

AMENDED BUILDING GUIDELINES
Tahitian Village Architectural Control Committee
P. O. Box 636, Bastrop, Texas 78602
(512) 321-1145

These Amended Building Guidelines are intended to replace the Building Guidelines filed on August 24, 2020. There were errors in pagination that have been corrected to avoid confusion.

Effective Date: September 1, 2020

Tahitian Village Architectural Control Committee reserves the right to amend these Building Guidelines whenever the Committee determines in its discretion that changes are necessary to ensure compliance with the Covenants, Conditions and Restrictions of Tahitian Village.

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Introduction

The Building Guidelines are the rules that regulate development and maintenance of all residential lots in Tahitian Village, Units I through V. The Guidelines have been adopted by the Tahitian Village Architectural Control Committee (ACC) under the authority of Article VI of the “Amended Agreement of Covenants, Conditions and Restrictions for Tahitian Village” (the Deed Restrictions).

The purpose of the Building Guidelines is to ensure that all residential lots in Tahitian Village are developed and maintained uniformly for the mutual benefit of all property owners.

The development of residential homes in Tahitian Village is a regulated process that imposes duties and responsibilities on the developer, builder, and property owner at the beginning, in the middle, and through completion of the project. If any step in this process is left unattended, the consequences can be serious, ranging from a friendly caution to a cease and desist order to a fine and even an enforcement action in the Bastrop County courts. In any legal proceeding, the Tahitian Village Property Owners’ Association and the ACC will seek attorneys’ fees.

The ACC reserves the right to amend these guidelines at any time; however, such amendments shall not apply to any individual/business whose application for a permit has already been approved by the ACC, in which event the guidelines in effect at that time will control.

The ACC strives for a cooperative relationship with people during the building/construction process. However, please understand that the ACC has a legal duty to protect the interests of all property owners in the subdivision. At times, this makes it difficult if not impossible to accommodate the wishes of an individual property owner or builder if those wishes conflict with the Deed Restrictions and Building Guidelines.

If you have any questions about the Building Guidelines or need additional information please contact the ACC at the telephone number shown above or email the ACC at info@tahitianvillagepoa.com.

CONTENTS

Cover Sheet.....	1
Introduction.....	2
I. The Application Process.....	6
A. Before Submitting a Residential Application to the ACC.....	6
“Start of construction” defined	6
B. Assembling the Residential Application Packet	7
1. Residential Application.....	7
2. Detailed construction plans	7
3. Elevations.....	8
4. Foundation plans	8
5. Drainage plans.....	8
6. Survey and site plans	8
7. Water disposal facilities.....	8
8. Wastewater/ water service.....	8
9. Development or Building Permit.....	9
10. Culvert permit.....	9
11. Endangered species permit.....	9
12. “Trash Affidavit for Construction Sites”	9
13. Utility easement release	9
14. Copy of Deed	9
C. Procedure for Submission of Applications.....	9
D. Requesting a Variance.....	10
E. Amendments to the Application	11
II. Construction Guidelines.....	11
A. Posting of permits.....	11
B. Tree Permitting	11
C. Trash Receptacle and Portable Toilet.....	12
D. Silt Fencing.....	12

E.	Construction permit fees and deposits.....	12
	Schedule of Fees and Deposits.....	12
F.	General Guidelines	13
G.	Builder regulated hours	15
H.	Additional Building Guidelines	15
	1. Exterior construction	15
	2. Roof construction	16
	3. Garages and other outbuildings	16
	4. Driveways, sidewalks and culverts	17
	5. Fences/ Gates	18
	6. Retaining walls, dirt removal and landscaping	20
	7. Patios and decks	20
	8. Swimming pools (In-ground)	21
	9. Exterior remodeling, additions and alterations.....	21
I.	Signs/ Flags/ Banners	22
	1. General rules for all signs	22
	2. Additional rules for property owner signs	23
	3. Additional rules for commercial signs.....	23
	4. Additional rules for political signs	24
	5. Flags/ banners.....	25
J.	Miscellaneous	25
	1. Environmentally friendly construction	25
	2. Multi-unit housing.....	25
	3. Setbacks	26
III.	Enforcement	26
	Schedule of Fines	27
IV.	Post-Construction.....	28
	A. Post-construction requirements.....	28
	B. Effect on Builder’s other construction projects	29

APPENDIX OF FORMS:

Construction Application Checklist 30
Sign: Construction Work Hours and Guidelines 31
Sign: Construction Work Hours and Guidelines (Spanish)..... 32
Building Permit Application 33
Trash Affidavit for Construction Site 36
Houston Toad Awareness Letter..... 37
Property Owner Agreement/ Waiver for Fencing..... 37
Early Concrete Pour Permit Application..... 38
Tree Policy 39

CERTIFICATION OF BUILDING GUIDELINES..... 40

PLEASE NOTE: The ACC and the POA are non-profit entities. The POA and ACC Board Members serve in a volunteer capacity. Accordingly, under Texas law, the ACC, the POA, their board/committee members and their employees are not liable to any person for any loss or damage arising out of the performance of their duties under the Covenants, Conditions and Restrictions for Tahitian Village or these Building Guidelines.

I. THE APPLICATION PROCESS

A. Before Submitting a Residential Application to the ACC

1. Read the Deed Restrictions applicable to the Unit in which the property is located. These can be found at www.tahitianvillagepoa.com

2. Contact Bastrop County Water Control and Improvement District #2 (BCWCID#2) at (512) 321-1688, www.bcwcid2.org or visit its office at 106 Conference Drive. Applications must be completed, and permits must be issued for a wastewater/water tap and a culvert if the house will be on a road controlled by BCWCID#2.

3. If the property is within the city limits of Bastrop, a building permit must be obtained from the City of Bastrop Planning Department, 1311 Chestnut Street (drop off location), Bastrop, Texas 78602, or contact them at plan@cityofbastrop.org. Please note that if there is a conflict between the City of Bastrop Building Codes and these Building Guidelines, the more restrictive provisions will apply.

4. If the property is outside the city limits of Bastrop, a development permit (this includes clearing/site-prep, and single-family residence) must be obtained from the Bastrop County Development Services Department at 211 Jackson Street, Bastrop, Texas 78602, (512) 581-7176, development.services@co.bastrop.tx.us. If the house will be on a road controlled by the County, a culvert permit will also be needed from the County. Please note that if there is a conflict between the County of Bastrop Building Codes and these Building Guidelines, the more restrictive provisions will apply.

5. Any improvements on property within a floodplain requires permitting from Bastrop County Development Services Department. For information contact the Floodplain Administrator at (512) 581-7159 or email development.services@co.bastrop.tx.us.

6. Any structure built in the commercial zone of Tahitian Village requires approval by the ACC and the Tahitian Village Property Owners' Association (POA). In addition, a City of Bastrop permit will be required. You may obtain the application form for building in the commercial area from the ACC office, at info@tahitianvillagepoa.com.

