

## Architectural Control Committee

March 8, 2006

Approved by BOD Meeting March 8<sup>th</sup> 2006

Based on your requests and following an evaluation of the unique situation existing on Amberjack Street, the ACC is recommending to the board members of the PCCOA that special consideration be given to allow fencing to be erected forward of the main structure. This special consideration is limited to the eight properties having Amberjack addresses which include Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R and 8R, all of which are contained in Block 8 of the Pelican Cove development plat.

Each owner desiring to construct such a fence will be required to initiate action with a formal written variance request to the ACC with detailed drawings of the fence location, materials to be used and measurements so that an accurate evaluation can be made. Further, the following specifications must be followed to assure consistency and aesthetically pleasing appearance on said property:

1. Any fence projecting forward of the front wall of the main structure on the property must not be solid so as to prevent one from seeing through it or interfering with the natural flow of wind.
2. No fence will be erected to a height greater than 6 feet from the point at which it touches the ground; however, supporting posts/columns may exceed that height.
3. The front (street side) of the fence cannot be set forward of the building line as depicted on the property plat.
4. No chain-link or other type of wire fencing materials will be considered.
5. Solid walls/fences will be permitted from the back of the property to the front wall of the main structure as stated in the current C & R's. From that point forward, a solid footing can be erected to support an open fence up to or short of the front build line of the property, providing that footing is no higher than 12 inches above the ground.

Each request will be considered on an individual basis and be evaluated on its utility and aesthetic qualities. Additionally, each request will be forwarded along with the ACC recommendation to all the other property owners on Amberjack for comment. Should there be any dissenting comments or complaints, said individual will be granted a hearing before the PCCOA Board to resolve the conflict.

The above guidelines and restrictions are established to maintain a consistent and aesthetically pleasing neighborhood while responding to the special needs and requests of property owners on Amberjack.

As is always the case, the ACC is the final approval authority for all construction; and in this case since a variance is required, complete Board action is necessary for approval which will be final and binding.

## Architectural Control Committee

February 16, 2009

### Architectural Control Committee Revision

In accordance with Article 12, Par. 9 of the By-Laws of Pelican Cove Canal Owner's Association (By-Laws) and Article 2, Par. 2.10 of the First Amended and Restated Declaration of Covenants and Restrictions (Covenants), the Architectural Control Committee (ACC), with the approval of the Board of Directors (Board), has made the following modifications/amendments to the building standards of the Pelican Cove Canal Owner's Association (PCCOA):

Article 3, Par. 3.9 of the Covenants is changed as follows:

The words "within six (6) months after" are changed to read "within 270 days after".

### 3.5 Minimum Grade Elevation and Foundation.

The minimum grade elevation for any Lot shall be seven (7.0) feet above mean sea level. On all main buildings and all out buildings (excluding fish cleaning stands), either attached or detached, all foundations must be of concrete and must be fully enclosed at the perimeter. The finished floor elevation for the first floor of any dwelling shall be not less than eight (8.0) feet nor more than nine (9.0) feet above mean sea level. The finished floor elevation for the second floor of any dwelling shall be not less than nine (9.0) feet nor more than eleven feet, six inches (11.5) feet above the finished first floor elevation. No dwelling, garage or appurtenant building shall exceed two (2) stories in height.

Architectural Control Committee

October 7, 2011

In addition to the one sign permitted in Article 3, Par. 3.19, a second sign is permitted as follows:

"During construction of a home, one professionally lettered sign not larger than 3 (three) feet square will

be allowed naming the prime (general) contractor building the house. That sign may be put in place when site preparation for the slab is started and must be removed on the completion date as defined in Par. J in the "Application for approval of home Construction" form.

Political signs will be allowed as required by state law. (Revised Oct. 7, 2011)

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Gracie Alaniz-Gonzales*

Gracie Alaniz-Gonzales, County Clerk  
San Patricio Texas

December 27, 2011 02:09:42 PM

FEE: \$32.00  
HOMEOWNERS CERT

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