

Guidelines regarding construction in Arrowhead Shores

No Construction may be commenced prior to Architectural Control Committee (ACC) approval.

1. Property Boundaries (corners) must be clearly marked. It is highly recommended that a property survey be completed and included with your application. At a minimum have a locator company locate your property boundary markers.
2. No structure may be placed or constructed closer than 10 feet from the front boundary of the property. Additional setback requirements at corner lots, check carefully.
3. Easements are reserved at the sides and rear of most lots (review deed restrictions carefully). Generally, there is a 5-foot utility easement on each side and a 5-foot utility easement at the rear of the lot.
4. All septic approval must be complete and approved by the ACC prior to the start of installation. All septic permits come from the **Hood County Health Department. You must follow their guidelines. Septic system must be installed prior to any occupancy.**

The BRA was the original issuer for Septic Permits. The Hood County Health Dept became the issuing authority. Some lots with older septic systems have no records available. If your lot has an older septic system, it must be re-certified by the Health Dept. **(specifically important if you have purchased an older mobile home)**

5. Some lots in ASOA are located in the Flood Plain. If your lot is one, you will need to contact Environmental Health for Hood County (FEMA) for information regarding elevation and approval of your construction.
6. It is recommended that construction comply with the **Building Code for the State of Texas**
7. All building materials must be new. No previously used materials are allowed without special approval from the ACC. See the Deed Restrictions for use or non-use of certain used exterior materials.
8. Provide a dimensioned plat or layout of your property which locates the placement of any structures and septic (tank and lateral field).
9. Provide as much construction detail as possible (plans, building materials list, contractor names if you are not the GC).
10. After ACC approval you have 6 months to start your construction and 8 months to complete the project as to the exterior finish. You must provide an estimated start date to the ACC. If any questions arise during the completion of your project, please contact the ACC. Specifically, if you will not be able to complete your construction on schedule and require an extension
11. You may be allowed to have a travel trailer as temporary living during the construction of your dwelling. See the Deed Restrictions for more detail.
12. Maintain a neat appearance of your construction site during construction phase. Dispose of waste in a timely manner.