7. "Start of construction" means any activity related to construction, including clearing and preparation of the site, removal of any trees over three inches in diameter, setting of forms and any dirt work, as well as dropping off construction

materials including fill dirt. This phrase appears several times in these Guidelines and its definition is important.

Start of construction shall not occur prior to approval by the ACC. As a matter of policy, the ACC will apply immediately to the court for a temporary restraining order, a temporary injunction, or a permanent injunction, against any builder or property owner who starts construction without an approved ACC building permit. Such relief will include recovery of all reasonable and necessary attorneys' fees in connection with obtaining such relief.

B. Assembling the Residential/ Commercial Application Package

Commercial buildings differ in square footage, but all other requirements remain the same.

Each application for an ACC building permit must include the items listed in this section along with the required deposits and fees. Forms for some of these items are included in the appendix of this Guideline.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, OR HELD FOR CONSIDERATION BY THE ACC.

1. Residential application. The form, a copy of which is in the Appendix of these Guidelines, must be completed, signed by the property owner and accompanied by the appropriate deposit and non-refundable fee.

2. Detailed construction plans. Construction plans must be in a form and format that is considered acceptable in the residential construction industry. The floor plans, drawn to scale, must show all interior walls, structures, and facilities and include a statement as to total square footage of living space. All construction plans must include complete and accurate dimensions and exterior elevations showing the structure's sides and roof. The plans must include sufficient design detail showing where brick, stone, wood, and roofing will be used.

Although more details are outlined in other parts of the Guidelines, please be aware that all single-family homes must have a minimum of 1,200 square feet of living area. In addition, all houses must have a garage either attached or detached. All houses must have a 9-1-1 address.

The maximum square footage of a guest house is 850 square feet of living space and the minimum is 600 square feet of living space. Drawings for proposed construction other than a primary residence should be prepared in a neat and precise manner showing interior rooms and dimensions, including total square footage.

Specifications covering the proposed construction shall clearly identify exterior construction materials as well as the exterior color(s) which must match the main color of the residence.

The minimum square footage for a commercial structure is 1,200 square feet and the maximum for a commercial structure is 2,200 square feet of temperature-controlled space.

3. Elevations. Plans must include drawn to scale elevations for all sides of the main structure and the garage if it is detached. The elevations must also include detailed information concerning the exterior materials (siding, rock work, etc.) and roofing material to be used. A draftsman, architect, engineering firm must prepare the drawings for any new residence. The repeat of any house plan will not be allowed within 1,000 feet of the initial residence.

4. Foundation plans. Engineered foundation plans with the engineer's seal, signature, and date of execution must be included. This is inclusive of concrete or a pier and beam foundation. When pier and beam foundations are used, they must be skirted.

5. Slab inspection report. A slab inspection report issued by an engineer must contain detail of all tests performed and the results of each test. The report must include the engineer's seal, signature, and date of execution.

6. Drainage plans. Engineered drainage plans must be included and must satisfy the requirements of the International Residential Code as adopted by the Texas Local Government Code Section § 233.153. The plans must include the engineer's seal, signature, and date of execution.

7. Survey and site plans. Survey and site plans, drawn to scale, must show property lines, easements, building lines, and setback lines. Measurements between structures, property lines, building lines, and easements must be shown as well. The site plan should also show all intended improvements for the property, drawn to scale, including driveways, sidewalks, decks, porches, pools, retaining walls, fences, and storage buildings, etc. Builders and property owners shall use a copy of the original site survey, if possible, to show proposed improvements.

8. Wastewater/water service. An engineered waste disposal system or sewer hook-up is required for each residence. For residences not in the City of Bastrop, plans should be submitted to the Bastrop County Health and Sanitation Department. For residences in the City of Bastrop, plans should be submitted to the City of Bastrop Planning Department. The drawings must show the location and design of the system, with specifications describing the materials to be installed. A copy of the receipt for application for a septic permit must be provided when plans

are submitted. Alternatively, a form from BCWCID#2 stating that sewer is available will be accepted as proof of waste disposal availability. The ACC will accept a copy of a BCWCID#2 receipt showing that application was made.

9. Development or Building permit. The application must include a Bastrop County Development Permit issued by the Bastrop County Development Services office, or, if the property is in the city limits of Bastrop, a building permit issued by the City of Bastrop Planning Department.

10. Culvert permit. The application must contain either a culvert permit obtained from Bastrop County Development Office or BCWCID#2 or a waiver from the governing entity stating no culvert is needed.

11. Endangered species permit. Tahitian Village is in the known or potential habitat of the Houston Toad, an endangered species. A builder or property owner must obtain from Bastrop County either an endangered species permit, or a letter addressed to the ACC stating that construction will not occur in the Houston Toad habitat. If the property owner or builder is unable to obtain a permit or a letter, then the application must include a statement signed by the builder and property owner that they are aware that the property is in an area designated by the US Fish & Wildlife Service as potential Houston Toad Habitat and acknowledging that the ACC's permit is not approval for any action in violation of the Endangered Species Act.

12. "Trash Affidavit for Construction Sites". The affidavit must be in a form substantially the same as the form included in the Appendix to these Guidelines and executed fully.

13. Utility easement release. If any part of the construction will encroach on a utility easement, a release from that utility must be included with the application.

14. Copy of Deed. Show proof of ownership.

C. Procedure for Submission of Applications

1. The Residential Application Form and required documents shall be submitted to the ACC office.

2. Permit applications are reviewed by the ACC two times per month. Typically, these meetings occur on the second and fourth Thursdays of the month. The signatures of at least three ACC members are required for approval of a permit application.

3. The ACC will approve or deny applications within thirty days of receipt. If the application is not approved or disapproved within thirty days of receipt by the ACC, the application will be deemed approved, and the builder or property owner can start construction. Acceptance of the application by the ACC grants the ACC, its members and employees the right to enter the property and take photographs or videos at any time during the construction process.

4. Approved applications will be retained by the ACC and not returned to the builder or property owner. Although only complete applications will be considered by the ACC, the ACC may ask for clarification or additional information to facilitate its decision-making process. The time it takes for the builder or owner to respond to a request for clarification or additional information will not be included in the 30-day review period.

5. Applications submitted to the ACC must be sent as follows:

Tahitian Village Architectural Control Committee
Mailing address: P.O. Box 636, Bastrop, TX 78602
Physical address: 106 Conference Drive, Suite B
a locked drop box is available for drop off at this address
Email address: info@tahitianvillagepoa.com

D. Requesting a Variance

1. A “variance” is any deviation from the Deed Restrictions applicable to the Unit in which the property is located or these Building Guidelines. A request for a variance must be submitted in writing to the ACC and must contain all necessary data, drawings, photographs, or other such documents to support the request.

2. The ACC may grant a variance if, in its opinion, undue hardship will result from requiring strict compliance with the Building Guidelines. Undue hardship means that special circumstances exist which affect the property and its development, including but not limited to an irregularly shaped property or the unique location of the property. Variances will be considered on a case by case basis.

