

**“Spec” Builder/Developer**

**New Home Construction Review Application - Form 1A**

“Spec homes” are homes that are not under contract with an expected owner/occupant or are purchased by others as an investment. Builders will be limited to two (2) unsold spec homes at any given time. No new spec home applications will be considered by the ACC until at least one (1) of the two (2) spec homes is sold and occupied an owner.

Cape Royale is conceived as a community of individual, well-designed, high quality homes. Front elevations may not be repeated, without modifications acceptable to the Committee. Elevations of all four sides must be attractive and not have the appearance of mass produced housing. It is especially important that houses on Golf Course lots have attractive elevations facing the golf course, and that the “back yard” appearance of typical subdivision houses on all lots back to back be strictly avoided.

**A 911 ADDRESS REQUIRED FOR NEW HOME CONSTRUCTION.**

A potential Builder must submit a completed application to the Community Manager via email at [capepoa@eastex.net](mailto:capepoa@eastex.net) or mail/deliver to #6 Sales Drive, Coldspring, TX 77331. Applications must be approved by the ACC at a regularly scheduled ACC meeting, either on the 1<sup>st</sup> or 3<sup>rd</sup> Thursday of the month. The Builder is required to attend the meeting to answer any questions the ACC may have and to review permit requirements. The Community Manager will keep the Builder informed on the progress of the application.

Builder/Company Name: \_\_\_\_\_

Cape 911 Address: \_\_\_\_\_

Builder Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Legal ID Section/Block/Lot(s): \_\_\_\_\_

Project Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Exterior Materials: \_\_\_\_\_

\_\_\_\_\_

Exterior Color Scheme: \_\_\_\_\_

**Attach paint samples, pictures of materials to be used, and drawing or picture depicting what finished project will look like.**

**Attach survey of plat showing set-back lines, utility easements, and drainage easements and where the project will be located on the property.**

If the site is sloped such that water from the site will drain to adjacent property, describe how water runoff will be controlled. \_\_\_\_\_

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**Special Permits or Approvals required prior to ACC review (check those that apply):**

\_\_\_\_\_ Bulkhead, Boathouse, Piers -require TRA permit and possibly Corp of Engineers

\_\_\_\_\_ New structures, additions and driveways – require Cape Royale Utility District approval

\_\_\_\_\_ All projects in the Reserves I or Reserves II section must be approved by that section’s ACC prior to Cape Royale ACC review

**Tree Removal (check if tree removal is required)**

\_\_\_\_\_ If live tree removal is required because of this project trees must be marked for review by the ACC prior to removal. Builder must make arrangements with the Community Manager for this inspection to take place.

**All POA Assessment Fees are paid. Community Manager Initial \_\_\_\_\_**

**I certify that all information submitted on this form is accurate and if found to be inaccurate permit can be rescinded. I have read the most current Construction Information Manual (CIM) posted at [www.caperoyale.org](http://www.caperoyale.org) and assure that all activities associated with this project will comply with the CIM and deed restrictions for the section in which this property is located.**

**Builder/Company Representative \_\_\_\_\_**

**Date \_\_\_\_\_**

## Major Construction Project “Spec” Builder/Developer Fee Worksheet – Form 2A

1. ACC Plan Review Fee **\$50.00 (non-refundable)**
  
2. Road Maintenance Fee **\$\_\_\_\_\_ (non-refundable)**  
 These monies are used to maintain our access roads that suffer from the heavy construction traffic traveling to and from new projects.
  
3. Property Owner Association Security/Performance Deposit **\$\_\_\_\_\_**  
 These monies to insure Builder performance, consistent with the application/permit and are used to compensate for any unrepaired damage to roads, ditches, and adjacent property. Requirements include:
  - construction to approved plan/specification
  - dry-in (see definition) and completion dates
  - no “red-tags”
  - trash removed
  - damage repaired

Final inspection for damage will include immediate roads at project property, drainage, culvert/driveway, site cleanup, and adjacent property.
  
