

WILWOOD BUILDING SPECIFICATIONS FOR NEW HOME CONSTRUCTION

OWNER: _____ DATE: _____

PHONE NUMBER: (_____) _____ - _____

PROPERTY ADDRESS: _____ LOT(S) NO. _____ BLOCK NO. _____

CONTRACTOR: _____

1.) FOUNDATION:

Concrete Mix _____	Reinforcing _____
Number of rebar, depth & width of exterior beams _____	
Number of rebar, depth & width of interior beams _____	
Size of rebars in both beams _____	
Termite Protection _____	

2.) FRAMING:

ITEM	MATERIAL (Grade & Species)	SIZE & SPACING	BRACING
Main Sill			
Sub Sills			
Floor Joists			
Studs			
Ceiling Joists			
Rafters			
Ridge Board			
Sub Floor			
Roof Pitch			

3.) EXTERIOR WALLS:

ITEM	MATERIAL (Type & Grade)
Walls	
Gables	
Sills	
Lintels	

4.) CHIMNEYS:

ITEM	(Make & Size)
MATERIAL	
PREFABRICATED	

5.) FIREPLACES: YES NO

6.) ROOFING:

ITEM	MATERIAL (Grade & Species)	SIZE & SPACING	OC
Sheathing			
Roofing			
Built up roofing:		No. plies	Surfacing
Flashing			

7.) GUTTER AND DOWNSPOUTS:

ITEM	MATERIAL	GAGE	SIZE
Gutters			
Downspouts			

8.) WINDOWS

ITEM	MATERIAL	TYPE	THICKNESS
Weatherstripping:			

9.) EXTERIOR DOORS AND TRIM:

ITEM	MATERIAL	WIDTH	THICKNESS
Main entrance:			
Other entrance:			
Other entrance:			
Weatherstripping:			

10.) INTERIOR:

ROOM	FLOOR MATERIAL & GRADE	WALLS MATERIAL & THICKNESS	CEILING MATERIAL & THICKNESS
KITCHEN			
BATH 1			
BATH 2			
BATH 3			

11.) INTERIOR DOORS AND TRIM:

ITEM	MATERIAL	NO. COATS

12.) PAINTING:

ITEM	TYPE	MATERIAL	THICKNESS
EXTERIOR			
INTERIOR			

13.) PLUMBING

ITEM	MATERIAL (Type & Size)
Water	
Sewer	

Sewage Disposal: City _____
 State approved Aerobic Sewer System **Required**. Type _____
 Hot Water Heater: No. _____ Type _____ Make _____ Cap. _____ gals.
 Gas Service: _____ Utility Co.
 NOTE: At least 1 week's notice is required for making water tap. Corner of property line is to be marked where meter & tap will be needed.

14.) HEATING AND COOLING:

Central Heat: Make and Type _____ Output _____ BTUH
 Central Air Conditioning: Make and Type _____ HP _____ Tons _____
 Air Cooled _____ Water cooled _____ Tower Material _____
 Ducts: Material _____ Shape _____
 Insulation _____ Thickness _____ No. of returns _____
 Attic Fan: Make and Model _____ Size _____

15.) ELECTRIC WIRING (All wiring must be copper ONLY)

No. Circuits	110 Volt _____	220 Volt _____	Panel: Circuit Breaker
Wiring Size	110 Volt _____	220 Volt _____	
	Kitchen Range _____	Air conditioner _____	
	Water Heaters _____	Heating Units _____	

NOTE: All construction must have an outside main disconnect and location shown on plans.