3. The following limitations and criteria shall be used by the ACC to evaluate a variance request.

- (a) A variance must be approved by the ACC and the POA; and
- (b) Granting the variance will not adversely affect surrounding property owners; and

(c) Granting the variance shall not be detrimental to public health, safety, or welfare; and

(d) If a permit has previously been denied by the ACC, a variance cannot be applied for.

4. If a variance is granted, the ACC may impose such conditions, limitations, safeguards and time restrictions that it deems necessary to the granting of the variance. A failure to comply with any such condition, limitation, safeguard, or time restriction shall void the variance.

E. Amendments to the Application

Any changes in the application or its attachments, including construction plans, must be submitted for approval to the ACC prior to making any modifications to the structure. Any changes to the elevations shown on the original submission may be submitted to the ACC for approval no later than the completion of the framing stage. A failure to follow the procedure for amendments will result in a fine.

II. CONSTRUCTION GUIDELINES

A. Posting of permits

Before the start of construction and continuing throughout construction until the residence is completed, the builder or property owner shall display all construction-related permits. The permits shall be displayed on a plywood sign with a minimum thickness of 1/2" and surface dimensions of 4' X 6' minimum to 4' X 8' maximum. The sign must be free-standing, weighed down, not propped against anything, and must be visible from the street or road.

B. Tree Permitting

1. The residents of Tahitian Village care deeply about the forest in which the subdivision is located and the wildlife that resides there. Preservation of this natural habitat is particularly important. Houses, driveways, outbuildings, and structures shall be carefully located to preserve existing trees. Clear cutting or removing of all trees, on any lot is prohibited. Due to the topography of the lots in Tahitian Village and to possible flooding/drainage issues, Bastrop County Development and the ACC requires a clearing/site preparation permit before any clearing is done. Please review and sign Tree Policy in the form sections.

2. All dead trees present a hazard and must be removed and disposed of properly. No permit is required for the removal of dead trees.

C. Trash Receptacle and Portable Toilet

A portable toilet facility and a trash receptacle of sufficient size for the construction work to be done, must be on-site, within the property lines and out of the easement before the start of construction. This requirement includes all home additions over 600 square feet and guest house additions.

D. Silt Fencing

Silt fencing is required prior to clearing, grading, and any other earth disturbing activities. Fencing must follow the EPA standards and be maintained through completion of the building process.

E. Construction Permit Fees and Deposits

1. Fees and deposits must be paid at the time residential application is submitted to the ACC. The fees and deposits should be paid by check or money order and made out to the Tahitian Village Architectural Control Committee. The ACC is not able to accept credit cards or PayPal payments.

2. The deposit fee is a fee that may be refunded if all the conditions have been met. To obtain a refund the builder/property owner must request the deposit within three (3) months of the date that construction is completed, the sale date, or date that it becomes occupied, whichever comes first. If a request for a refund is not made within this three (3) month period, it will be forfeited. A refund of a deposit will be made only if the builder/property owner has met all post-construction requirements within 90 days after completion of construction.

3. A builder or property owner may request a refund of the demolition deposit within 90 days after completion of demolition. The request must include a copy of date and time-stamped receipt showing proper disposal of existing slab and construction debris.

4. Should a permit be approved and issued, and the builder/property owner decides not to build, the builder/property owner may request a refund of the permit fee and deposit, less the cancellation fee. This does not apply to construction which has started and then stopped.

5. The fees and deposits are as follows:

New residence, guest house, additions over 600 square feet	\$1,500.00 (\$500.00 refundable deposit)
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Commercial building permit	\$2,000.00 (\$1,000 refundable deposit)
Additions under 600 square feet	\$100.00
Demolition permit	\$500.00 (\$400.00 refundable deposit)
All other construction permits (fences, sheds, decks, patios, concrete, etc.)	\$50.00
Permit extension (additional 3 months) for a new residence, if requested prior to the expiration of the first permit	\$100.00
Permit amendment fee (for a new residence)	\$50.00
Second permit extension (additional 9 months) if requested prior to expiration of the first extension. (A new Residential Application is required with the second extension)	\$500.00
Early pour permit fee	\$500.00
Cancellation fee (for Residential Applications that are withdrawn after approval)	\$100.00
Permit fee for permits approved after start of construction**	Two times the original permit fee
Temporary fencing permit (fence can be up for 90 consecutive days)	\$50.00

****NOTE:** Payment of permit fee does not infer ACC approval. Construction permitting requires ACC approval of plans. Upon approval and issuance of construction permit, fee structure is as stated above.

F. General Guidelines

The following general rules apply to all construction in Tahitian Village.

1. All construction shall substantially conform to either the version of the International Residential Code published as of May 1, 2008 (which is the 2006 International Residential Code) or the version of the International Residential Code used by the City of Bastrop. The builder can choose which version to follow.

2. All residences must be a minimum of 1,200 square feet of living area and site built, which means a residence must be built on the property where the residence is to be located. In addition, all houses must have a garage, whether attached or detached.

3. Used buildings, mobile homes, modular homes, tiny houses, or any other residential structures are not allowed. A recreational vehicle, camper, tent, or travel trailer may not be used as a residence, guest housing, or living quarters at any time.

4. New residential construction must be completed within 12 months from the start of construction. Exterior remodels must be completed within six months from the start of construction.

5. If construction is inevitably delayed or postponed, a request for an extension may be submitted to the ACC. The request and fee must be submitted prior to the end of the original permit period. The maximum first extension is 90 days. A second extension request may be made, accompanied by the required fee; however, a new Residential Application must be submitted as well, along with the Residential Application fee and deposit. If new residential construction is not completed by the end of the second extension period, all Residential Application deposits will be forfeited.

6. If the construction is not completed within the approved time frames, the property owner and builder may be subject to legal action which may include a request that the court order the property owner or builder to pay attorneys' fees and costs incurred.

7. If the ACC orders that construction be stopped because of a violation by the builder or property owner, the approved construction period will not be extended by the ACC due to the construction work stoppage. In addition, should a builder or property owner be ordered by the ACC to cease construction, the builder and the property owner will be responsible for any attorneys' fees incurred.

8. All building materials and equipment must be confined to the building site and may not be left at any time in a roadway, easement, or in any manner that creates an unsafe condition or that violates county or city ordinances. At the end of each workday, the building site must be free of all trash and unusable building material must be placed in the dumpster. Streets and adjoining property must be kept clean during construction.

9. No burning will be allowed.

10. A portable toilet facility and a trash receptacle of sufficient size for the construction work to be done, must be on-site before the start of construction. This requirement includes all home additions over 600 square feet and guest house additions.

11. All new home residential construction must have a garage, either attached or detached, for off-street parking. No carports are allowed on new builds.

12. If there is a conflict between the Deed Restrictions, Building Guidelines or the regulations of any governmental entity, the more restrictive requirement will control.

