

CONSTRUCTION PERMIT OVERVIEW

Project address _____ Date submitted _____

- This document is simply an overview; the complete guidelines for construction and applications may be obtained online at the POA website (padreislespoa.net) or from the POA office.
 - All outside building projects require a permit. See guidelines for details.
 - Any project for a condo, townhouse or other multifamily unit requires a letter from the association of that complex giving permission for the project.
 - Applications will not be reviewed until all permit information is completed.
 - Engineering documents, when required, must be submitted with application.
 - The application must be signed and submitted with the appropriate fees.
 - Fees: \$100 non-refundable for new construction and major remodels. The non-refundable fee is \$50 for each other project. A \$350 refundable fee will be used for clean-up if necessary and is required on all jobs costing \$5000 or more.
 - **Any changes** to the original permitted plans must be resubmitted and approved before being implemented.
 - No construction is to be initiated until the Architectural Control Committee representative has reviewed and approved plans and a permit has been issued.
 - Projects must be started within three months of permitting.
 - New construction and major remodel projects should be completed within 9 months. All other projects should be completed within 4 months.
 - **No structure of any kind** will be built on, rest on, or be attached to the bulkhead cap. There must be at least 24 inches of space on the land side and 36 inches of space above the cap available for bulkhead and cap repairs or inspections.
 - **Nothing** can pass through the bulkhead.
 - Water runoff must be controlled. Drainage plans for all new construction, remodels and additions must be submitted with applications.
 - No two houses of substantially identical exterior design features will be permitted within a 1000 foot radius of each other.
 - Housing units of four families or less within 100 feet of each other will have significantly different colored siding and roofs.
 - Stucco or brick exterior must be used on at least 65% of the building exterior.
 - The pitch of the roof must be at least 5/12.
 - The maximum height of any residence is the lesser of 35 feet or 2 ½ stories.
 - All fences require a permit. No fence can be higher than six feet.
- See ACC guidelines for specific details of heights and materials.
- All new residences require a garage at least 18 x 18 feet.
 - Silt fences are required for all new construction or additions.
 - **Trash containment** is *required* for all projects.
 - **No dumping** of trash, cement waste, construction waste, etc. on vacant lots or in canals.
 - Keep your building site and the street area in front clean.
 - Be aware of parking for your workers, crews, and deliveries. Keep streets passable. Don't park in or on neighbors' yards or driveways. All lots are Private Property. You must obtain permission from the property owner in writing to park/use vacant lots.

Thank you for reading and following these guidelines.