16.) LIGHTING FIXTURES AND OUTLETS:

No. of outlets _____ No. of fixtures _____ Special Fixtures _____

17.) INSULATION:

LOCATION	THICKNESS	MATERIAL, TYPE & METHOD OF INSTALLATION	VAPOR BARRIER
Roof			
Ceiling			
Walls			
Floor			

18.) HARDWARE: Make, material and finish _____

19.) MISCELLANEOUS: (Describe any main dwelling materials, equipment on construction items not shown elsewhere)
 1 _____
 2 _____
 3 _____
 4 _____

20.) PORCHES: Material _____ Size: _____

21.) AUXILIARY BUILDINGS: Material _____ Size: _____

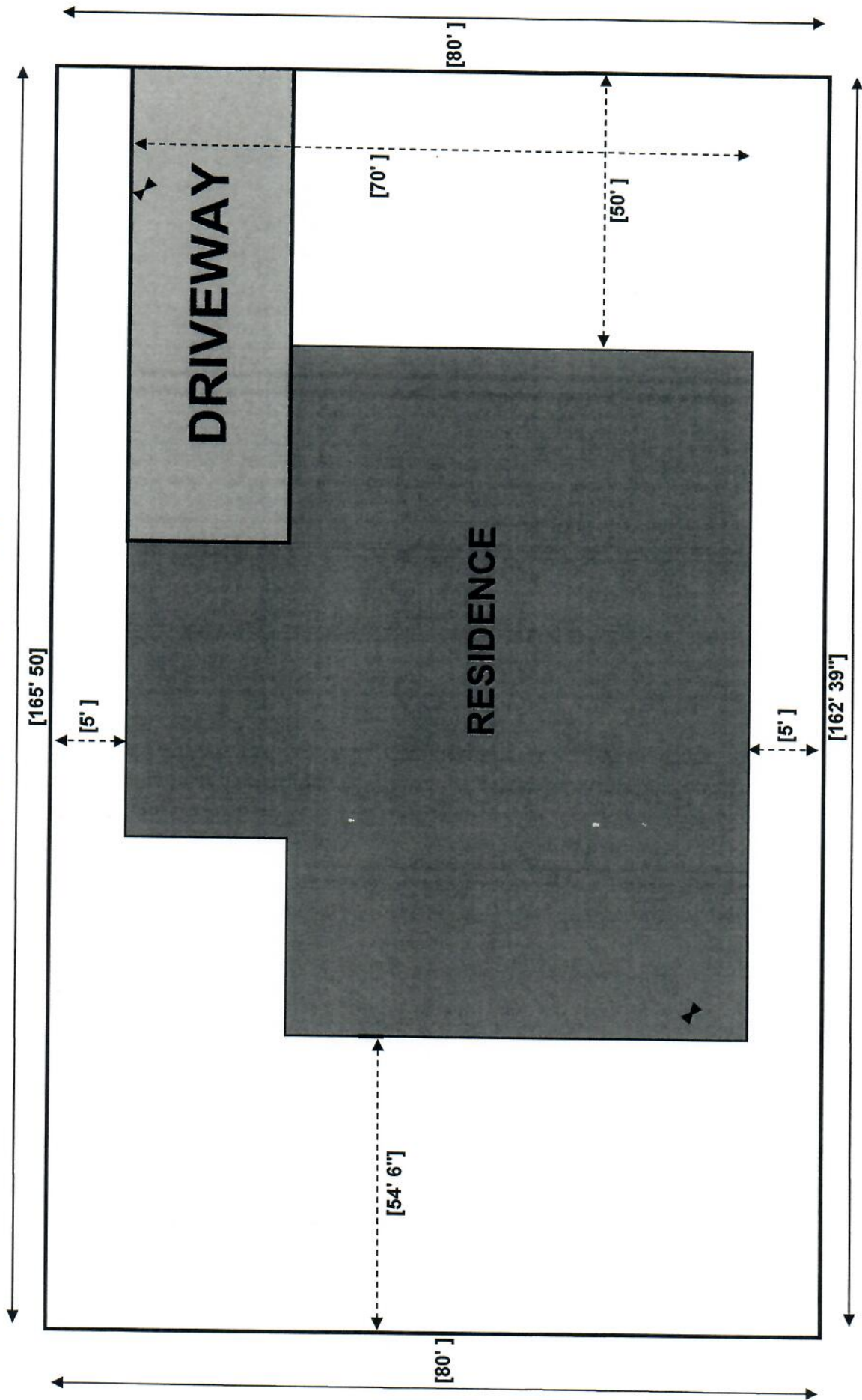
22.) GARAGE / CARPORT: Material _____ Size: _____

23.) WALKS AND DRIVEWAYS: (NOTE: DRIVEWAYS ARE REQUIRED).