13. Any new construction or replacement of any existing construction must adhere to the most current guidelines.

14. No guest home, outbuilding, shed, RV, or other structure may be used as a rental property in Tahitian Village.

G. Builder Regulated Hours

1. All builders and sub-contractors can work on construction sites from 7:00 a.m. through 7:00 p.m. Monday through Saturday. NO SUNDAYS. Either the builder or the property owner must notify all subcontractors of these restrictions on hours. If a subcontractor violates these restrictions, it will be a violation by the builder/property owner.

2. Concrete pours should occur during builder business hours, 7:00 a.m. through 7:00 p.m. Monday through Saturday. If concrete must be poured outside of business hours, an “Early Pour Permit” must be requested from and approved by the ACC. If approved, this permit will allow concrete pours, including necessary trucks and machinery to arrive on-site as early as 5:30 a.m. To obtain an Early Pour Permit, the builder must give all surrounding neighbors within a one-block radius written notice of the early pour request, which notice must be given at least seven days before the date of the pour. An Early Pour Permit also must be posted on the signage board seven days in advance of the pour. An Early Concrete Pour request form is included in these Guidelines.

3. A copy of the construction work hours must be posted on the sign at the construction site along with the permit. The construction work hours must be posted in English and Spanish.

H. Additional Building Guidelines

1. Exterior construction

(a) The exterior of all structures on the property should match the main residence in color and materials. No more than three exterior surface materials may be used. Approved exterior materials include the following:

- masonry
- glass
- log construction
- stucco
- concrete
- Non-reflective metal, 26+ gauge (cannot be more than 30% of total)
- Gunitite
- Brick
- Hardi-board

- Wood (on decks only)

(b) Wood must be either stained or painted.

(c) If a person desires to use an exterior building material other than those identified above a request must be submitted to and approved by the ACC prior to the start of construction. The use of commercial types of prefabricated, off-site built walls is not allowed.

2. Roof construction

(a) Roofs must be appropriate to the style of house and roof design.

(b) Noncombustible roofing materials are required. Acceptable roofing materials are:

- Clay tiles
- Color coated, tinted metal, or galvanized metal (all metal must be non-reflective. “Non-reflective” means not capable of reflecting light.)
- Slate, stone, or cement tile
- Asphalt fiberglass composition shingles

(c) Reflective materials and wood will be not allowed as roof coverings. If a builder or property owner desires to use a roofing material other than those listed as acceptable, a request must be submitted to the ACC and approval must be given before rafters or other roof framing structures are installed.

(d) Replacement of all or part of an existing roof must comply with these Guidelines.

3. Garages, sheds and other outbuildings

(a) All RV/carports shall be wood frame and of the same architectural style as the residence and must be attached to either buried cement footing or bolted onto a slab. Metal RV/carports are prohibited.

RV/carports are not for storing household/construction items. All of these items must be stored out of view of the public street. RV/ carports are intended for vehicle storage only.

(b) Garages may be attached or detached from the house. Garages are subject to all setback and easement restrictions.

(c) The following materials will not be allowed in the construction of a garage if they are visible when construction is completed:

- PVC Pipe
- Steel or galvanized pipe
- Tarps or plastic sheeting
- No shipping containers.

(d) Fitted, custom covers for recreational vehicles, boats and travel trailers are allowed. However, no tarps, blankets, or other temporary coverings are allowed.

(e) No sunshades, pop-up tents, canopies, or other such unapproved coverings are allowed in view of the public street.

(f) A recreational vehicle or travel trailer may not be used as a residence, guest housing, or living quarters at any time.

(g) All outbuildings shall be located to the rear of the residence. Outbuildings should complement the style, color, and finish of the residence. No shed/outbuilding or any other structure shall go past the front facing of any home. Workshops/outbuildings and storage sheds shall be less than 900 square feet, and no taller than 12 feet from the ground.

(h) No structure shall be built on any property that does not have a residence on it. Other structures may be built simultaneously with the new home construction so long as the structures are included in the permit application.

4. Driveways, sidewalks and culverts

(a) Driveways, patios, and sidewalks may not be constructed in Tahitian Village without a permit from the ACC.

(b) Driveways must be included in the plans and must describe the dimensions (no less than eight feet in width) and type of material to be used in construction. Concrete or asphalt is recommended for all driveways. If a driveway extends past the property line, the use of asphalt or gravel is recommended. If concrete is used beyond the property line, a construction joint must be inserted at the property line. It is the builder's obligation to inform the property owner that when and if the utility company needs access to the easement, the utility company and its contractor may not replace it.

(c) If the property is outside Bastrop city limits, a permit from either BCWCID#2 or Bastrop County Development Services is required for all new driveways regardless of materials used. If the property is within Bastrop city limits,

a permit must be obtained from the City of Bastrop Planning and Development Department.

(d) If it is deemed by BCWCID#2 or Bastrop County Development Services that a culvert is required, a temporary culvert must be installed prior to the start of framing. Before construction is completed, the permanent culvert must be installed, along with headwalls on both sides, or any other requirements that the County or BCWCID#2 requested. Any damage to a culvert must be repaired within 30 days' notice from the ACC. If repairs are not made, a fine will be imposed.

5. Fences / Gates

(a) A new fence or a replacement fence may not be constructed or installed without a permit from the ACC.

(b) All privacy fencing must be installed so that the construction or rough side faces the inside of the property, with the support posts and framing on the inside as well.

(c) Fences should not be installed in a utility easement since it is then subject to the rights of the utility company which may include the removal of the fence.

(d) Fences that can be seen from public roads and streets shall be constructed using only the following primary materials:

- stone
- brick
- cedar, redwood, pine
- black or green vinyl coated chain link
- wood framed panel fencing
- wrought iron

If a vinyl coated chain link fence is used, the posts, top rails, and all hardware must be the same color as the chain link.

Please note that chain link fences are not wildlife friendly.

(e) Fences cannot be made of the following materials, regardless of where they are located on the property:

- metal t-posts
- slab wood
- corrugated sheet metal
- trellis

- tin
- woven wire (also known as chicken wire)
- wire that is smaller than 11.5 gauge
- rough cedar posts
- PVC pipes
- steel or galvanized pipes
- tarps or plastic sheeting

(f) For side and backyard fences, the follow specifications must be followed:

- Lumber must be dimension lumber
- Panel fencing must be framed, using a top and bottom rail (aka “cattle panel”)
- Wire gauge must be 11.5 or larger
- Height limit is 6’

(g) Back and side yard fences may be installed to provide containment of the property owner’s animals and to protect the property.

(h) Fences that cannot be seen from a public road or streets may use galvanized chain link materials.

