

IMPORTANT NOTICE TO ALL
TERRAMAR PROPERTY OWNERS AND BUILDERS
REQUIREMENTS TO BUILD

REVISED July 15, 2017

By virtue of authority granted to the Architectural Control Committee in covenants set forth in Restrictions for all sections of Terramar Beach Subdivision, at West Galveston Island, Clerk of Galveston County, Texas, please be advised as follows, to wit:

(ARCHITECTURAL CONTROL-Quote-..."No building or improvement shall be erected, placed or altered in the exterior design after being erected or placed on any lot in the Subdivision until construction plans, landscaping plans, or other plans, specification and a plot plan showing the location and size of such building or improvement have been submitted to the ARCHITECTURAL CONTROL COMMITTEE, or its designated representative, and have been approved in writing by such Committee or its designated representative, as to the harmony of external design with existing structures on lots in the subdivision, as to the type of exterior materials and exterior paint color, as to quality of workmanship and materials, and as to location with respect to topography and finished ground elevations...")

In accordance with the above, the Architectural Control Committee of Terramar Beach Community Improvement Association shall be furnished TWO (2) complete set of plans with the ENGINEERED SEAL and specifications for all proposed new home construction within the bounds of Terramar Beach Subdivision, or for any substantial addition to existing houses, including plot plan, floor plan, all wall elevations, complete structural details for foundations, wall and roof framing, wind bracing, exterior wall covering, interior wall finish, showing grade and size of all materials to be used, and type of roof covering to be used, it being specifically required that all nails, bolts and metal fastenings shall be galvanized or the equivalent rust resistant quality subject to approval of the Architectural Control Committee, EXCEPT that all nails, bolts and metal fastenings directly exposed to weather conditions shall be HOT -DIPPED GALVANIZED or TREATED GUN NAILS.

All plans and specifications and materials and workmanship shall be subject to acceptance and approval of the said Committee, and no construction shall be authorized or commenced prior to issuance of written acceptance and approval of said plans and specifications, and any violation hereof shall be sufficient cause for legal process against owner, builder and contractor and they shall be held liable in damages for any expenses incurred by said Committee in enforcing these requirements. PENALTY: \$ 500.00.

It is hereby further provided that, at the option of Terramar Beach Community Improvement

Association, owner, builder or contractor shall furnish RELEASE OF LIABILITY AND HOLD HARMLESS agreement in favor of said Association and shall, if requested furnish required insurance policy to support such agreement.

Property Owners, Builders and Contractors are hereby advised not to sign any building contracts or make or accept any advance deposits for any proposed new construction or substantial alteration to existing buildings prior to receipt of issuance of Galveston City Building Permit, City and State Health Department Permit, and written acceptance of plans and specifications by said Terramar Architectural Control Committee.

REVISIONS AND STIPULATIONS FOR PLANS AND SPECIFICATIONS OF THE HOUSE TO BE BUILT.....

BY _____

FOR _____

LOT ____ , BLOCK _____, SECTION ____ , TERRAMAR BEACH SUBDIVISION

Site Preparation: Lot shall be graded (filled if necessary) to prevent water standing beneath house. Site shall be cleaned of all debris upon completion of construction.

Culverts: No culvert shall be set in ditch to enter lot from street except as shall be approved by Terramar Architectural Control Committee.

Foundation Pilings: - Minimum piling size shall be 10" x 10" rough yellow pine #2 or better, not less than 12 lb. pressure treated penta or equivalent, to be set MINIMUM 9 feet sub-surface and MINIMUM 9 feet skyward, both from mean grade of lot. MAXIMUM 9' OC on girder line, 12" between girds, 4 rows of piling required. Pilings set on Gulf side of Steward Road shall be set not less than nine (9) feet skyward. Piling set for canal-front lots shall not be less than three (3) feet landward from bulkhead or three (3) feet landward from the center of the cap whichever is further; and piling set in water shall be of (16) pound salt water marine pressure treated CCA, 10" x 10" square, and shall be set not less than eight (8) feet sub-surface from the land beneath the water. Pilings set within five (5) feet of bulkheads on land side shall be not less than nine (9) feet sub-surface from land at location of such piling. (Effective July 15, 2017).

Girders: Two 2" x 12" nominal YP#2 or better, pressure treated penta or equivalent, notched into piling heads (notches to be sawed-not ax-chopped), to be bolted with 3/4" hot-dip galvanized bolts (through both girders and pilings). Splices of girders to be staggered on piling. Knee braces from girders to pilings to be 2" x 6" nominal YP #2 or better, pressure treated penta or equivalent. Knee braces on all pilings, extending every possible direction, braces leg bolted to sills, joists and pilings.

Floor Joists: Not less than 2" x 8" nominal YP #2 or better, set not more than 16 inch on centers. Solid blocking to be set between joists midway between bearing points on girders. Joists to be doubled at all bearing wall positions. Header joist to be set at joist ends. All joists at

perimeter of building to be pressure treated penta or equivalent. All floor joists shall be secured to girders with 2" x 6" cripples nailed between girders and extending upward to top of joists and nailed to joists. All nails to be hot-dipped galvanized (2" x 6" cripples required for maximum prevention of floatation or lateral movement).

Walls: Plates to be not less than 2" x 4" nominal YP #2 or better. Studs to be not less than 2" x 4" YP #2 or better, set not more than 17 inch on centers, with corner braces all walls and galvanized steel wind braces. Fire-stop blocking to be set in all walls midway between floor and ceiling. Window and door headers up to 3 feet opening to be 2" x 6" nominal, such headers more than 3 feet up to 5 feet to be 2"x 8" nominal, such headers more than 5 feet up to 8 feet to be not less than 2" x 10" nominal, all YP #2 or better.

