

Dues current _____	Tall Tree Permit	Date Received _____
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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

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 _____	

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TALL TREE POA ARCHITECTURAL GUIDELINES

The purpose of these guidelines is to provide a general overview and answer some common questions about the ACC approval process which will hopefully make your application submittal easier. This is not all-inclusive, so when in doubt, please contact the ACC Chairman at talltreepoa.com. You may also refer to the Covenants and ACC Policy/Rules documents for more detail. To prevent construction delays, please submit your application (available on the website) at least 2 weeks prior to the start of your project. If you do not have all of the necessary information available, a preliminary discussion of your project with the ACC chairman might be helpful. For FCWD rules concerning construction on Water District property, please visit <http://www.fewd.com/content/rules.php>.

General

Fences, decks, reroofing, driveway locations and upgrades all must be approved by the Architecture Control Committee. Any outside items or exterior remodeling of any kind must be approved before construction begins. If the project requires a permit from FCWD (homes, boat houses, retaining walls, etc.), the Committee cannot approve an ACC application until it has a copy of the FCWD permit.

1. The drawings furnished with the application for a new structure or addition, should include all four elevation views and a plan view as well as a site plan showing location on the lot. The elevation views depict the front, back and sides of the structure. The plan view shows the foot print of the structure. The site plan shows the lot and the location of the structure on the lot relative to the water, the street, and adjacent property lines. An add-on structure may require fewer views. In order to determine that the proper setback is provided, the ACC requires that stakes be placed to outline the footprint of the structure including any attached decks. The stakes should be accurate to within one foot.

2. Culverts installed on easement sections of property must be a minimum of 12" in diameter and constructed with corrugated plastic or concrete. A permit is required and installation must be supervised and approved by Tall Tree.

3. Fences must be located within front, rear and side property lines. Fences shall be approved by the ACC committee on an individual basis with consideration given to neighbors and view on either side of fenced property. A current survey is strongly recommended before installation. Please see policy XVI for more information. A permit is required.

4. Live tree removal is limited to the extent necessary for construction. Additional tree removal must be approved by the ACC committee. A permit is required. Our goal is to be reasonable on this issue and we realize there are a variety of conditions. We are doing our best to prohibit clear cutting, which adversely affects property values.

5. Minor exterior home improvements that do not require a permit are; dead tree removal, demolition of structures less than 150 sq ft, gutters, painting, routine home maintenance and repairs. Minor interior home improvements that do not require permitting are; painting, carpet and flooring, paneling, doors and trim, and appliances. A detailed scope of work will help determine if a permit will be required. Please inquire with the ACC before any other types of construction to avoid costly mistakes and fines.

6. New home construction -The current fee of \$1.00 a sq ft is for the living (conditioned) area. This fee amount will include clearing of lot, excavation and fill for residence, septic system decks, porches, patios, garage and or driveway, provided that all items are done within the permit period (1 year). Also included with the request will be a ¼-inch scale plat drawing (The lot with outline of the building location) and the building floor plan drawing (1/4-inch = 1 foot). The structure (or structure addition) must be staked out of the lot where the building is to be constructed. Permits are issued for a Six (6) month period: construction should be completed to a dried in state within 6 months, exceptions must be approved by Board Action.

7. Prefabricated metal carports must be placed within property setback boundaries. No metal sides are permitted to be attached to the structures.

8. Remodeling- Partial or complete gutting of drywall, removal of 1 or more walls, construction of 1 or more walls, stairs or other structural additions or changes greater than 40sq ft. A detailed scope of work is required and helps determine the fee.

9. Septic systems must comply with all state and local regulations. A copy of the approved Franklin County septic permit and septic engineers drawing must be included to obtain a Tall Tree septic permit.

Contractor/ Owner responsibilities

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.

1. The builder must provide a portable restroom for the construction crew as deemed necessary by the ACC Committee.

2. 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

3. 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.

4. 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.

5. 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.

6. 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.

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

8. Contractors **are not** allowed to burn any debris or yard waste on any property.

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

Tall Tree POA

Construction Scope of Work Checklist

- _____ Addition (1.00 sq ft) including detached stick-built shops and storage buildings
- _____ Asphalt Driveway (.25 sq ft)
- _____ Culvert (\$25.00)
- _____ Boathouse: New, Remodel, or Demo (\$350.00)
- _____ Deck, Dock, Patio or sidewalk "open or enclosed" (.25 sq ft)
- _____ Deck Board Replacement (.40 sq ft)
- _____ Demo of a structure over 100 sq ft (.50 sq ft)
- _____ Dredging, rock, gravel, dirt, concrete, stone (50.00 per 6 yard truck)
- _____ Pallet of rock/stone delivery by trailer (50.00 per 2 pallets)
- _____ Dumpster (40.00)
- _____ New Fencing (50.00)
- _____ Manufactured Mobile Home (500.00 north and east only) (Must be approved)
- _____ New Home Construction (1.00 sq ft)
- _____ New Roof (35.00 house, 25.00 other)
- _____ Prefab Storage Build (150.00) ex. Tuff Shed
- _____ Propane Tank (25.00 delivery only or 35.00 buried)
- _____ Remodel (interior or exterior .50 sq ft)
- _____ Retaining Wall (1.50 sq ft) wood, vinyl or concrete
- _____ Septic System: new, replace, modify (200.00)
- _____ Delivery of Rental Equipment (50.00)

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.

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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.

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.

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