(i) Back yard fences shall not extend beyond the front face of each side of the residence, including the neighbor’s property and residence. If the dwelling is situated on a corner lot, both street views will be treated as front faces and also must adhere to the setback guidelines. *The ACC will review these on a case by case basis as needed.*

(j) Front Yard fencing must be decorative, defined as a non-containing fence. Such fencing may have either slats, pickets, or bars spaced far enough apart to allow passage of a pet. No gate is required. Decorative fencing includes two-rail, split rail, wrought iron, and any other material authorized by the ACC through the permit process.

(k) A permit from the ACC is required for temporary security fencing during construction. “Temporary fencing” is defined as fencing that is in place for no more than 90 days from the time of placement.

(l) Dog-runs may be constructed of chain link material; however, it must be placed behind the front face of the house and must not be visible from the road or street. No permit is needed for portable dog-runs.

(m) A residence that has a backyard adjoining a golf course may install fencing; however, such fencing must follow the Guidelines in this section. No netting of any kind is allowed as fencing or overhead, or above the normal fence line.

(n) Gates must be the same style as the fence it is attached to. The gate must attach to the fence from both sides. (Gate cannot attach to a stand-alone structure.)

6. Retaining walls, soil removal and landscaping

(a) A retaining wall may not be built without a permit from both the County and the ACC. A retaining wall is any wall that is intended to restrain a force moving against it whether from dirt, rocks, or other materials. Cement block or cinder block walls greater than two feet in height must be core filled. A retaining wall over three feet high requires a copy of the plans, properly signed, and stamped by an engineer and must be submitted as part of the permit application. Please note that it is against County regulations to divert naturally flowing water, and construction of retaining walls are prohibited if that will occur.

(b) Other than minor soil removal or reshaping for leveling, no cut may be made into any part of a lot or into the top or side of any hillside without a signed and stamped engineer's written opinion, provided to the ACC, which certifies that the soil removal, cut or cuts will not increase erosion or negatively affect lateral support or adversely affect any neighboring lots.

(c) If a sprinkler system is to be installed, BCWCID#2 requires that a licensed irrigator be used. Detailed information may be obtained from BCWCID#2.

7. Patios and decks

(a) No patio or deck can be built without a permit from the ACC.

(b) Whether attached to the residence or detached, decks and patios must be consistent with the general style of the house and standards of construction in Tahitian Village. Deck materials and finishes must be weather-resistant. The finish should complement the color and trim of the residence or it may be a natural wood finish. The use of fire-resistant materials, or paint and stain additives that make the deck fire resistant are encouraged.

(c) A deck or patio is subject to all setback and easement restrictions.

(d) The under-deck support structure must be enclosed. If the under-deck space will be used for storage, it must be fully enclosed. Under-deck openings higher than seven feet may be enclosed, or they may be left open if the support structure is

purposely and cleanly built for under-deck view and use. When the under-deck area is left open, the outside wall of the house must be fully finished, including underpinning. All pipes, pumps, and heaters for spas/pools must be hidden from view.

(e) Overhead sunscreens may be added to decks and patios provided they are outside the view of a public street.

(f) Permanent roofing materials must match the residence.

8. Swimming Pools (In-ground)

(a) In-ground pools require a permit. A permit will be issued only if the construction and installation of the pool satisfy the requirements of § 305 of the 2018 International Swimming Pool and Spa Code. BCWCID#2 requires a permit for inground pools.

(b) During the construction of an in-ground swimming pool, portable toilet facilities must be provided for the construction personnel throughout the building process.

(c) Above ground swimming pools do not require a permit.

(d) All temporary pools that require construction cannot be placed beyond the front facing of the house.

9. Exterior remodeling, additions, and alterations

(a) Any exterior remodeling, additions and alterations of a residence require a permit from the ACC.

(b) A garage may be enclosed to add living space; however, the permit application must include plans for a new garage.

(c) Permanent greenhouses may be built upon approval of an application for a permit to the ACC. The framework may be metal, aluminum, or wood. The roof may be aluminum, glass, or fiberglass. Walls may be glass, Plexiglass, or fiberglass. The structure may be no larger than 8' X 10'. Plastic sheeting is not an allowable material for any part of the structure.

(d) Temporary greenhouses may be used for no longer than 90-days and then must be removed for at least six months. The framework may be wood, aluminum, or plastic with plastic sheeting. These are the only allowable materials for a temporary greenhouse. The structure may be no larger than 8' X 10'. The entire

structure must be dismantled and removed from the property for at least six consecutive months, at or before the end of the 90-day period.

I. Signs / Flags / Banners

1. General rules for all signs

(a) All signs must be ground-mounted except for some commercial signs as described below and they must be professionally produced.

(b) “Bandit signs” meaning signs used for informational or directional purposes only, are prohibited.

(c) All of the builder’s signage must be removed from the property, including the permit display sign at the completion of construction. If the builder's signage is not removed within thirty days of completion of construction, the ACC will remove the sign and the builder/property owner will forfeit the Residential Application deposit.

(d) No signs, whether property owner, commercial or political, may have or do any of the following:

(i) Contain roofing materials, siding, paving materials, flora, one or more balloons, or any other similar building, landscaping, or nonstandard decorative component; or

(ii) Be in a street right of way or attached in any way to plant material of any type, a traffic control device, streetlight, trailer, vehicle, utility pole, mailbox, road sign or any other existing structure or object; or

(iii) Be illuminated or contain lights if in a residential area; or

(iv) Threaten the public health or safety; or

(v) Advertise or promote illegal activities; or

(vi) Contain language, graphics, or any display that would be offensive to an ordinary, reasonable person; or

(vii) Be accompanied by music or other sounds or by streamers or otherwise be distracting to motorists.

(e) No signs can be in the easement.

2. Additional rules for property owner signs

(a) Property owners may display on their property signs advertising the sale or lease of the lot or residence without approval from the ACC so long as there is strict compliance with these standards:

(b) For properties that front on a street or road in Tahitian Village and are on a two-street corner lot or adjacent to the golf course, two standard real estate signs may be erected; otherwise, only one sign may be erected. A “standard real estate sign” measures 18” X 24”.

(c) Properties in Unit I designated as commercial may display signs advertising their business. The properties in this area that also front on Highway 71 may display signs not to exceed 4’ X 8’ on the highway side of the property. Any property in the commercial area of Unit I may display a vinyl banner or flag type sign for a period not to exceed sixty days. The sign must be affixed to the building on the property at all four corners and may not exceed 4’ X 8’ in size.

(d) All signs must also adhere to all additional restrictions in Article I of the Deed Restrictions applicable to the Unit in which the property is located as well as any applicable ordinances of the City of Bastrop or Bastrop County.

3. Additional rules for commercial signs

(a) All signs must be professionally painted or produced.

(b) All signs must be either mounted on poles or affixed to the building.

(c) If mounted on the building, the sign must have a painted border.

(d) If mounted on poles, the sign must be boxed in.

(e) Signs may be illuminated at night; however, all lights must shine from above the sign and be angled downward with an appropriate shield to prevent the light from illuminating anything but the sign.