LOCATION	MATERIAL	WIDTH	THICKNESS
Front Walk			
Service Walk			
Driveway			

24.) CULVERTS:
NOTE: No culverts smaller than 15" diameter are permitted. Your area may require larger sizes to facilitate proper drainage. **DO NOT** install culverts or pour concrete driveways before checking with the Management Office to insure you the proper grade, elevation and required size.

EXAMPLE PLOT PLAN



INFORMATION FOR NEW OWNERS
(Read before planning construction)

1. The Business Office will not issue owner's cards or windshield stickers until they receive a copy of the recorded deed.
2. Minimum size culverts is 15 inches, however, the Management Office should be contacted for grade elevation and size required for proper drainage before setting any culverts.
3. When planning to build, come to the Management Office and you will be given specifications and inspections packet which must be submitted with house plans for approval by the Architectural Control Committee.
4. The Architectural Control Committee meets the 2nd and 4th Wednesday of each month. Plans will be reviewed at these meetings **ONLY**; please do not ask for special or rush approval. Plans should be submitted at the office no later than 12:00 p.m. on Monday prior to the meeting date.
5. The Architectural Control Committee requires 2 sets of house plans, including floor plans and plot plans. One will be returned and one will be retained for the files.
6. NO construction is to begin until approval has been obtained from the Architectural Control Committee and building permit has been paid **(\$1,080.00)**.
7. W.P.O.A. does not pick up lot clearings. A dump fee of **\$350.00** per lot must be paid and contractor or owner is responsible for hauling to the dump. The State has designated our dump to receive only brush, shrubbery, trees, etc. **No building materials or other household items are allowed.**

During the clearing of lots, please do not place debris in ditches where the flow of surface drainage is impeded.

8. Water taps and/or sewer taps require at least 1 week's notice after fee is paid. Water meters are installed on the front property line at the corner. Stake and/or flag should be placed to designate the corner where plumbing will be bringing out the water line from the house and meter is desired.
9. Taking water during construction from neighbors and/or W.P.O.A. standing flush valves is prohibited.
10. For those houses where central sewer system is not available, a State approved aerobic septic system must be installed. **Texas Water Commission must be contacted prior to any plans for installation. The Commission will provide exact area required for the sewer system.**

11. Any outbuildings must be built on site, be of the same material as house and must be on a concrete slab. No portable or modular type buildings are allowed.
12. There are several inspections which must be adhered to during construction. A list of these inspections is provided in the Specification Packet.
13. Golf course lots prohibit any structures from being near the fairway. These distances vary, depending on the lot location. It is most important to obtain this information prior to having house plans drawn.
14. Cable television is not available in Wildwood.

ARCHITECTURAL CONTROL COMMITTEE

The purpose of the Architectural Control Committee is to maintain general harmony of construction in Wildwood Resort City, assure conformity with the natural surroundings, and to implement provisions of the applicable deed restrictions.

The guidelines, which follow, are for the protection and well being of all Wildwood property owners. For the protection and assurance of quality and safe building, WPOA has adopted the Southern Standard Building Code, Southern Standard Plumbing Code, and National Electrical Code. In addition to the National Electrical Code, WPOA requires an outside disconnect on all new construction. All new construction will be required to meet the above codes with no exception. Interior remodeling plans do not have to be submitted to the committee for approval.

No building or other structure shall be erected, placed or altered on any lot and/or tract until the complete construction plans, specifications and a plot plan, in duplicate, showing the location of the structures, have been submitted and approved in writing by the Architectural Control Committee. No construction shall begin until a building permit has been obtained from WPOA and posted. All construction, whether new, alteration, or replacement must meet the building requirements and restrictions in place at the time of the proposed work.

Any outside construction that adds value to the property, i.e., decks, fences, garages, carports, driveways and outbuildings, will require approval from the Architectural Control Committee. After approval by ACC, the owner is required to contact the Administration Office for any permits that may be required.

