

Dues current _____

Date Received _____

Tall Tree POA

Application for Permit to Build or Improve

Name	Tall Tree Address	Subdivision	Lot No.
		<input type="checkbox"/> East <input type="checkbox"/> South <input type="checkbox"/> North	
Alternate Address	City, State and Zip	E-mail Address	
Home Phone	Work Phone	Cell Phone	

Type of Improvement---Check Applicable Boxes	Description of Other
<input type="checkbox"/> All New <input type="checkbox"/> Garage/Carport <input type="checkbox"/> Deck <input type="checkbox"/> Addition/Remodel <input type="checkbox"/> Boat House <input type="checkbox"/> Roof <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Dredging <input type="checkbox"/> Septic <input type="checkbox"/> Landscape <input type="checkbox"/> Concrete <input type="checkbox"/> Other	

Documentation---Check Applicable Boxes	Franklin Co. Water Dist. Approval	
<input type="checkbox"/> Scale plat of lot showing location of construction <input type="checkbox"/> Scale elevation and floor plan views of construction <input type="checkbox"/> Completed scope of work checklist	Permit No:	Date:
	Contractor name:	
	Contractor email:	
	Phone number:	Start Date:

The undersigned homeowner(s) agree to abide by the Covenants and Restrictions as recorded in the Deed Records of Franklin County, Texas and the Franklin County Water District in the above construction. The Tall Tree Architectural Control Committee and/or Property Owner's Association accepts no liability for damages, if any, to any person or entity by virtue of the above construction approval. Owner's signature below acknowledges you have read and agree to the accompanying Tall Tree POA Architectural Guidelines.

Homeowner Signature: _____

<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Disapproved	Conditions: Chairman, Tall Tree Arch. Control Committee _____ Date _____
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A Franklin County Water District permit is required on lease back property for many types of construction. Please check with the FCWD prior to this application and if required, attach an approved copy. Prior to approval of this application, the ACC may request to make an on site inspection of the proposed project. Please be sure to include all related documents and plans to expedite the permit process. Thank you for your cooperation and desire to keep our community one of the best on the lake!

*Applications will be processed (distributed to the ACC for approval) once all required documentation is provided.

For Tall Tree use only	Permit fee/fees total (itemize if necessary)
TOTAL PERMIT _____	

Description of Other Continued

Contractor/ Owner Responsibilities/Registration

1. Due to narrow road widths and limited turn around space, the use of 18 wheel semi trucks for material or equipment hauling **must be preapproved** and met at the nearest gate. **All dirt, rock, sand and concrete are limited to 6 yards per truck load. Semis/large trucks can park by the maintenance building on Live Oak in "marked" area, then transport materials by fork lift. Everything must be picked up or removed within 48 hours or a \$600 fine will incur.**
2. Semis may enter through the North gate only if they have contacted Tall Tree offices beforehand.
3. Only 6 pallets of grass/sod is allowed to be delivered at a time.
4. The builder must provide a portable restroom for the construction crew as deemed necessary by the ACC Committee.
5. Drainage easements and barrow ditches are not to be altered in any manner whatsoever without the written permission of the ACC. No drainage of any kind is allowed to be directed onto adjacent lots
6. All construction materials and debris must be containerized and not allowed to blow onto other properties. Building site must be kept reasonably clean throughout the term of construction. All trees/foliage cut from property must be removed, not pushed to adjacent properties.
7. It is the responsibility of the property owner to be sure that construction is on the correct lot(s) and that all of the easements and right-of ways shown on the Site Plan are correct. It is the responsibility of the property owner to ensure compliance with any and all state, FCWD, and local requirements which may be applicable.
8. Property owner is liable for any damage to the Subdivision roads, water systems, facilities, etc., which may occur as a result of his/her actions, or anyone in his/her employment. It is with understanding that he/she may be billed at 2x the actual cost of repairs. Failure on the part of the contractor to comply may result in his/her ability to conduct future work in Tall Tree.

Construction is permitted from 7 am to 7 pm Monday through Friday, Saturday 8 am to 3 pm.
Construction is not allowed on Sunday or holidays.

9. **Approved permits MUST** be posted on all projects visible from the street prior to any construction.

