) approval to build will be invalidated if the applicant has not started construction within six months of the approval (3/18/23)
- The ACC approval will not be provided until an applicant has shown evidence that they have complied with State, County, and Local (including Tarrant Regional Water District) building ordinances and obtained the necessary approvals/permits. As of the date the Board approved this rule approvals include Henderson County's Flood Damage Prevention Ordinance and Rules and Regulations for Subdivisions (3/18/23)
- Construction of garages and carports are to be cleared through the Architectural Review Committee (5/15/2000)
- Any new home build, moving a mobile home onto an empty lot, or building an addition that adds 25% or more of livable (enclosed and conditioned) square footage requires written Architectural Control Committee approval prior to any work beginning and submission of the \$1,000 building fee and \$1,000 refundable Performance Deposit (10/5/24)

Construction Requirements, Structure

- The ground floor of a home must be a minimum 800 sq/ft for interior lots, minimum 1,000 sq ft for adjacent/across the street from waterfront lots and minimum 1,250 sq ft for waterfront lots. (5/22/21) If you are unsure the section your lot is in, please refer to the ***Neighborhood Plat Map*** on the Document page of the website.
- Hardy Plank (fiber cement board) is not accepted as a masonry product for Point La Vista building requirements, as it does not provide the same aesthetics as brick or stone. (3/7/04)

Construction Requirements, Financial

- Verification from PLV Treasurer that all dues and assessments are current will be required before any build project can be approved.
- \$1,000 Construction Fee as well as \$1,000 refundable Performance Deposit are due with the Construction Application. Checks will be held until approval is received, and the Performance Deposit will be refunded upon completion of the project in the agreed-upon timeframe. (10/5/24)
- Should the construction fee be returned for insufficient funds, you will be notified, and **all construction MUST CEASE immediately** until good funds are received. Charges for returned checks are \$40 and must be paid before construction resumes. (5/22/21)
- Failure to cease construction upon written notice will result in a daily fine of \$200, beginning on the date of said notification and continuing until on-site confirmation that construction has, in fact, ceased. (9/26/20)