The Architectural Control Committee must submit variances from recorded restrictions, along with their recommendations, to the Board of Directors of Wildwood Property Owners Association. Neighbors within 500 feet of the variance issue may give their agreement/disagreement to the variance in writing to the Architectural Control Committee prior to the committee submitting the variance to the WPOA Board of

Directors for approval/disapproval.” The Board of Directors of WPOA will make final approval or disapproval of variances.

The ACC requires the following documentation for the approval process:

1. Two sets of drawings with architectural quality for new home construction and major improvements; one will be returned to the building/homeowner; one is retained for WPOA files.
2. Plot plan – showing the location of the construction site with the measurement to all property lines and all related items such as decks, patios, walks, fences, outbuildings and drives.

Any other pertinent items in conjunction with the construction should be shown.

3. Floor plan – complete floor plans specifying all exterior dimensions and including decks, porches, etc.
4. Elevations – at least two elevations depicting the building and related items in relationship to the grade and roof lines.
5. Electric distribution box – outside electric power cut-off should be identified on the drawing.
6. Specifications form – in duplicate. One will be returned to builder/homeowner; one will be retained in WPOA files.

The Architectural Control Committee will review plans at regular twice-monthly meetings. The property owner, or their representative, must be present at the meeting when construction plans are reviewed and approved or disapproved.

SPECIFIC PROPERTY USES/RESTRICTIONS

RESIDENTIAL PURPOSES: None of said lots and/or tracts or improvements erected thereon shall be for anything other than private residential purposes, except in Blocks 1 and 2 of Commercial Area #1.

SINGLE FAMILY RESIDENCES: No structure other than one residence, designed and constructed for use by a single family, together with garages and outbuildings as may be suitable and/or proper for the use and occupancy of said residence as a single family dwelling shall be constructed or permitted on any lot or building plot, nor shall any residence constructed be converted into or thereafter used as a duplex, apartment house or any form of multiple family dwelling, nor shall any residence or combination of residences on separate lots be advertised for use or used as a hotel, tourist cottage, or as places of abode for transient persons, nor shall any structure, house, or building erected

thereon be used as a dwelling pending the completion of the main dwelling house to be constructed thereon, except in Blocks 1 and 2 of Commercial Area #1.

The Architectural Control Committee will not approve any structure where any part thereof is built on more than one (1) lot without an agreement in writing from the owner that will be binding on the owner, his successors and assigns, that the owner will not sell separately such lots and will only sell or convey such lots as a single transaction

OLD HOUSES: No old or existing house or pre-built house or pre-fabricated house, manufactured home, or other structure will be moved or placed or maintained on any lot in the Subdivision.

TYPE OF CONSTRUCTION: All new residential construction shall be on a concrete slab foundation or a structurally sound foundation of another type according to the Southern Standard Building Code.

MINIMUM BUILDING REQUIREMENTS: No dwelling shall be erected or permitted, nor shall the plans be approved therefore, which has a floor area, exclusive of garages and other appendages, of less than the following minimums:

Living area (square foot minimum): 1,000 sq. ft. for cottages on blocks 197, 198, 199, 201 and 202 only: 1,300 sq. ft. for Garden Homes in designated areas and 1,500 sq. ft. for all other residences.

BUILDINGS SET BACK: No building shall be located nearer than five (5) feet to either inside property line, nor on property designated on said maps as an easement, nor nearer to the front property line than the minimum set back line shown on said maps, or twenty-five (25) feet, whichever is further back from the street. On Blocks 100, 102 and 103, no building shall be erected, placed or permitted thereon nearer to the front property line thereof than fifty (50) feet. Blocks 201 and 202 have a minimum front set back line of twenty (20) feet.

The minimum set back of all buildings from other lines shall be as shown on said maps or plats except as follow:

Lots 1 through 40, Block "B" have a minimum set back line on the rear of twenty feet (20').

Lots 36 through 40, Lots 57, 67 and 86 through 93, Block "T" have a minimum set back line in the rear of thirty feet (30').

