

## Garage, Shop, and Carport Requirements

### Please read, sign, and attach to the Construction Permit Application

No materials may be brought into the Cape, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the ACC and CCPOA Board of Directors to determine compliance and progress until such time as the project is completed.

Garages, shops, and carports are permitted only on lots with a residence or on lots immediately adjacent to a lot and residence with common ownership.

A permit application for a garage, shop, or carport must be submitted with the following information:

#### **1. Jackson County Development Permit and Floodplain Determination**

#### **2. A stamped survey plat showing:**

- lot dimensions
- Lot number and 911 address
- Property lines and easements
- Location of the proposed structure
- Location of the water meter and line
- Location of the septic system and drain field or sprinkler heads
- Location of any existing improvements

#### **3. One copy of the actual construction plans and specifications, including:**

- Front, side, and rear elevations of the structure, including all dimensions
- Details of the foundation to be used, including hole depth for posts
- Specifications of all exterior materials and siding, including a detailed buy list
- Specifications of roof design and material, including a detailed buy list

### **General Conditions for Garages, Shops, and Carports**

1. In accordance with Section II, Paragraph 2.05 of the Deed Restrictions, all construction must be of new material, except stone, brick, or other materials used for antique or decorative effect. No sheet metal or metal panels will be used unless the panels have factory applied paint or anodizing and are approved by the CCPOA.
2. All construction of outside walls, steps, and driveway must be completed within 180 days after the permit is issued. The ground must be leveled and all construction material removed.
3. No building shall be located less than five feet from any side lot line, less than ten feet from any rear lot line, or less than twenty feet from any front lot line.
4. No garage, shop, or carport shall be occupied as living or camping quarters at any time.
5. The Architectural Control Committee reserves the right to approve or disapprove the following, per Article 6.02 of the Deed Restrictions:
  - a. the type and size of the proposed structure
  - b. the quality of materials and workmanship
  - c. the harmony of the exterior design in relation to existing structures and the location with respect to the topography of the property

### **Requirements for Metal Garages, Shops, and Carports**

- Posts: 3" minimum tube steel. If buried, buried to a minimum depth of 4', emplaced with concrete. If attached to a slab, bolted with appropriate bolts and anchors to the body of the slab.
- Roof and walls: minimum 26 gauge metal, galvanized with factory applied paint or anodizing.
- Design plans for the structure must be signed and stamped by a Texas Professional engineer showing approval of the building for Texas coastal areas. An original copy of the plans with signature and stamp must be provided.

### **Requirements for Wooden Carports**

- Posts: treated posts or pilings, minimum 6"x6" or equivalent round. Burial and attachment as metal buildings above.
- Roof: Composition shingles with color to match existing residence, or galvanized metal sheet roofing, minimum 26 gauge, with factory applied paint to match existing residence.
- Walls: Painted with at least two coats of high grade paint or stain, except where rough cedar siding is approved.

**Size Requirements for Garages, Shops, Carports, and Attached Awnings**

Cape Carancahua permits a maximum of three structures to exist on one property. This includes a residence, and all garages, shops, carports, attached awnings, and storage buildings. Total area of all structures, excluding the residence, may not exceed 1,600 square feet of roof or slab area.

Maximum height is 18' above grade level

Structures must be built on the lot of the associated residence or on an adjoining lot owned by the owner of the residence. Structures may not be constructed on lots separated from the residence by a lot or lots not owned by the owner of the associated residence.

**PROVISIONS**

If ownership of the associated residence is transferred, but ownership of the lot with the proposed structure is not transferred, the structure will be removed at the sole expense of the property owner and the lot(s) will be returned to a natural state. By signing below, I agree to comply with the above requirements, as well as any added conditions set forth in the Construction Application Permit package.

A sanitary facility must be provided for workers if the project extends over multiple days.

Any construction debris must be contained in a covered trash receptacle.

The CCPOA and ACC are responsible *only* for ascertaining that our building restrictions are met. CCPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Lot #(s)

\_\_\_\_\_  
9-1-1 Street Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date Received by CCPOA

\_\_\_\_\_  
CCPOA Office Staff Member