4. Cape Royale Maintenance Fees **must** be current prior to plan approval.  
  
 Fees Paid      -or-              Amount Due \$ \_\_\_\_\_
  
5. Fees and deposits to be paid by check or money order to Cape Royale Property Owners Association “CRPOA”.

### POA Office Use Only

ACC Approval Date \_\_\_\_\_

Builder/Owner Name: \_\_\_\_\_

Legal Property ID: \_\_\_\_\_

Payment: #1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_ #4 \_\_\_\_\_ = Total Payment \$ \_\_\_\_\_

Check submitted by: \_\_\_\_\_ Check # \_\_\_\_\_

Final Inspection date: \_\_\_\_\_ Refund amount due: \$ \_\_\_\_\_



**ACC Construction Information Manual Forms**

**Spec/Developer Fee Worksheet - Form 5A**

(For use by Developer and Community Manager in Fee Calculations)

**Roads Fee (Non-refundable)**

Item/Description	Fee	Size	Total
Residential construction: Based on total floor space in the proposed project including garages.	\$ 1.50 per sq. ft.		
<b>PLUS</b>			
Porches, Decks, etc.	\$ 1.00 per sq. ft.		
New Bulkheads	\$ 4.00 per linear foot		
Boathouses, piers & docks:	\$ 1.00 per sq. ft.		
Well installation (not including well house)	\$ 240.00 set fee		
Swimming Pools	\$ 1.50 per sq. ft.		
	<b>Total Non-Refundable</b>		

**Performance/Security Deposit (Partially or fully refundable if project is completed per Application)**

**Equals five times (x5) amount of non-refundable deposit.**

## ACC Inspection Process

This document highlights many of the items enumerated in the Construction Information Manual. It does not relieve the Property Owner or Contractor of thoroughly reading and understanding the requirements outlined in the manual.

1. Site Inspections
  - a. Stake the locations of the Surveyor’s corner pins and flag for inspection.
  - b. Easements crossing the property shall also be flagged for inspection.
2. Periodic Inspections – these shall be made at the discretion of the ACC to ensure compliance of all requirements controlled by the deed restrictions and documents contained in the Construction information Manual.
3. Final Inspection – the ACC shall make a final inspection of the exterior conditions of the project at the completion to ensure compliance with the application and the deed restrictions covering the construction of the project.
4. Red Tag
  - a. If for any reason a project is deemed at any time not to comply with ACC construction regulations a “red tag” will be placed at the site; an attempt to contact the property owner verbally will be made and a notice in writing shall be sent to the property owner stating non-compliance.
  - b. This tag shall require cessation of construction until the item(s) listed on the tag are complied with and the ACC has approved the continuation of construction.
  - c. The appropriate fine will be levied and must be paid before work can be resumed.
5. Other inspections that may be required by other entities, such as Cape Royale Utility District (CRUD), Trinity River Authority (TRA) or any other authorities are the responsibility of the Property Owner.
6. Failure to comply with the above inspections may result in legal action.

By signing below, Property Owner authorizes the ACC or its agent(s) to enter upon and inspect the property and exterior of the structure thereon during regular business hours to ascertain whether said property and exterior of the structure thereon comply with deed restrictions, as well as the approved plans and specifications. Neither the ACC nor its agent(s) shall be deemed to have committed a trespass by reason of such entry or inspection.

The Property Owner agrees and understands that approval of plans and specifications by the ACC shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements. The ACC’s only objective is to determine compliance of the applicable deed restrictions.

Neither the Acc, the Cape Royale Property Owner’s Association, nor any of their respective members, officers and/or directors shall be liable because of the approval and/or non-approval of any improvement.

Owner’s Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder’s Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# ACC Construction Information Manual Form

## FORM NO. 8

### Request for Final Inspection and Deposit Refund

DATE: \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ BUILDER \_\_\_\_\_

PHYSICAL ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

PROJECT: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

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#### TO BE COMPLETED BY ACC COMMITTEE:

Project completion shall include the following:

Water, Sewer and Electrical service must be functional

Removal of all of the following items:

- Temporary power pole
- Portable toilets
- Construction fence
- Trash receptacle
- All building materials, construction tools and scraps
- Construction vehicles including trailers
- Dead trees and branches
- Piles of fill dirt and brush

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

DATE INSPECTED: \_\_\_\_\_ BY: \_\_\_\_\_