Lots 1 through 35, Lots 41 through 56, Lots 63 through 66, Lots 68 through 70, and Lots 82 through 85, Block "T" and lots abutting on the golf course of Blocks "I", "J", "K" and Blocks 501 through 535 have a minimum set back line on the rear of forty feet (40').

Block 41; Lots 1 through 30, Block "C"; Lots 1 through 9, Block "D"; Blocks "M", "N", "P", Lots 23 to 28, inclusive, Block "O"; Blocks "R", "S", "W", "X", "Y", and "Z" have a minimum set back line on the rear of fifty feet (50').

No buildings shall be located nearer to such rear property line than as above stated.

FENCES: No fences shall be erected, placed, altered or permitted on any lot or tract nearer to the street than the minimum front building set back line shown on said maps, and all fences shall be of a material and height approved by the Architectural Control Committee.

All fences erected on property abutting the golf course shall be of an open profile construction with a maximum of 4-foot height.

SWIMMING POOLS: Plans for swimming pools shall be submitted to the Architectural Control Committee.

OUTBUILDINGS: All outbuildings, structures not attached to the main structure, shall be placed on and bolted to a concrete slab. All outbuildings or additions to present homes are to be architecturally compatible with said residence and materials and specifications must conform to the Southern Standard Building Code. The Architectural Control Committee, in its sole discretion, determines what is architecturally compatible. The maximum size of outbuildings shall be determined by the Architectural Control Committee at the time plans are approved. On existing property refer to paragraph "Variances".

GREENHOUSES: Greenhouses are specialized outbuildings that do not require a concrete slab foundation. They may be constructed on a concrete chain wall or on a concrete block foundation. They require the same documentation for approval as new construction and other outbuildings. They must be covered with polypropylene, ultraviolet inhibited polyethylene vinyl, fiberglass, Plexiglas, or polycarbonate glass. Plastic sheeting is not acceptable.

DRIVEWAYS: A suitable driveway access is required on all residences. The driveway shall be constructed as shown on an approved plan with specifications. On existing properties refer to paragraph "Variances".

CARPORTS/GARAGES: Carports and/or garages are required and must be shown on new plans and built according to approved plans and specifications. On existing properties, if a garage/carport is altered for any use other than as a garage/carport, plans for a replacement garage/carport on the existing property must also be submitted to be in compliance.

PAINTING: All new buildings of frame construction shall have a stained or painted exterior.

VARIANCES: Any variances from the Rules and Regulations on existing structures not approved in writing by the Architectural Control Committee and the WPOA Board of Directors will be considered non-conforming. Non-conforming shall mean any building or structure that does not comply with the rules, regulations and restrictions of Wildwood Resort City as set forth in the recorded rules and regulations. Such non-conforming buildings and/or structures shall not be modified, altered, added to or in any way changed except to bring said structures into conformance with the rules and restrictions of Wildwood Resort City.

The Architectural Control Committee, in conjunction with the Facilities Manager and the WPOA building inspector, will determine if resale property has any non-conforming conditions on the property. Prior to the sale, the Facilities Manager will notify all agents involved in the sale of the property of any non-conforming condition. All sales documents shall specify any non-conforming aspects of the property.

PRECEDENTS: The ACC shall make every reasonable attempt to be fair and equitable. However, the ACC shall not necessarily be bound by past decisions of the prior developer. The Board reserves the right, and grants authority to the ACC, to disapprove applications for improvements which require a variance from specific property use/restrictions if it believes such changes are not in the best interest of the future of Wildwood Resort City, even if a precedent was set by a decision of the developer. In spite of their best efforts, the ACC and the Board may make a decision that, in retrospect, is not in the best interests of Wildwood Resort City. The Board reserves the right to recognize such a situation, make appropriate documentation in the minutes of a meeting and no longer permit its use as a precedent. The same right applies if the ACC makes an inadvertent error in allowing a change or addition.

