

Bear Creek Oaks Property Owners Association

Application for Deed Restriction Compliance Review

Instructions

For your application to be approved you must complete this form in its entirety. You must also include the following items with your application.

1. A scale drawing of your proposed improvements/new residence including dimensions and square footage calculations.
2. A new or most recent survey of the property.
3. A plot plan that shows the lot lines, roads, setback lines, and the location of any improvements on the property including, buildings, fences, wells, water tanks, and septic systems.
4. A copy of your Hays County Septic Permit or application and approved plans from Hays County
5. Please mail your completed application including the items above to BCOPOA P.O. Box 91504, Austin, TX 78709 or you may deliver to one of our board meetings or members.

Property Description

Address: _____

Legal Description: _____

Owner/Applicant Contact Information

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Builder Contact Information

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Bear Creek Oaks Property Owners Association

Application for Deed Restriction Compliance Review

Description of Improvements

(circle all the apply)

New Residence
Garage/Carport
Pen/Corral
Fence/Wall
Other

Remodel/Addition
Barn/Shed
Water/Feed Trough
Driveway (Contact Village of Bear Creek. Minimum Standards and application available at vilbc.org)

Answer the following questions

1. What is the total square footage of conditioned area being constructed?
2. What is the shortest distance between the proposed improvements and the nearest property line or road?
3. Have you obtained a permit for the installation of a septic system from Hays County?
4. What is the septic permit number?
5. Will you be constructing a driveway entrance from the street?
6. Will you be removing any trees (excluding cedar/mesquite) with a trunk circumference larger than 16" when measured 12' above the existing grade?

Thank you for submitting your application to BCOPOA. As you proceed, please keep in mind the following Deed Restrictions:

1. All improvements shall be completed within nine (9) months from the beginning of construction. (Par.4)
2. All outbuildings must be constructed at the same time or subsequent to the house, not before. (Par. 4)
3. Any subsequent buildings, structures or material alteration of existing structures must be approved in writing by the BCOPOA Board thirty days in advance of construction (Par.3)
4. Trees must be preserved as described in Paragraph 14 of Deed Restrictions.
5. Setbacks: Improvements must be located a minimum of 75 feet from any road in the subdivision and a minimum of 20 feet from all other property lines. (Par.2)
6. All the Deed Restrictions are available at bcopoa.org

Terms

Applicant understands that they are responsible for complying with any subdivision notes, deed restrictions, and restrictive covenants that apply to this property. All improvements must be constructed in accordance with the laws and building codes of the State of Texas and the Texas Residential Construction Commission. A condition of approval may include a \$50 inspection fee to verify the location of improvements relative to the setback lines. Construction of improvements may not commence without written approval from the BCOPOA. BCOPOA has 30 days to approve/disprove this application.

I have read and understand the terms of this application

Signature of Applicant

Date

Bear Creek Oaks Property Owners Association Application for Deed Restriction Compliance Review

Applicant's Notes and Comments for BCOPOA to consider:

Reserved for BCOPOA use

Approval # _____

_____ Application is Approved

_____ Application is Approved with the following conditions

_____ Application is NOT APPROVED. WORK MAY NOT COMMENCE.

Reason for denial:

BCOPOA Board of Directors Signatures

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____