(f) Double-sided signs must be finished out identically on both sides and must be bordered with wood or paint.

(g) Multi-unit signs (e.g. signs at a strip center or property containing more than one business but using one site to post all signage) must be uniform in style and color, must be bordered with wood or paint and must be finished out identically on both sides.

- (h) A mockup of the sign must be included with the application.
- (i) A permit from the POA, ACC and the City of Bastrop is required for all commercial signs.

4. Additional rules for political signs

(a) A property owner may display a political sign so long as the sign complies with Texas Election Code § 259.002, and any of the signage rules that the ACC sets forth.

- (a) Sign may not be any larger than 18”x 24”.
- (b) No banners or flags containing a political candidate/s or party affiliation.

Section 259.002 - Regulation of Display of Political Signs by Property Owners' Association

(a) In this section, "property owners' association" has the meaning assigned by Section 202.001, Property Code.

(b) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a candidate or measure for an election:

(1) on or after the 90th day before the date of the election to which the sign relates; or

(2) before the 10th day after that election date.

(c) This section does not prohibit the enforcement or adoption of a covenant that:

(1) requires a sign to be ground-mounted; or

(2) limits a property owner to displaying only one sign for each candidate or measure.

(d) This section does not prohibit the enforcement or adoption of a covenant that prohibits a sign that:

(1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;

(2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;

(3) includes the painting of architectural surfaces;

(4) threatens the public health or safety;

(5) is larger than four feet by six feet;

(6) violates a law;

(7) contains language, graphics, or any display that would be offensive to the ordinary person; or

(8) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

(e) A property owners' association may remove a sign displayed in violation of a restrictive covenant permitted by this section.

Tex. Elec. Code § 259.002

5. Flags / Banners

No flags or banners may have or do any of the following:

- (a) Be in a street right of way or attached in any way to plant material of any type, a traffic control device, streetlight, trailer, vehicle, or utility pole.
- (b) Contain language, graphics, or any display that would be offensive to an ordinary, reasonable person.

J. Miscellaneous

1. Environmentally friendly construction

(a) Solar panels. All solar panel installation requires written approval from the ACC. A request for approval should include the plans and specifications for the panels and their installation. Solar panels may be installed on roofs of structures only. Before installing, please be aware that solar panels are subject to breakage. Approval of the installation of solar panels does not include approval for any kind of protective cover that is not submitted to the ACC as part of the request for approval. Solar panels must be non-reflective. The ACC will review solar panel placement on a case by case basis.

(b) Rainwater capture systems. All visible capture containers must blend with the house and surrounding environment. All capture containers must be covered to protect against debris and prevent being a breeding ground for insects. All below-ground systems require a permit from the ACC. Below ground systems must be engineered and cannot change the elevation of the property so as to cause erosion.

(c) Alternative products or practices. Any alternative eco-friendly green building practices or products that require ACC approval will be reviewed on a case-by-case basis. Any such alternative must comply with these Building Guidelines and the Deed Restrictions applicable to the Unit in which the property is located.

2. Multi-unit housing

Multi-unit housing shall be built only on property designated for multi-unit housing. Structures cannot consist of more than two units/duplex. Each unit must have a minimum of 1,200 square feet living area. Each unit must have a dedicated garage and off-street parking on the property. Designated permanent parking spaces

must equal the number of bedrooms plus one guest space. Buildings must include a six-foot-tall trash containment area so that trash and recycling are not visible from the street.

3. Setbacks

(a) For properties located outside Bastrop city limits, no improvement shall be constructed nearer than 20 feet from the front property line or five feet from the side or rear property line. A release of easement should be obtained from Bluebonnet Electric Cooperative for the ten feet from side and rear property lines. Corner lots must observe the 20-foot setback from property lines on each street.

(b) For properties located inside Bastrop city limits, no improvement shall be constructed nearer than ten feet from the side property lines, 25 feet from the front property line, and 20 feet from the rear property line.

III. ENFORCEMENT

A. Construction sites are toured on a regular basis by the ACC and staff to assess compliance with applicable Guidelines and rules. If a violation is found, written notice of the violation typically is given to the builder or property owner unless the situation created by the violation is an emergency. If an emergency is presented and the violation is not corrected immediately, the ACC is prepared to apply to the court for necessary orders to eliminate the emergency until a full hearing or trial can be had. Should court action be required, the ACC and POA will ask the court to make the builder or property owner reimburse all attorneys' fees and court costs. In addition, section 202.004(c) of the Texas Property Code authorizes a court to assess civil damages for the violation of a Deed Restriction in an amount not to exceed \$200 for each day of the violation.

B. The ACC and the POA try to work cooperatively with all builders and property owners; however, both the ACC and POA have a legal duty to enforce the rules for the benefit of all property owners in Tahitian Village; otherwise, there is a risk that the protections afforded to the property owners will be diminished or even lost.

C. Unless court intervention is required, the ACC and POA enforce the Deed Restrictions and the Building Guidelines by assessing fines for violations. As a rule, if non-compliance can be cured the purpose of the fine is to encourage compliance so as to avoid additional fines in the future. If the non-compliance cannot be cured, the purpose of the fine is to punish the violation. The punishment fine must be in an amount sufficient to keep it from being an acceptable cost of doing business. Unless and until assessed fines are paid, new permits will not be issued to the offender.

D. The following table contains the current fines that the ACC may assess for violations. A person against whom a fine has been assessed may appeal the assessment to the ACC. The person who seeks to appeal a fine must make a request and that the item be placed on the ACC's agenda.

Schedule of Fines

Starting construction without a permit	\$2,500
Failing to post permits and other required information	\$250 per day
Working outside of allowed construction hours	\$250 per incident
Trash, debris, or discarded items left on-site 24 hours after receipt of written notice from the POA or ACC	\$250 per day
No portable toilet on site	\$250 per day
No dumpster on site	\$250 per day
Clearing without a permit or permission from the owner or clearcutting (per lot)	\$5,000
Cutting into/ sheering off a hillside or cliff	\$5,000
Cement poured anywhere off of the building site	\$1,000
Failure to build a garage. If a garage is built and completed within three months of the assessment of the fine, the amount of the fine will be reduced by an amount determined by the ACC.	\$5,000
Contractors playing music that can be heard off-site	\$250 per incident
Concrete poured outside of allowed working hours without an Early Pour permit	\$2,500
Failure to clean or mow construction site	\$50 per incident
Cancellation fee on New Application	\$100
Culverts not installed, installed improperly, crushed, no headwall, wrong size	\$1,000
Construction not completed within specified time frame and without requesting an extension	\$1,000
Deviation from new home plans and permits without ACC approval, including but not limited to "flipped" floor plans	\$5,000
Changes in elevation or exterior materials without approval of ACC	\$1,000
Silt fencing Not Installed (per incident/per lot)	\$1,000
Silt fencing improperly installed or maintained (per incident/per lot)	\$500
Fencing installed incorrectly but corrected within 30 days after notice	\$500
Fencing installed incorrectly and not corrected within 30 days after notice	\$1,000
Driveway installed without expansion joint, or expansion joint not on property line but corrected within 30 days after notice	\$250

