

**STRUCTURAL PERMIT APPLICATION**  
**(For residential and other structural construction as per Article 1 of the Covenants, Conditions and Restrictions)**

I hereby submit the following application to the Peninsula on Lake Granbury Architectural Review Committee, Granbury, Texas 76048, and request approval to build: \_\_\_\_\_ a single family residence ; \_\_\_\_\_ other structure (brief description: \_\_\_\_\_) \_\_\_\_\_ site preparation, etc.

Lot(s) \_\_\_\_\_ Street # and Name \_\_\_\_\_

**AS THE OWNER, APPLICANT AND/OR BUILDER/CONTRACTOR WE AGREE THAT WE HAVE READ AND DO HEREBY ACCEPT THE FOLLOWING RESPONSIBILITIES:**

1. No construction of any structure (Article 1) shall commence without an approved structural permit.
2. To place a commercial trash container or an 8'x8'x4' plywood trash enclosure, commercial chemical toilet, and temporary culvert on the site prior to commencing any site preparation work or pre- slab construction. The culvert is to be used as the entrance/exit avenue at all times.
3. To keep the construction site, streets and adjoining lots free and clear of trash and debris. Trash shall be periodically removed and the lot maintained in a neat condition where trash is not allowed to accumulate and to keep grasses mown in accordance with guidance for unimproved lots (dwelling construction). In the event clean-up by others is required, I agree to reimburse the Peninsula Owners Association for these costs.
4. To inform all sub-contractors of all applicable building restrictions and covenants and to ensure their compliance. All personnel entering The Peninsula must obey all laws and ordinances of The Peninsula and the City of Brazos Bend.
5. To repair damage to adjacent streets, cul-de-sacs, other lots, or any personal property and/or to reimburse The Peninsula Owners Association for such repairs.
6. To abide by all governmental regulations including but not limited to septic systems, inspections, code requirements, etc.
7. To request approval prior to installation of any fence or dog-run (NTE six (6) feet in height). Materials must be in accordance with Section 7.16 of the Covenants, Conditions and Restrictions.
8. To submit any changes to the previously approved plans to the ARC, in writing, prior to incorporating said changes into the construction.
9. To construct the improvements that are the subject of this application in such a manner so as not to change the direction or flow of drainage channels and to not divert or impound the natural flow of surface waters in such a manner as to cause damage to the property of others (as required by the laws of the State of Texas, Section 11.086 of Texas Water Code).
10. Place no more than one (1) professional contractor sign on the lot during construction. A request must be made in writing by the Contractor to the ARC indicating therein that they understand that no sub-contractor signs are allowed. See Section N of the Design Guidelines.
11. Any and all construction materials and/or waste (such as concrete) must remain on the above noted lot pending use or proper disposal. Permission must be obtained in writing **PRIOR** to using any other lot, open space or private property for any purpose (**including parking**). Evidence of this permission must be filed with the Building Permit package.
12. To complete improvements contained in the approved permit, as well as the clean up of the site, within time limits established within the approved permit. Any request for extension of time must be submitted in accordance with Section F of the Design Guidelines. **NOTE: All builders and/or property owners must refer to "Fine Schedule" for information.**

**ATTENTION: THE FOLLOWING REQUIRED SUPPORTING DOCUMENTS MUST BE SUBMITTED WITH THIS PERMIT APPLICATION. These documents will be retained by the ARC.**

1. One set of dimensional drawings. Residential dwellings should include floor plans, front, side and rear elevations, roofing plan with pitch noted, electrical plans, exterior finishes, chimney/flu enclosures, etc. See Section D4 of the Design Guidelines.
2. Evidence of property ownership (Warranty Deed, Tax Statement, etc.)
3. Evidence of fire, hazard, casualty and/or liability insurance per Article 12 of the CCRs.
4. PLAT PLAN, showing the dimensional location on the lot of all structures (including overhangs and planned finished floor elevations), condensing units, pool equipment, if applicable, and the proposed method for screening of any approved equipment, locations of any retaining walls, fences, etc. A copy of the official survey with improvements superimposed thereon may suffice for this requirement as well as the requirement noted in item 8.
5. Description of materials and specifications as required by Section D5 of the Design Guidelines.
6. COPY OF SURVEY prepared by a registered surveyor.
7. **Application Fees: Residential Dwellings will require the payment of an application fee in the amount of \$600.00 payable to the Peninsula Homeowners Association. Major Improvements or additional structures such as accessory structures, swimming pools, etc. exceeding \$10,000.00 must include an application fee equal to 1% of the estimated cost (NTE \$600.00). A written estimate from the contractor is required. There is currently a limit of \$600.00 in fees, excluding renewal fees, on an individual lot payable by the existing owner. Therefore, any fees paid by the current owner on the lot applicable in this Permit Application, will be applied to the fee.**

