

## **Carport and Awning Requirements**

### **Please read, sign, and attach to the Construction Permit Application**

No materials may be brought into the Cape, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the ACC and CCPOA Board of Directors to determine compliance and progress until such time as the project is completed.

Carports and Awnings are permitted only on the lot of the associated residence or on an adjoining lot owned by the owner of the residence. The lots must be contiguous. This does not include lots that are separated by a street, or lots separated from the residence by a lot, or lots not owned by the owner of the associated residence.

Cape Carancahua permits a maximum of three structures to exist on one property. Included are a residence, garages, shops, carports, detached awnings, patio covers, and storage buildings.

A permit application for a carport and awning must be submitted with the following information:

### **1. Jackson County Development Permit and Floodplain Determination**

### **2. A stamped survey plat showing:**

- Lot dimensions
- Lot number and 911 address
- Property lines and easements
- Location of the proposed structure
- Location of the water meter and line
- Location of the septic system and drain field or sprinkler heads
- Location of any existing improvements

### **3. One copy of the actual construction plans and specifications, including**

- Front, side, and rear elevations of the structure, including all dimension
- Details of the foundation to be used, including hole depth for posts
- Specifications of all exterior materials and siding, including a detailed buy list
- Specifications of roof design and material, including a detailed buy list

### **General Conditions for Carports and Awnings**

1. In accordance with Section II, Paragraph 2.05 of the Deed Restrictions, all construction must be of new material, except stone, brick or other materials used for antique or decorative effect. No sheet metal or metal panels will be used unless the panels have factory applied paint or anodizing and are approved by the CCPOA
2. All construction of outside walls, steps, and driveways must be completed within 180 days after the permit is issued. The ground must be leveled and all constructions material removed.
3. No building shall be located less than five feet from any side lot line, less than ten feet from any rear lot line, or less than twenty feet from any front lot line.
4. No garage, shop, or carport shall be occupied as living or camping quarters at any time.
5. The Architectural Control Committee reserves the right to approve or disapprove the following, per Article 6.02 of the Deed Restrictions:
  - a. The type and size of the proposed structure
  - b. The quality of materials and workmanship
  - c. The harmony of the exterior design in relation to existing structures and the location with respect to the topography of the property

### **Size Requirements for Carports**

Maximum height of all structures is 18 feet above grade level.

Structures must be built on the lot of the associated residence or on an adjoining lot owned by the owner of the residence. The lots must be contiguous. This does not include lots that are separated by a street.

Carports can be of two specific and differing designs. The two options are attached carports and detached carports.

- a. An attached carport should be of the same design and appearance as the house on which it is attached. The materials of construction should be consistent with materials of construction used in the house. The size should be determined using accepted standards for carports adequate in size to park standard sized vehicles but in no instance be larger than 600 square feet.

- b. A detached carport is a standalone structure that is not in any way attached to the existing house. It may be constructed of the same materials of construction as those used in the house. It may also be constructed of dissimilar materials such as metal. The size should be determined using accepted standards for carports adequate in size to park standard sized vehicles but in no instance be larger than 600 square feet.

Requirements for Metal Carports include following.

- a. Columns are to be a minimum 3-inch diameter tubular steel. If buried, they need to be buried to a minimum depth of 4 feet and encased in concrete. If attached to a concrete slab, they must be bolted with appropriate bolts and anchors to the underlying slab.
- b. Roof and walls should be constructed with minimum 26-gauge steel, galvanized or painted with factory applied paint or anodizing.
- c. Design plans for the structure must be signed and stamped by a Texas Professional Engineer showing approval of the building for Texas coastal areas. An original copy of the plans with signature and stamp must be provided with the permit request.
- d. Exception is pre-engineered carports certified to withstand winds of 135 mph or greater are exempt from the 26-gauge steel requirement.

Requirements for Wood Carports include the following:

- a. Posts or piling must be treated material with a minimum dimension of 6"x6" or equivalent diameter. Burial and attachment to be the same as required for metal carports.
- b. Roof material can be composition shingles or 26-gauge steel as described above.
- c. Walls will be painted or stained consistent with the type of material used.

The Architectural Control Committee/Board of Directors reserves the right to approve or disapprove any permit request per Paragraph 6.02 of the Deed Restrictions:

- a. The type and size of the proposed structure.
- b. The quality of materials and workmanship.
- c. The harmony of the exterior design and size of the proposed structure in relation to existing structures and the location with regard to the topography of the property.

## **Size Requirements for Awnings**

Awnings will be considered on an individual basis as submitted by the property owner. Design, size, shape, and materials of construction should be consistent with the existing structure it will become an integral part of.

The Architectural Control Committee/Board of Directors reserves the right to approve or disapprove any permit request per Paragraph 6.02 of the Deed Restrictions:

- a. The type and size of the proposed structure.
- b. The quality of materials and workmanship.
- c. The harmony of the exterior design and size of the proposed structure in relation to existing structures and the location with regard to the topography of the property.

**PROVISIONS**

If ownership of the associated residence is transferred, but ownership of the lot with the proposed structure is not transferred, the proposed structure will be removed at the sole expense of the property owner and the lot(s) will be returned to a natural state. If the residence on the property is torn down or removed, the proposed structure will be removed at the sole expense of the property owner and the lot(s) will be returned to a natural state. By signing below, I agree to comply with the above requirements, as well as any added conditions set forth in the Construction Application Permit package.

A sanitary facility must be provided for workers if the project extends over multiple days.

Any construction debris must be contained in a covered trash receptacle.

The CCPOA and ACC are responsible *only for* ascertaining that our building restrictions are met. CCPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Lot #

\_\_\_\_\_  
9-1-1 Street Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date Received by CCPOA

\_\_\_\_\_  
CCPOA Office Staff Member