Driveway installed without expansion joint, or expansion joint not on property line but not corrected within 30 days after notice	\$1,000
Unpermitted fences	\$100
Unpermitted fences, sheds, pools, solar panels, greenhouses, or garages.	\$500 per incident
Illegal dumping in Tahitian Village	\$2,500 per incident
Builders burning	\$1,000 per incident
Impeding natural flow of traffic without a permit	\$250
Construction materials, equipment, portable toilet, dumpster left in easement or street or road	\$250 per incident
Issuance of Cease and Desist Order by the ACC	\$1,000

IV. POST-CONSTRUCTION

A. Post Construction Requirements

In addition to satisfying all pre-construction and construction requirements, the following post-construction requirements must be met, each of which must be verified by the ACC:

1. Each residence must have 9-1-1 address numbers posted either on the house or at the road in front of the house. The numbers must be visible from the road and contrasting in color from the structure to which it is attached.
2. All building materials, portable toilets, builder's signage, and dumpsters must be removed from the site, including the right-of-ways and adjoining property.
3. All construction of new homes must provide to the TVACC prior to the return of deposits:

Phase 1 - Foundation or Pre-pour inspection

Phase 2 - Pre-drywall inspection

Phase 3 - Final Inspection

All inspection forms must be completed and signed by a licensed engineer, registered architect, a professional inspector licensed by the Texas Real Estate Commission, a plumbing inspector employed by a municipality and licensed by the Texas State Board of Plumbing Examiners, a building inspector employed by a political subdivision, or an individual certified as a residential combination inspector by the International Code Council.

Home inspection reports are not accepted in place of a final inspection report.

4. Requests for return of deposit must be made within 90 days of completion or sale date, whichever comes first. If 90 days has past and the builder/property owner has not requested a refund of the deposit, then deposit refund will be reported. Contact

B. Effect on Builder's Other Construction Projects

If a Builder fails to pay any past due monies owed to the ACC, any permits requested by the Builder from the ACC for other work will be denied until all monies are paid in full.

Construction Application Checklist

- Application
- Residential Building Application Fee of \$1,000/Deposit of \$500 – Make two separate checks payable to TVACC
- Floor Plans & Specifications: Need total square footage as well as living square footage
- Exterior Elevations (all four sides) & Specifications – to include exterior building materials
- Certified and Stamped Engineered Foundation Plans
- Certified and Stamped Drainage Plan
- Survey and Site Plans
- Wastewater Service Request Form (issued by BCWCID #2) or Septic Permit (issued by Bastrop County)
- Copy of water tap notice or receipt (issued by BCWCID # 2)
- Development Permit [] City of Bastrop [] Bastrop County
- Culvert Permit [] City of Bastrop [] Bastrop County [] BCWCID #2 or Waiver
- US Fish & Wildlife Endangered Species Permit / Houston Toad Affidavit
- Trash Affidavit
- Slab Inspection / Certified Stamped Engineered Report shall be provided for any new home built on an existing slab
- Bluebonnet Electric Utility Easement Release (if applicable)
- Copy of Deed, showing current ownership
- Tree Policy

**TAHITIAN VILLAGE ARCHITECTURAL CONTROL
COMMITTEE**

CONSTRUCTION WORK HOURS AND GUIDELINES

(This sign must be posted in full view at the Construction Site)

**Normal work hours:
7:00 a.m. to 7:00 p.m. Monday through Saturday**

**You will be subject to a \$250.00 fine per violation/per
incident.**

- **No Dumpster**
 - **Trashy Site**
- **Blow Away Trash**
- **No Portable Toilet**
- **Permits Not Posted**
- **Working Outside of Construction Hours**
 - **No Loud Music at ANY time**

REPORT COMPLAINTS:

512.321.1145

Or email

info@tahitianvillagepoa.com

**COMITE DE CONTROL DE ARQUITECTURA DE LA
ALDEA TAHITIANA**

**HORAS DE TRABAJO DE
CONSTRUCCIÓN Y
PAUTAS**

(Este letrero debe publicarse a la vista en el sitio de construcción)

**Horas normales de trabajo:
7:00 a.m. a 7:00 p.m. De lunes a sábado**

**Estará sujeto a una multa de \$ 250.00 por violación /
por incidente.**

- **No hay basurero**
- **Sitio de basura**
- **Basura desechable**
- **No Baño portátil**
- **Permisos no publicados**
- **Trabajando fuera del horario de construcción**
- **No hay música fuerte en CUALQUIER momento**

INFORME DE QUEJAS:

512.321.1145

O correo electrónico

info@tahitianvillagepoa.com

Permit #: _____

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

P0 Box 636 * Bastrop, TX 78602

(512) 321-1145

BUILDING PERMIT APPLICATION

To be completed by Property Owner

Property Owner's Name: _____

Owner's Address: _____

Email: _____ Contact phone number: _____

Builder/Contractor Name: _____

Builder's Address: _____

Email: _____ Contact phone number: _____

Construction Site:

Property Legal Description: Unit: _____ Block: _____ Lot: _____

Property Physical Address: _____

Have these house plans been used in Tahitian Village in the past? Yes No

If so, what is the nearest location to this site? _____

Comments: _____

Request for Building Approval -- Check all that apply: Commercial Area Yes No

Residence Sq. Ft _____ Guest House Sq. Ft _____ Additions Remodel In-ground Pool

Temporary Fence Retaining Wall Driveway Culvert Patio/Deck/Pergola

Garage Solar Panels

Privacy Fence _____ initial to agree to all construction must be to the inside of the fence

Cattle Panel Fence _____ initial to agree to top and bottom rails

Shed/Outbuilding _____ x _____ (Size) Roof Metal or Shingle _____ **initial** to agree that the shed color will match your house

Other Description: _____

Expiration of Permit:

- New Homes: 12 Months from date of issuance
- All other construction: 6 Months from date of issuance

For New Homes: Property Owners are responsible for all activities on their properties including the following:

- Ensure that the permits are posted properly per guidelines, and visible from the road before construction begins.
- Have a temporary sanitation facility (portable toilet) brought to your property before any permitted work begins
- Have a **roll-off trash receptacle** brought to your property before any permitted work begins
- Ensure that construction site is kept clean and free of debris
- Construction is completed by expiration of permit
- Compliance with all building guidelines and the Covenants, Conditions and Restrictions for Tahitian Village

Property Owners Association

By my signature below, I acknowledge that:

1. Approval of this application is issued based on plans and specifications herein. In the event of changes, are required, I am to submit an amendment/s for additional review and approval.
2. Any required variances^{*7} must be obtained prior to beginning the work that involves the variance.
3. The planned septic tank system or other sewage disposal system meets all applicable laws, rules, standards, and specifications.
4. I am bound to all rules and regulations relating to development in Tahitian Village subdivision including:
 - a. The CCRs and By-Laws of Tahitian Village Subdivision
 - b. Bastrop County Development requirements
 - c. State of Texas Requirements for Development or Remodeling in Unincorporated areas
 - d. When applicable, City of Bastrop, Texas Development requirements
5. It is my responsibility to ensure that all provisions of this application are faithfully performed.
6. Approval of building permit grants the TVACC and its employees the right to enter the property for inspection at any time during the construction process.

