

Questions concerning “New Construction” or “Remodel / Improvement” projects should be directed to the Terramar Architectural Control Committee.

All New Construction or Remodel/Improvement projects on the exterior of homes, exceeding \$1000 in value, must have a building permit issued by the City of Galveston and also comply with the deed restrictions of the Terramar Beach Home Owners Association. New construction is defined as projects from the ground up OR new structural additions to an existing house. Examples are adding a room, story, hip roof or decking. City of Galveston building permits are required for New Construction or Remodel/Improvement projects that include, but are not limited to the following:

- Concrete work
- Pilings
- Siding
- Roofing
- Doors and Windows
- Decking, Handrails and Stairs
- Fencing

To gain approval, to start your project, submit the following to the Terramar Architectural Control Committee:

Remodel / Improvement Project

- Display a copy of City of Galveston building permit visible from the driveway OR submit a copy to a member of the Terramar Architectural Control Committee OR both.
- GLO Certificate for Sections 1 & 2; and parts of Sections 2 & 7.
- Must comply with Terramar deed restrictions for your section of the neighborhood. (This information is available on the Terramar website or by asking your section leader or a member of the Terramar Architectural Control Committee.)
- Depending on the project scope, supply port-a-can and/or trash dumpster.
- Keep jobsite clean for weekly inspections.

New Construction Project

- New construction is defined as projects from the ground up OR new structural additions to an existing house. Examples are adding a room, story, hip roof or decking.
- Copy of City of Galveston building permit.
- GLO Certificate for Sections 1 & 2; and parts of Sections 2 & 7.
- Must comply with Terramar deed restrictions for your section of the neighborhood. (This information is available on the Terramar website or by asking your section leader or a member of the Terramar Architectural Control Committee.)
- 2 sets of engineered approved and stamped drawings. Drawings must include drainage and plot plans.

- Completed "REQUIREMENTS TO BUILD" document, the document is found on the Terramar website.
- \$100 filing fee made payable to the "Terramar Beach Community Improvement Association".
- Jobsite must have port-a-can and trash dumpster.
- Keep jobsite clean for weekly inspections.

* Important: After pilings are set, a piling survey must be conducted before framing starts. Piling survey must be submitted to the Terramar Architectural Control Committee by email for approval before framing begins.

Failure to comply with these guidelines will result in ordered project work stoppage and could be subject to fines by the City of Galveston and/or the Terramar Beach Community Improvement Association.

Contractor

Owner