The address of this committee is P. O. Box 903, Village Mills, Texas 77663, and shall so remain unless and until changed by the instrument recorded in the office of the county Clerk of Hardin County, Texas or in the office of the County Clerk of Tyler county, Texas.

GENERAL GUIDELINES

TEMPORARY STRUCTURES: No tent, lean-to, building, or other temporary structures shall be constructed or permitted on any lot and/or tract. Tool sheds will be allowed during construction only. A portable restroom facility and dumpster shall be required on all construction sites.

LOT SIZE: No lot shall be divided into, nor shall any residence or dwelling be erected or placed on any subdivided lot or building plot having less than 5,000 square feet of area, except for Lot 1, Block 197, where the minimum is 4,900 square feet.

EXCAVATION: No pits, holes or other excavations shall be dug on any lot and/or tract in said Subdivision except in connection with the actual construction of the building foundation, and septic system.

SEWERAGE REQUIREMENTS: All lavatories, toilets and bath facilities shall be installed indoors and shall be connected to the sewer system where existing, and otherwise, shall be connected to an approved aerobic wastewater treatment plant of a type that has received the approval of the Texas Commission on Environmental Quality and in all events such aerobic wastewater treatment plant shall be constructed as to comply with the rules, regulations and specifications of state and local health authorities, and shall be of sufficient size and capacity to service the facilities connected to it without spillage or overflow of untreated or contaminated waste or contents. No outside or surface toilets shall be permitted under any circumstances. No tanks or wastewater treatment plants or drain lines shall be constructed or permitted within fifty feet (50') of Lake Kimble. Septic tanks are required prior to delivery into WPOA sewer system. Permits are required from the Texas Commission on Environmental Quality before house location is determined.

CLOTHESLINES: Clotheslines are not permitted in the yard of any property in Wildwood.

LPG TANKS: LPG tanks are not allowed for utility purposes for residences.

WATER WELLS: Wells are allowed with approval of WPOA and a permit.

BUILDING INSPECTION GUIDELINES & RESTRICTIONS: The Inspection Guidelines which follow are for the protection and well being of all Wildwood Property Owners. For the protection and assurance of quality and safe building, WPOA has adopted the Southern Standard Building Code, Southern Standard Plumbing Code, and National Electrical Code. The only variance from the National Electrical Code is that WPOA requires an outside disconnect. All construction will be required to meet the above codes with no exception.

Two (2) Detailed Plans, Plot Plans and Specifications are to be submitted on all new construction, as well as remodeling or any alteration. Plans will be reviewed by the Facilities Manager, along with the Architectural Control Committee, for approval or disapproval. After plans are reviewed and approved, the owner will be notified. Owner or contractor will be required to purchase a permit for all new structures, any alterations, home additions or garages.

All new residential construction will require a minimum of five (5) inspections. Additions, including garages, boat houses, or any other outbuilding, will require inspections at the discretion of the Architectural Control Committee.

(1) Inspector will verify compliance with set back lines; front, back and sides; minimum square footage and deed restrictions.

(2) Inspection will be required after forms are set and before concrete slab is poured. Inspector will check plumbing in slab, any electrical work, under reams, footings, wire and rods in slab.

(3) Inspection will be required after structure is framed. Inspector will check all framing to insure soundness, safety and that structure will not experience fatigue. Building should meet guidelines of Southern Standard Building Code.

(4) Inspection will be required after structure is dried in and before sheetrock, paneling or any inside wall covering is installed. Inspector will check all electrical wiring and plumbing. Electrical wiring should meet guidelines of National Electric Code. Plumbing should meet guidelines of Southern Standard Plumbing Code. Inspection must be done prior to covering any excavation. If gas or plumbing lines are covered before inspection, the inspector will require uncovering before approval is given. If gas is used, a 20 lb. static pressure test for 24 hours is required. (LPG tanks not allowed for utility for residences.)

(5) Fifth inspection will be required after sewage system to verify the aerobic wastewater system has been installed according to current state regulations.

The electrical system on all new structures will be required to have an outside main disconnect.

Contact the Management Office when you are ready for an inspection. The utilities companies (electric & gas) will not activate your service without the completion of the proper inspection.

