

# Cape Carancahua Property Owners' Association

Effective  
October 14, 2020

## Garage and Shop 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 and shops are permitted only on the lots of the associated residence or on an adjoining lot owned by the owner of the residence. The lots must be contiguous. This does not include lots that are separated by a street, or lots separated from the residence by a lot, or lots not owned by the owner of the associated residence.

Cape Carancahua permits a maximum of three structures to exist on one property. Included are a residence, garages, shops, carports, attached awnings, and storage buildings.

A permit application for a garage and shop 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 dimension
- 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 and Shops**

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 driveways must be completed within 180 days after the permit is issued. The ground must be leveled and all constructions 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 or shop, 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

### **Size Requirements for Garages and Shops**

Maximum height of all structures is 18 feet above grade level.

The size of all garages and shops will be determined using the total square feet of living space in the existing house on the property using the multiplier of 1.3 to determine the allowable size of the proposed structure. Example: house with 1,000 square feet of living space multiplied by 1.3 equals 1,300 square feet for the proposed structure.

The maximum size of any proposed garage or shop structure will be limited to a maximum of 1,600 square feet regardless of the size of the existing house.

The size of the supporting slab will be consistent with the proposed size of the building. Driveways, patios, and sidewalks will not be considered as part of the building slab.

The total square feet of each structure will include everything under one roof. For example: a building with 1,000 square feet enclosed plus an additional 500 square feet

of open space under the same roof will be considered a 1,500 square foot structure. Additionally, a building with 1,000 square foot enclosed space with a lean to of 500 square feet will be considered a 1,500 square foot structure.

Requirements for a metal garage or shop include:

- a. Columns must be a minimum 3" diameter steel. If buried, the column must be set at least 4' deep and encased in concrete. If attached to a concrete slab, they must be bolted with appropriate bolts and anchors to the underlying slab.
- b. The roof and walls will be a minimum of 26-gauge steel that is galvanized or have factory applied paint or anodizing.
- c. 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 with the permit request.

The Architectural Control Committee/Board of Directors reserves the right to approve or disapprove any permit request per Paragraph 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 and size of the proposed structure in relation to existing structures and the location with regard to the topography of the property.

## **PROVISIONS**

If ownership of the associated residence is transferred, but ownership of the lot with the proposed structure is not transferred, the proposed structure will be removed at the sole expense of the property owner and the lot(s) will be returned to a natural state. If the residence on the property is torn down or removed, the proposed 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 #

---

9-1-1 Street Address

---

Date

---

Date Received by CCPOA

---

CCPOA Office Staff Member