**Agree that all construction will be accomplished in accordance with all governmental regulations and any inspections required by such entities will be accomplished.**

**NOTE: ARC meets the first (1st) Friday of each month (6:30 p.m.). All applications must be received no later than the Friday prior to the meeting for consideration at that meeting.**

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Builder/Contractor Signature

Date

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Print or Type Signature

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Current Address

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Phone Number

Fax Number

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Property Owner's Signature

\_\_\_\_\_  
Print or Type Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Current Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Email Address

**THIS APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING STIPULATIONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**For the Architectural Review Committee**

\_\_\_\_\_  
ARC Member Signature

\_\_\_\_\_  
ARC Member Signature

\_\_\_\_\_  
ARC Member Signature

**DATE:** \_\_\_\_\_ **EXPIRATION DATE:** \_\_\_\_\_

**PERMIT NUMBER:** \_\_\_\_\_

**THIS APPLICATION IS NOT APPROVED FOR THE FOLLOWING:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For the Architectural Review Committee

\_\_\_\_\_  
ARC Member Signature

\_\_\_\_\_  
ARC Member Signature

\_\_\_\_\_  
ARC Member Signature

**DATE:** \_\_\_\_\_

The location of improvements as shown on the attached plat plan, is subject to the following expressed conditions: As to such improvements which otherwise encroach on the utility and drainage easements: the property owner shall bear all the expense for removing, relocating or disassembling such improvements if reasonably required in order to utilize the easements for any authorized purpose, including the installation, maintenance and repair of utility or drainage facilities on, under or across the easements. The property owner shall also pay to the utility provider any excess costs occasioned by such installation, maintenance or repair which is in addition to what the cost of such work would have been absent the existence of the encroaching improvements.

The Granbury Peninsula Homeowners Association, Inc. and its Board members hereby expressly disclaim any representation, liability, obligation, or duty in connection with the proposed construction described herein, including without limitation any warranty, either expressed or implied, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws or restrictive covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold the Granbury Peninsula Homeowners Association, Inc., and its officers, directors, committee members, employees, agents, successors and assigns harmless from any cost, loss, claim, liability, damage, expense, or other obligation arising out of, related to, or in any way connected with the construction proposed herein or the effects thereof, including without limitation any claim by any person or entity that such construction (i) fails to meet the requirements of any applicable law or restrictive covenants, (ii) is unsafe or unsound, or created a nuisance or other dangerous condition, or (iii) adversely or improperly affects the drainage of water on, across, or under the property in question or any surrounding property.

I agree to abide by all rules, regulations and stipulations set by the Architectural Review Committee and/or Board. I have read the By-Laws; Covenants and Restrictions; and the Design Guidelines and agree to abide by these documents and understand that **FAILURE TO DO SO MAY RESULT IN SUSPENSION OF MY BUILDING PERMIT, FINE AND/OR BOTH.**

After all paperwork has been signed and completed, the building permit will be released to the owner or builder. Prior to commencement of construction owners and/or builders are cautioned to contact the appropriate entities for location of underground lines, cables, or utilities.

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PLEASE DO NOT SIGN BELOW PRIOR TO APPLICATION APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.

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**Stipulations, if any,:**

**AGREED AND ACCEPTED,**

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**Owner's Signature** **Date**

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**Builder's Signature** **Date**

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**LOT #** **UNIT/BLK#**

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**STREET #/NAME**