Property Owner(s)

Signature – Owner of Record

Printed Name

Date

Signature – Adjoining Owner of Record

Printed Name

Date

Permit #: _____

If you want your builder or agent to speak for you during construction, please indicate below.

I authorize _____ of _____ to act on my behalf pertaining to all aspects of the construction of the aforementioned home/property.

Initials Initials

For completion and use by TVACC

Date received by TVACC: _____ Fee Attached: \$ _____ Check No. _____

Application submitted is: Approved: _____ Not Approved: _____ Date: _____

Conditions to Approval:

Member, TVACC Date Member, TVACC Date Member, TVACC Date

Member, TVACC Date Member, TVACC Date

Member, TVPOA Date Member, TVPOA Date Member, TVPOA Date

Member, TVPOA Date Member, TVPOA Date Member, TVPOA Date

Permit # _____

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

P0 Box 636 * Bastrop, TX 78602
(512) 321-1145

TRASH AFFIDAVIT FOR CONSTRUCTION SITE

I will dispose of my debris properly. I will not dump in Tahitian Village or Pine Forest. I will be responsible for the proper cleanup and disposal of all brush and construction debris created as a result of construction on this site. I am responsible for all debris created by me, my company, my employees, and any and all subcontractors I may retain. I understand I am responsible for all fines levied by the Tahitian Village Architectural Control Committee, Tahitian Village Property Owners' Association, Bastrop County or the City of Bastrop, Texas, or any applicable government entity.

Signature

Date

HOUSTON TOAD AWARENESS LETTER

I understand that Tahitian Village, Bastrop, Texas is in the Houston Toad habitat. I will not do anything to harm the Houston toad in building on this property.

I understand that there may be additional permits or requirements to be met by Bastrop County, Bastrop County Lost Pines Conservation and the United States Fish & Wildlife Department. I accept the responsibility for compliance with these entities.

Information about the Houston Toad Habitat and Lost Pines Conservation Plan can be found at **www.co.bastrop.tx.us/site/content/construction**

Signature

Printed Name

Date

Permit # _____

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE
P0 Box 636 * Bastrop, TX 78602
(512) 321-1145

PROPERTY OWNER AGREEMENT/WAIVER FOR FENCING

I/we, _____,

am/are the owner(s) of record for the property located at Tahitian Village, Unit ____ Block _____

Lot(s) _____, also known as _____, Bastrop, Texas.
I/we

currently have a fence on the North [] South [] East [] West [] side of my/our property. I/we give

consent to _____, the owner(s)

of record for the property at Tahitian Village, Unit _____ Block _____ Lot(s) _____,

also known as (address) _____, Bastrop, Texas to attach a portion of

their fence to the North [] South [] East [] West [] side of the fence currently on my/our property

and adjacent to theirs.

Printed Name

Owner of Record

Date

Owner of Record

Date

Permit # _____

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE
P0 Box 636 * Bastrop, TX 78602
(512) 321-1145

EARLY CONCRETE POUR PERMIT APPLICATION

Completed by: [] Developer [] Property Owner

Property Owner: _____

Address: _____

Mobile Phone: _____ Email Address: _____

Legal Lot Description: Unit: _____ Block: _____ Lot: _____

Physical Address _____

Contractor: _____

Address: _____

Phone: _____ Email: _____

Comments: _____

Expiration of Permit: 1 WEEK FROM DATE OF ISSUANCE

AGREEMENT: Developer

I/We have received and read a copy of the TVACC Building Guidelines, agreement of Covenants, Conditions and Restrictions for construction, additions or modifications in Tahitian Village Units I-V, and

Signature: _____ Date: _____

Date received by TVACC: _____ Fee Attached: \$ _____ Check No. _____

Member, TVACC Date Member, TVACC Date Member, TVACC Date

Member, TVACC Date Member, TVACC Date Member, TVACC Date

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE
TREE POLICY

A. PURPOSE OF TREE POLICY

- 1. Preserve the forest which is the cornerstone of this incredibly unique community.
- 2. The principal reason for which real estate is bought and sold in Tahitian Village.
- 3. Maintain the quality of life that is unique to the Lost Pines area.
- 4. Trees provide oxygen, reduce noise, help cool, provide habitat for birds and other animals that make this area home.
- 5. A resource that once removed or altered will take generations to restore.

B. QUALIFIED TREE

- 1. Any tree located in Tahitian Village subdivision.
- 2. A "qualified tree" will have a circumference of eight inches or greater.
- 3. The circumference will be measured at 4'6" above ground level.

C. PERMITTED REMOVAL OF A "QUALIFIED TREE"

- 1. The clearing of a homesite (needs approval from the County and the ACC).
- 2. The clearing for an outbuilding, garage, etc. (needs approval from the ACC).
- 3. Driveways from road to homesite.
- 4. Utility easement if needed to be cleared by the utility company.
- 5. Clearing for fence line, only when working around "qualified trees" is not possible.
- 6. The removal of dead, dying, or damaged trees.
- 7. Unique situations, only if pre-approved by the ACC.
- 8. The removal of underbrush is permissible if it does not include "qualified trees" and is approved by Bastrop County Development in writing.

D. VIOLATION OF TREE POLICY

Removal of a qualified tree without the ACC's approval will be a violation of this policy and will result in a fine, and possible Cease and Desist.

I/We have received and read the Tree Policy and am aware of what is required before removing any trees in Tahitian Village. I/We agree as a condition of the approval of this form to fully comply with all the conditions contained therein. I/We have not begun any tree removal on-site. I/We will wait on a TVACC building construction permit prior to starting any tree removal.

Signature: _____ Date: _____

CERTIFICATION

This is to certify that **Tahitian Village Architectural Control Committee** voted unanimously to adopt and did adopt these Building Guidelines at its regular meeting on the _____ day of _____, 2020 to be effective on the _____ day of _____. 2020.

The members of the Committee who voted for the adoption of these Building Guidelines were the following:

Randy McDonald – President, Joe Schwindt- Vice President, Marty Burnett – Treasurer, Amanda Craig – Director, Pierre Wilson - Director

No member of the Committee voted against the adoption of these Building Guidelines.

SIGNED on this ____ day of _____, 2020.

RANDY McDONALD
President
Tahitian Village Architectural Control
Committee

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this _____ day of _____, 2020 to certify which witness my hand and official seal.

Notary Public for the State of Texas