



OAKWOOD SHORES Property Owners Association
New Home Construction Application
2002 West Grand Parkway N. # 100, Katy, Texas 77449
Ph: 281-870-0585

Please complete the attached Architectural Application for New Home Construction. Submit the completed form, all required documents, deposit and application fee using the [Vantaca](#) portal; alternatively the application, documents, deposit and application fee can be delivered to the Inframark offices at the address noted above.

Requirements for submittal for new home construction:

- One set of professionally drawn plans and elevations in 11 x 17 format or PDF by email. Include color photos/samples of all exterior finish materials.
- State of Texas Sealed Engineer's foundation plan and details.
- Geotechnical report by a qualified soils engineer.
- Lot survey showing the location and topographical elevation of all improvements with concrete slabs and width dimensions of all proposed walkways and driveways, location of propane tank and septic system and spray plan, and all other required documentation necessary for architectural approval (see checklist on last page).
- Submittal of a deposit of one thousand dollars, (\$1,000.00) for new home application is required. If paying by check, please make the check payable to Oakwood Shores.
- Submittal of the application fee of two hundred twenty-five dollars, (\$225.00) for new home construction. If paying by check, please make the check payable to Oakwood Shores.

The requirements for the Statement of Completion and refund of the \$1000 deposit upon completion of construction of the residence listed herein are given in the CCR's Section 3.15. Occupancy before the approved final inspection is also grounds for forfeit of deposit.



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I (agent or builder) _____ request the issuance of a building permit to construct the improvements described in the attached plans and specifications. By signing this letter, I certify that I have a copy of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR's) for Oakwood Shores Property Owners

Association and that I have read and familiarized myself with those Documents. Further, I certify that the house and site design has been developed with the full knowledge of and adherence to the CCRs and that construction and jobsite conduct will proceed accordingly.

As agent or builder, I authorize the designated personnel of the Oakwood Shores Property Owners Association to inspect the above-described property and improvements. As agent or principal, I indemnify and hold harmless the Property Owners Association and their designees against any and all claims or loss except that of willful misdeed or gross negligence. In the event that an item of construction does not satisfy the requirements of Oakwood Shores CCR's, repair, replacement and/or augmentation of that item will be performed until that item does satisfy the requirements of Oakwood Shores.

Per each application of a new home construction, a **fee** of two hundred twenty-five dollars \$225.00 is required. Please make the check payable to: **OAKWOOD SHORES**. Also, per application of a new home construction, a **deposit** of one thousand dollars, \$1,000.00 is required. Please make check payable to **OAKWOOD SHORES**. All maintenance and inspection fees must be paid before a Statement of Completion will be issued. Issuance of a Statement of Completion does not release the builder from any of the liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities that the builder is normally obligated.

The Builder and Owner understand that the exterior of the home including the minimum required landscaping must be completed within twelve (12) months of completed Site Preparation Inspection date and that Final Inspection by POA Inspector must be completed with "No Exception Taken" granted before occupancy of the house.

The requirements for the Statement of Completion and refund of the \$1,000.00 deposit upon completion of construction of the residence listed herein are given in the CCR's Section 3.15. Occupancy before the approved final inspection is also grounds for forfeit of deposit.



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Application Date: _____

Complete set of plans submitted: Yes ____ No ____ Date Submitted: _____

Lot survey with plot plan submitted: Yes ____ No ____ Date Submitted: _____

Property Address _____

Lot number _____ Block _____

PROPERTY OWNER

Name _____

Mailing Address _____

Email (required) _____

Phone _____

BUILDER / CONTRACTOR

Name _____

Mailing Address _____

Email (required) _____

Phone _____

CERTIFICATION

I (we) certify that the information provided in this application constitutes a description of the proposed building, items of construction, location and site in accordance with the Oakwood Shores DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS set forth in Oakwood Shores Subdivision. I (we) further certify that the work will be completed in a timely, workmanlike manner and that the building site and adjacent areas will be free of litter and debris during construction.

Owner _____

Builder _____

Date _____



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Detailed Improvement Description

Style		
Total Finished Area (ft ²)		Unfinished Area (ft ²)
First Floor Finished Area (ft ²)		Second Floor Finished Area (ft ²)
Garage Area (ft ²)		No. of Garage Stalls
No. of Bedrooms		No. of Baths

Construction Schedule

Construction Start Date		Construction Completion Date	
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Exterior Finishes

Use this area for exterior color/materials selection approval process. Please include a page depicting color swatches or color images of the materials with the application submittal.

	<u>Name / Color</u>
Stone	
Brick	
Siding	
	<i>(specify type and paint color)</i>
Trim	
Front Door	
Garage Door(s)	
Roof	<i>(material #1)</i> <i>(material #2)</i>
Other <i>(describe)</i>	

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Checklist for Application Package Submittal

Property Address _____

Property Owner _____

Application, Deposit/Fee payment

- _____ Application (4 pages) filled out in its entirety.
- _____ Check/electronic payment to Oakwood Shores for construction deposit - \$1000
- _____ Check/electronic payment to Oakwood Shores for application fee - \$225

Site Plans and Specifications (11 x 17 if submitted in hardcopy)

- _____ Building setbacks and utility easements
- _____ Location of main dwelling
- _____ Location and dimensions of driveway, sidewalks and culverts with materials specified for each.
- _____ Location of any outbuildings, pools, patios, spas, decks, pergolas, outdoor kitchens (if known)
- _____ Location of propane tank
- _____ Location of septic tank and spray fields
- _____ Location of HVAC unit(s)
- _____ Location of any other ancillary equipment (water softeners, generators, etc.)
- _____ Location of any landscaping, irrigation or landscape lighting with specifications (if known)
- _____ Drainage plan overlaid on lot survey
- _____ Fence plan, including material specifications
- _____ Geotechnical Report (Soils Report)

Main dwelling (11 x 17 if submitted in hardcopy; if submitting outbuildings with same application, separate plans, materials and specifications will be needed).

- _____ Square footage noted on plans
- _____ Number of garage bays noted on plans (2-car minimum, 5-car maximum)

Exterior elevations, materials, and colors

- _____ Roof material (main)
- _____ Roof material (accent)
- _____ Stone style/color specs
- _____ Brick style/color specs
- _____ Paint colors (for stucco and plank siding, trim, shutters)
- _____ Breakdown percentage of masonry vs. non-masonry exterior materials of main dwelling (example: 50% brick 50% board and batten)
- _____ Paint colors for garage doors, front door, etc.
- _____ Chimney materials
- _____ Roof appurtenances color
- _____ Color representation of each exterior material (color swatches)
- _____ Foundation and windstorm plans reviewed, signed and sealed by a professional engineer registered in the state of Texas. (11 x 17 if submitted if hardcopy).