Ceiling Joists: Not less than 2" x 6" nominal YP #2 or better, set on not more than 16 inch on centers, with "L" brace over center of rooms more than 10 feet wide.

Rafters: Not less than 2" x 6" nominal YP #2 or better, set not more than 16 inch on centers with "L" brace set under rafters midway between plates and ridge. Rafters to be wind braced from all directions. Opposite rafters to be cleated together under ridge. Metal fasteners on all rafters at plate line. Notwithstanding anything herein to the contrary, all rafters as used for cathedral ceilings shall be bound by galvanized or equivalent metal bands, not less than #24 GA., width of rafters, securely nailed with galvanized nails on top of sheathing, but under each side of ridge along all said rafters.

Roof Decking: Not less than C D x 5/8 inch plywood (NOT SHOP GRADE).

Roof Covering: Not less than 235 LB. seal tab composition shingles applied over not less than 30LB. felt (Recommend lot less than 6 inch lap on felt).

Siding: As per plans, rough cedar, vinyl, western select grade, applied over, (here required), not less than 30 LB. felt with minimum 6 inch lap. Nails to be hot-dipped galvanized . Aluminum or Composition siding not approved.

Exterior Siding: - Choice of owner, except, if plywood (4' x 8") sheets, not less than 7/16" thickness, exterior grade; if single board and batten, boards not less than 3/4" nominal thickness. Hardboard (Masonite) type siding permitted only over not less than 1/2" plywood sub-sheathing. Any other type of siding to be specifically approved by Terramar. (Effective July 15, 2017).

Exterior Doors: Solid slab or glass patio doors (design choice of owner).

Interior Doors: Owner's choice.

Sub-Floor: 3/4" OSB - tongue and groove (glued and nailed).

Windows: Must meet City of Galveston Energy Code Requirements. Compliance tools available from <http://www.energycodes.gov/> .

Size of House: Not less than 600 sq. ft. enclosed area for Section 1, 2 and 3. Not less than 900 sq. ft. for Sections 4, 5 and 6, Not less than 750 sq. ft. for Section 7. Not less than 1200sq.ft. for Section 8 and Marina. All being enclosed areas, exclusive of decks and porches.

Porches & Decks: All joists, decking and railings to be of YP #2 or better, pressure treated penta or equivalent. All nails and metal fastenings to be hot-dip galvanized.

Stairs: Three (3) stringers, treads, railings, support posts, bracing, etc., to be YP #2 or better, pressure treated penta or equivalent. All nails to be hot-dip galvanized.

Plumbing: All plumbing installations shall be of good quality standard material and fixtures and shall be installed in accordance with maximum health and safety design and requirements. Septic system plans shall also be approved by Architectural Control Committee. Two sets required.

Electrical: All electrical installations shall be in accordance with maximum electrical and fire prevention safety design and requirements as set forth in National Electrical Code and National Fire Prevention Codes. COPPER WIRE only shall be used.

Mechanical: Water heaters and air-condition units shall be elevated to level of floor of main dwelling. A/C unit must be secured.

Nails & Metal Fastenings: All shall be of HOT-DIP galvanized (includes all bolts), fasteners on all studs top and bottom and rafter tails.

Miscellaneous: All Galveston City Building Codes shall be complied with, but such compliance shall not in any way constitute any authority for lesser structural quality than required by Terramar Beach Association or Architectural Control Committee hereof, T.C.P.I.A. specifications will be enforced.

The stipulations herein set forth shall supersede anything to the contrary contained in the plans and specifications attached hereto.

Other Requirements by Terramar:

NOTE: The structural requirements stipulated herein are for the house plans to be built for owner and on lot shown on page (2) hereof, and shall not be construed as final requirements for all houses built in Terramar Beach.

ALL HOUSE PLANS SHALL CARRY A STRUCTURAL ENGINEER'S SEAL.

ALL CONSTRUCTION SHALL MEET T.C.P.I.A. REQUIREMENTS.

Time limit for completion of construction: 1 year (12 months) interior and exterior of new homes. This will reduce vandalism and unsightly conditions. Builder/owner/contractor must provide a dumpster on the property along with a retaining fence on three sides of property. Must clean up daily.

Port-O-Pottys must be available on job site by contractors when work commences.

Pilings that are put in for a new home, whereas a home is not constructed, the pilings shall not sit longer than six (6) months. If they do, they must be removed at owner's expense. If pilings are not removed by owner, the TBCIA will have them removed at owners expense. Plus any and all legal fees accrued.

Plan approval is required fifteen (15) days prior to start of construction.

Architectural Chairman shall have the owner to halt construction if requirements are not met. Chairperson will report any halting of construction to President or Vice-President of TBCIA

ACCEPTED BY: _____

SIGNATURE OF AUTHORIZED PERSON

FOR ABOVE: _____

TITLE: _____

An Architectural Control Fee of One Hundred Dollars (\$100.00) , subject to increase without notice, shall be paid to the order of Terramar Beach Community Improvement Association and shall accompany submission of plans and specifications as herein above required.

NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR CONSTRUCTION OF ANY NATURE ON ANY LOT WITH OUTSTANDING UNPAID FEES DUE FOR MAINTENANCE, MOWING OR ANY OTHER CHARGES AGAINST THE LOT.