BUILDING:

1. Set Back Inspection: When fill dirt, battens, and string lines are in place.
2. Foundation Inspection: To be made after trenches are excavated and forms erected.
3. Pre-Pour Inspection: To be made before concrete is poured.
4. Frame Inspection: To be made after the roof, all framing, fire-blocking and bracing is in place; all concealing wiring, all pipes, chimneys, ducts and vents are complete.
5. Final Inspection: To be made after the building is completed and ready for occupancy.

ELECTRICAL:

1. Temporary Service Inspection: To be made when temporary pole is in place and ready for electric service.
2. Underground Inspection: To be made after trenches or ditches are excavated, conduit or cable installed and before any backfill is put in place.
3. Rough-In Inspection: To be made after the roof, framing, fire-blocking and bracing is in place and prior to the installation of wall or ceiling membranes.
4. Final Inspection: To be made after the building is complete, all required electrical fixtures (including required outside disconnect) are in place and properly connected or protected and the structure is ready for occupancy.

PLUMBING:

1. Underground Inspection: To be made after trenches or ditches are excavated, piping installed and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fire-blocking and bracing is in place and all soil, waster and vent piping is complete and prior to the installation of wall or ceiling membranes.
3. Final Inspection: To be made after the building is complete, all plumbing fixtures are in place and properly connected and the building is ready for occupancy.
NOTE: See Section 417 of the Standard Plumbing Code for required tests.

MECHANICAL:

1. Underground Inspection: To be made after trenches or ditches are excavated, underground duct and fuel piping installed and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fire-blocking and bracing are in place and all ducting, and other concealed components are complete and prior to the installation of wall or ceiling membranes.
3. Final Inspection: To be made after the building is complete, the mechanical system is in place and properly connected and the structure is ready for occupancy.

GAS:

1. Rough Piping Inspection: To be made after all new piping authorized by the permit has been installed and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.

2. Final Piping Inspection: To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

3. Final Inspection: To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of this Code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

RELEASE:

Work shall not be done on any part of a building, structure, electrical, gas, mechanical or plumbing system beyond the point indicated in each successive inspection without first obtaining a release from the Wildwood Building Inspector.

OWNER'S OBLIGATION WITH RESPECT TO REPAIR AND MAINTENANCE

Each homeowner shall, at the homeowner's sole cost and expense, perform such repairs and maintenance as shall be required to keep the dwelling place and any other structure on the property in a condition comparable to the condition of such residence at the time of its initial construction, excepting only ordinary wear and tear. Additionally, each homeowner shall maintain the yard area, driveways and outbuildings in a like manner.

In the event a homeowner shall fail or refuse such repairs or maintenance and such failure or refusal shall continue for forty-five (45) days from delivery of written notice from Developer (W.P.O.A.) specifying the repairs or maintenance required to be made, the Board of Directors of Developer may cause such repairs and maintenance to be performed, and shall assess the cost of performing such repairs or maintenance against the lot and/or tract or lots and/or tracts on which the structures are located. Such assessment shall be due and payable to Wildwood Property Owners Association 30 days after delivery to the owner of a written, itemized statement of such repairs or maintenance and the cost thereof. The notices called for herein shall be in writing and mailed United States Mail, certified mail, return receipt requested, to the owner at the last known address of the owner as contained in the records of Developer. Delivery shall be conclusively presumed to have been received within three (3) days after said notice is placed with the U.S. Postal Service for delivery. Notice to one owner shall be deemed sufficient notice to all owners.

The payment of this assessment shall be secured by the vendor's lien created and reserved by previously recorded Dedications and Restrictions and said lien is hereby expressly preserved and continued in force and effect. In addition, payment of such assessment shall be further secured by a lien with power of sale which is hereby placed and imposed upon each and every lot or tract in this subdivision subject to such charges. The Chairman of the Board of Directors of Wildwood Property Owners Association in office and acting at the time, or such other person designated by duly recorded resolution of the Board of Directors, is hereby designated as Trustee for Developer for the purposes of such power of sale.

