

EAST SHORE ESTATES PROPERTY OWNERS ASSOCIATION

P. O. Box 462
Troup, TX 75789
Revised 2/17/2014

Application for Building Permit

Applicant: _____ Date: _____

Address: _____ Lot #'s: _____

Phase: _____

Phone #: Home: _____ Work: _____ Fax: _____

E-mail: Home _____ Work: _____

Building Description (To Be Completed by Applicant) _____

Roofing material: _____
(If metal please discuss with Architectural Comm. **BEFORE** finalizing your decision)

Exterior dressing (stone, brick, stucco, wood & paint etc). _____

Square footage – heated & cooled: _____

MINIMUM SQUARE FOOTAGE REQUIREMENTS

Units 1 thru 6 see note 3 below:

Unit 7 Lots 86 thru 97, 251 thru 312, 318 thru 392

Lots 1 thru 250 – 800 sf

Lots 251 thru 318 – 1200 sf

Lots 318 thru 392 – 1000 sf

Unit 8 Lots 313 thru 317, 393 thru 396 – *No records in file*

Unit 9 Lots 397 thru 406 – 1200 sf

Unit 10 Lots 407 thru 434 – 1200 sf

Unit 11 Lots 435 thru 438 – 1200 sf

Unit 12 Lots 439 thru 454

Lots 439, 440, 441, and 442 – 1500 sf

Lots 443 to 454 inclusive – 1400 sf (special provisions for detached garages/storage buildings)

Unit 13 Lots U13-1 thru U13-5 – 1500 sf (750 sf for detached garage/storage building)

Notes to minimum square footage requirements:

1. Ratification of Restrictions dated 5/20/1974: gives “ESEPOA (shall have) the right to set its own standards as long as they maintain the minimum provided by these restrictions”.
2. Additional Restrictions dated 9/5/1973: states “Lake front lots in Phase II (beginning with lot 251) shall contain a minimum of 1400 square feet.....” First tier lake view lots, those lake view lots joining the lake front lots, shall contain a minimum of 1000 square feet..... All other lake view lots in Phase II shall contain a minimum of 800 square feet.....”
3. Additional Restrictions dated 5/3/1973 states: “...lots 1 through 250.....contain a minimum of 800 square feet....Lots 1 through 250 shall be known as Phase I containing units 1 through 6.”

Proposed construction dates: Start: _____ Completion: _____

Setbacks [Architectural Comm. - Check if in compliance]:

Distance of building from front line – ALL LOTS: [Minimum 25 Feet]

Distance of building from sideline – STANDARD LOT [Minimum 10 Feet] CORNER LOT [Minimum 15 Feet]

Distance of building back from 378-Foot Elevation – LAKESIDE LOTS Minimum One Hundred [100] Feet

Building elevation – [Minimum 380 Feet].

Lot area for home building – [Minimum one-half acre].

Requirements – (TO BE FURNISHED BY APPLICANT) (Arch. Comm. – Check if in compliance) _____

Set of architectural house plans:

Plot plan showing;

- A - House positioned on lot;
- B - Outside house dimensions;
- C - Setbacks and property lines;

Approval of ‘submitted plans’, by the appropriate authority signifying compliance with all local laws and /or ordinances applicable to ‘Aerobic Systems’ for use in East Shore Estates.

Letter TO & FROM THE BUILDER ACKNOWLEDGING HIS responsibility for the following:

- A. **Requirement of Dumpster** all garbage, trash and building refuse [i.e. treated lumber, rebar, broken brick, shingles plaster board, piping surplus cement & paper products] will be placed in dumpster. Any of these items that are combustible shall not be burned AND...
- B. Builder or property owner will be responsible for picking up any and all littering by construction crews [i.e. food and restaurant paper or plastic products]

Acknowledgements – (To Be Completed by Applicant)

Receipt of applicable ‘Deed Restrictions and by-laws’ from realtor;

“I hereby acknowledge that I have received a copy of the ‘Deed Restrictions and by-laws’ of East Shore Estates, applicable to the location where I am proposing to construct my home, and that I have read, understand, and will comply with those Deed Restrictions and by-laws”.

Truth and correctness of application;

“I here by acknowledge that the information shown above is true and correct”.

Applicant signature: _____ Spouse signature: _____ Date: _____

Board Action: A COPY OF THIS ACTION MUST BE SENT TO APPLICANT & TO ESEPOA FILE!

Date submitted/received: _____

Approved: _____ Rejected: _____ Date: _____ Reason: _____

Arch. Comm. Signature: 1. _____ 2. _____

Submit a minimal of 30 days prior to start of construction; allowing time for ESEPOA Building Architectural Committee to review.

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