

Waterwood Improvement Association, Inc
Permit to Build Application Large Improvement Project

PLEASE PRINT

ARC Application No. _____

_____ (Lot owner) requests Architectural Review Committee (ARC) approval to commence work on the following project:

Description of project or work to be performed: (please check appropriate box)

	New Build		Addition		Remodel
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Lot Location (If work will occur on multiple lots, all lot information must be included):

Section/Subdivision: _____ **Block:** _____ **Lot(s):** _____

Street Address: _____

Submitted with this application are the following (check all that may apply):

Check	Item	Required (to be completed by WIA)	Date Received
	Site (plot) plan for lots showing existing and proposed improvements, easements, building and setback lines, topography		
	Soil sample survey (Not required, but strongly recommended)		
	Slab survey		
	Final house (dwelling) plan in duplicate		
	Other building/structure plan in duplicate		
	Completed Attachment A for this application		
	Capital Improvement fee in the amount of \$ 3,200.00 (2026) ***** NON-REFUNDABLE *****		
	Copy of San Jacinto County General Residential Development Permit		
	Copy of Waterwood MUD #1 Permit to Construct		
	Copies of Consent to Encroach into public utility or drainage easement		
	Boathouse or boat slip plan (****TRA authorization required)		
	Bulkhead and / or pier plan (****TRA authorization required)		
	Copy of Trinity River Authority authorization		
	Completed General Contractor or Builder Requirement		
	Pre-Pour Inspection Report - SEE #8		
	Framing and Mechanical Systems Stages Report – SEE #8		
	Completion Inspection Report – SEE #8		

Other information:

General Contractor or Builder (if known at time of application submittal):

Company Name: _____ Contact Name: _____ Phone: _____

Licensed Professional Home Inspector: _____
Contact: _____ Phone: _____

I, _____ (lot owner) **agree to the following terms and conditions for this project as part of my application for a Permit to Build:**

1. No improvement project work will begin on the lot(s) until a written Permit to Build has been issued and posted on the lot(s) by the ACB. This includes removal of trees or other native growth.
2. The improvement project plan and construction work will comply with Waterwood Policies for Residential Lots, other applicable Protective Covenants or Declaration of Restrictions for the lot(s), and any project specific requirements as established by the ARC.
3. The 45-day application approval/disapproval period will not begin until the ARC has received all documents and information needed to process this application.
4. If any plan changes or revisions are made to the exterior of any lot improvements after receipt of a Permit to Build, the changes will be submitted to the ARC for approval prior to being incorporated.
5. The lot owner shall instruct the General Contractor to comply with all requirements listed in the General Contractor or Builder Requirements document.
6. If this project is the construction of a house (dwelling), it shall not be occupied until the ARC has issued a Certificate of Occupancy.
7. The Waterwood Improvement Association, Inc., its Board of Directors, Architectural Review Committee Members, administrative staff, or any agent thereof, shall not be responsible in any way for: a) defects of any kind in the plans or other information or data submitted, revised, or approved; or b) for structural or other construction defects of any kind in work done according to such plans.
8. The construction of a House REQUIRES three (3) inspections of the structure by a licensed professional home inspector to ensure the home is being built to the International Residential Code at owner's expense. Report to be submitted to WIA immediately upon stage completion.
9. Submit a list of deficiencies in road prior to construction on the street you are building on.

Lot Owner Signature: _____ Date: _____

Lot Owner Name (printed): _____

Mailing Address: _____

Contact phone numbers: _____ or _____

E-mail address: _____

Initial application received by: _____ Date: _____

Attachment A: Additional Information

Please print

Lot Description (check all boxes that apply):

<input type="checkbox"/>	Lake Lot	Is it bulk-headed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	Golf Course Lot			
<input type="checkbox"/>	Corner Lot			
Lot surface grade: <input type="checkbox"/> Essentially Level <input type="checkbox"/> Noticeably sloped				

List any existing improvements or structures on the lot:

List any special characteristics of lot (severe grade, utility or drainage easements, gullies, etc.):

Proposed construction (attach additional sheets if constructing multiple buildings):

Type of building: **House** **Outbuilding** **Boathouse**
 Type of construction: Wood frame Other _____
 Foundation type: _____
 Number of stories: _____ Height of tallest building: _____ feet

Building(s) square footage:
 House (heated/cooled living area): Total: _____ 1st floor: _____ 2nd floor: _____
 Garage: _____ Attached to house? Yes No
 Carport: _____ Attached to house? Yes No
 Boathouse: _____ Number of boat slips: _____ Storage room? Yes No
 Outbuilding (type and area): _____
 Other structure (type and area): _____

Number of rooms:
 House: Total: _____ 1st floor: _____ 2nd floor: _____
 Boathouse: _____
 Outbuilding 1: _____ Outbuilding 2: _____
 Other structure: _____

Driveway minimum width: _____

Exterior Material Specifications (attach additional sheets if constructing multiple buildings)

Specifications for building(s): _____

Exterior Walls (check all that apply)

<input type="checkbox"/> Brick	<input type="checkbox"/> %;	Color(s): _____
<input type="checkbox"/> Stone	<input type="checkbox"/> %;	Color(s): _____
<input type="checkbox"/> Stucco	<input type="checkbox"/> %;	Color(s): _____
<input type="checkbox"/> Vinyl siding	<input type="checkbox"/> %;	Color(s): _____
<input type="checkbox"/> Wood siding	<input type="checkbox"/> %;	Color(s): _____
<input type="checkbox"/> Hardiplank	<input type="checkbox"/> %;	Color(s): _____
<input type="checkbox"/> Other	<input type="checkbox"/> %;	Color(s): _____

Attachment A, continued

Roof (note: roofing material must be fire retardant)

Material: _____

Style: _____

Color: _____

Deck Material: _____

Patio Material: _____

Fireplace(s): Will the building include one or more fireplaces? _____ Yes _____ No

#1 _____ Gas only _____ Wood only _____ Wood and Gas _____ Prefab _____ Masonry

#2 _____ Gas only _____ Wood only _____ Wood and Gas _____ Prefab _____ Masonry

#3 _____ Gas only _____ Wood only _____ Wood and Gas _____ Prefab _____ Masonry

Is a chimney (flue) spark arrester specified for all wood burning fireplaces? _____ Yes _____ No

Other specifications:

Propane Storage Tank: Will a propane storage tank be installed on the lot? _____ Yes _____ No

If yes:

Tank size: _____ gallons

Location: _____

Installation method: _____ Above ground _____ Buried

(Note: above ground tanks must be screened from view)

Fence Specifications:

Material: _____

Style and height: _____

If masonry, metal, or painted/stained wood, specify color:

Other Information:

Explain any proposed changes to the lot surface grade: _____

How many trees are proposed for removal? _____ How many of the above number of trees are within the footprint of the proposed building(s)? _____

Will the front (street side) of the lot be landscaped? _____

Please include any additional information about the proposed project that is pertinent to the ARC's review and approval process: _____