Failure to comply with Tall Tree Architectural Guidelines are punishable by fines up to \$2000

Contractor Signature

Date

Acknowledge by:

Date:

Failure to sign document does not excuse contractors or owners from penalties. By starting work in Tall Tree POA you consent to all rules and policies of the POA.

3.03 Permit Repaired

A Building permit fee may be assessed by board. The fee is subject to change at the discretion of the Board and it shall be used to defray extra costs of maintaining roads in the Development during construction when heavy equipment will enter upon and travel on the roads to deliver supplies and equipment to construction site.

Provide a delivery fee scheduled after created.

3.11 Construction Site

The owner is responsible for keeping the job site in a clean and orderly manner, containerization of or daily removal of trash and construction debris from the job site; provision of adequate toilet facilities at the job site. Open fires at the job site are prohibited.

3.14 Storage of construction material Immediate use in construction or maintenance.

3.22 Culverts

Keep said culvert open and clear of dirt, debris, and vegetation.

3.23 Billboards and signs

Other than real estate signs

3.24 Mailboxes and Address Signs

All residences must also bear the street address.

4.01 Article 4 – Nuisances

Excessively loud music, annoyance, nuisance or hazard to the health of the neighborhood.

4.02 Vehicle Registration

No vehicle, motorcycles, motorbikes, motor scooters, mini-bikes, mopeds, without mufflers and flame arresters untagged and unlicensed vehicles shall be allowed only if driven on roadways. Loud and offensive noises.

4.03 Unused Vehicles

Streets are not to be used for private parking of vehicles except by visitors.

These changes have been adopted on February 13th, 2024 according to House Bill #6214

Tall Tree POA
Construction Scope of Work Checklist

- _____ Addition (1.00 sq ft)
- _____ Asphalt Driveway (.25 sq ft)
- _____ Culvert (\$25.00)
- _____ Boat House: new or remodel (350.00)
- _____ Deck, Dock, Patio or Sidewalk “open or enclosed” (.25 sq. ft.)
- _____ Deck Board Replacement (.15 sq. ft.)
- _____ Demolition of structure over 100 (.50 sq. ft.)
- _____ Demolition Boat House (350.00)
- _____ Dredging, rock, gravel dirt, concrete (25.00 per 6 yard Truck)
- _____ Dumpster (40.00)
- _____ New Fencing (50.00)
- _____ Fire Pit by contractor (Delivery Fees; 25.00 per Truck)
- _____ Landscaping by contractor (Delivery Fees; 25.00 per Truck)
- _____ Manufactured mobile home (500.00 North & East only)
- _____ New Construction (1.00 sq. ft.)
- _____ New Roof (35.00 house , 25.00 other)
- _____ Outbuildings (ie. storage building, cabana, carport .35 sq. ft.)
- _____ Prefab structures (25.00 Delivered)
- _____ Propane tank (35.00 buried)
- _____ Remodel (interior or exterior .50 sq. ft.)
- _____ Retaining wall (1.50 Linear ft.) wood, vinyl, concrete
- _____ Septic System: new, replace, modify (200.00)

Fine Policy – The Fine/Reimbursement Schedule

Effective May 15, 2024

Written Notice – 30 Days

1ST - \$200.00

2nd- \$500.00 Fine

3rd- \$1,000.00 Fine

Legal Action

This fine schedule is designed to help enforce the Tall Tree covenants and restrictions and/or the Tall Tree regulations. Those found in violation have 30 calendar days to request a hearing with the Tall Tree Board to discuss and/or dispute the said violation.

Tall Tree POA

General Categories

2.01 Lot Usage

Lots shall not be used for garage sales whole sales or retail business establishments or for any commercial purpose. Any gainful employment of professional use of a lot or residence that violates the quiet enjoyment of any other property in the development is prohibited.

2.02 Rental

Rental less than six months. Rental of property may be approved by a request in writing to the Board of Directors. No sub-leasing of property by an approved renter is allowed.

2.02 Approval Required

No residence, building fence wall, boathouse, dock, deck or other structures shall be commenced, erected or maintained on any lot, nor shall any exterior addition to or change or alteration there – of be made.