The above assessment provisions shall be in effect the duration of the restrictions, covenants, and conditions imposed by this instrument and the previously recorded instruments of Dedications and Restrictions or until subsequently amended, altered, superseded, waived or abandoned by Developer or its successors or assigns.

OWNER'S OBLIGATION TO REBUILD: If all or any portions of a dwelling place or other building on the property is damaged or destroyed by fire or other casualty, it shall be the duty of the homeowner thereof with all due diligence, to rebuild, repair or reconstruct such dwelling place or other building in a manner which will substantially restore it to its appearance and condition immediately prior to such casualty. Reconstruction will be commenced within three (3) months after damage occurs and shall be completed within twelve (12) months after the damage occurs unless prevented by war, act of God or other causes beyond the control of the homeowner or homeowners. If the homeowner declines to rebuild such dwelling place or other structure so damaged or destroyed, the homeowner shall remove debris and material from the lot and/or tract down to the foundation within six (6) months after the damage occurs.

NOTICE

Wildwood property owners who plan any type of construction will need to contact the Emergency Management Office in the county that their property is located in to obtain any required electrical and building permits. These permits must be included with plans submitted to the Architectural Control Committee for approval process. Note: Entergy will not connect service (temporary or final) unless these permits have been obtained.

The County Emergency Management Office, Floodplain Administrator issues building permits to ensure that all floodplain management regulations are met.

COUNTY FLOODPLAIN ADMISTRATOR OFFICES

Hardin County Floodplain Administrator
Hardin County Courthouse
300 W. Monroe Street
Kountze, TX 77625
Phone (409) 246-5251 Fax (409) 246-5106

Tyler County Floodplain Administrator
201 Veterans Way
Woodville, Texas 75979
Phone (409) 283-6354 Fax (409) 283-6351

LOT CLEARING PERMIT APPLICATION

Property Owner: _____

Physical Address: _____

Legal Description: Block _____, Lot(s) _____

Telephone Numbers: Work: _____ Home: _____

Tree Company _____

- Tree(s) Dead
- Tree(s) Unsightly
- Construction (New or Addition)
- Other: _____

LOT CLEARING FEE \$350.00

LOT CLEARING: Property owners who use the dump for lot clearing must pay a dump fee for each lot cleared. No lots are to be cleared with the exception of home sites or lots adjacent to homes.

SIGNATURE OF PROPERTY OWNER

DATE

WILDWOOD PROPERTY OWNERS ASSOCIATION

Date Application Received: _____

Action:

- Approved
- Rejected

POA SIGNATURE

DATE

Single Family Residences

The Architectural Control Committee will not approve any structure where any part thereof is built on more than one (1) lot without an agreement in writing from the owner that will be binding on the owner, his successors and assigns, that the owner will not sell separately such lots and will only sell or convey such lots as a single transaction.

The agreement from the owner will be as follows:

"This Agreement is made this the _____ day of _____,
20____ between the owner of _____
(legal description) in Wildwood Resort City and the Architectural Control Committee,
Wildwood Property Owners Association."

Owner agrees that in accordance with the approval by the Architectural Control Committee of the structure to be placed on the referenced lot(s), he will not sell such lots separately, but will only sell and convey said lot(s) as a single transaction.

EXECUTED the day and year above written

OWNER

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before this _____ day of _____, 20____ by _____, as owner.

Notary Public, State of Texas

WILDWOOD PROPERTY OWNERS ASSOCIATION

PAVING OVER PROPERTY LINE

I request that I be allowed to extend my driveway/sidewalk paving across WPOA property. I am aware that should it ever be necessary to excavate these areas for any purpose such as drainage, etc., it would be my full responsibility to replace the damaged areas. I take full responsibility for this paving extension and will not hold WPOA responsible for any paving past my property line. An expansion joint will be placed at the property line and the pavement will end one foot from the edge of the street.

SIGNATURE (WPOA PROPERTY OWNER)

NAME (WPOA PROPERTY OWNER)

ADDRESS

BLOCK LT/ITS

EXAMPLE

