

Carmel Hills Property Owner Association

Carmel Hills Estate is a Deed Restricted community and POA has a responsibility to enforce the Deed Restrictions.

POA Mission Statement is:

The primary objective of the Carmel Hills Property Owners Association is to ensure a well-maintained subdivision that sets a standard of quality that will uphold the property values and integrity of the Carmel Hills Subdivision for all property owners to enjoy.

Deed Restriction Summary

- All lots shall be used solely for residential purposes.
No structure shall be erected on any lot other than one single family dwelling. No trailers, tent, shacks, garage, barn, boathouse or other outbuilding situated or erected on any lot shall at any time be used as a residence nor shall any residence of temporary character be permitted.
- **800 sq ft minimum**
- **No mobile homes of any kind.**
- **All plans must be approved by Carmel Hills POA**
Approved in writing by CHPOA
All property easements, right-of-way and Southern Building Code must be followed
- **All buildings must be completed within 6 month.**
No garage maybe build except simultaneously with the residence
- **No building shall be occupied until exterior is completed**
And all plumbing is connected with a septic system approved by State and Local Department of Health
No outdoor toilets shall be permitted
- **All lots shall be maintained in a neat manner**
- **No commercial activity of any kind**
Rentals for less than 30 days are considered commercial enterprise
- **No hunting or discharging of firearms or target shooting**
- **No outdoor toilets shall be permitted**

These restrictions are for the benefit of the entire subdivision, to preserve the value and beauty of Carmel Hills.

For more detail contact CHPOA

**ARE YOU PLANNING TO BUILD?
ARE YOU PLANNING TO REMODEL?
SOME OF THE THINGS YOU SHOULD KNOW**

The following rules and regulations have been adopted by the Carmel Hills Property Owners Association according to Paragraph 5 of the Deed Restrictions of Carmel Hills which states:

"No building or other improvements shall be erected, placed, or altered on any lot until the plans and specifications and the location of the structure on the lot have been approved by the Development Committee or its assignees as to quality and workmanship of materials, harmony' of external design, and location of the structure with respect to whether the same is in accordance with these restrictions."

The Carmel Hills POA requests that plans and specifications be submitted in duplicate, one copy to be retained for the files of the committee, and an approved copy to be returned to the property owner.

The decision of the Carmel Hills POA is final. Any person who may feel aggrieved by any action of said Carmel Hills POA may appeal to the District Court of Live Oak County, Texas, for review of any action of said Carmel Hills POA

In order that plans may be complete when submitted to the committee, the following are basic requirements:

1. Plans must include a plot plan to scale showing proposed location of the structure on the plot as well as the location of a water well, septic tank, drain field, and pier if so included.
2. Plans must include a drawing showing the framing of a typical wall section.
3. FHA and VA specifications are considered as minimum acceptable specifications.
4. Horizontal 2" X 4" bracings approximately 48" above floor level are required between studs on 16" centers on all outside walls.
5. Cut-in 1" X 4" angle bracing is required on all outside corners, with the exception that 1/2" plywood sheeting or solid wood siding may be substituted for the 1" X 4" angle bracing.
6. All structures not constructed on concrete slab and beam foundations, i.e., those on pier and beam foundations, regardless of the height of the piers will be enclosed with curtain walls with access doors if required by owner.
7. All foundation plans will be reviewed by the Carmel Hills POA.
8. All bottom plates will be bolted to foundation metal stud ties, metal joist ties are required on alternate studs and/or joists.

9. For buildings that are to be structurally remodeled or additions that are to require structural additions, plans and specifications are required to be submitted to the Carmel Hills POA for approval.

The above regulations are the result of damage and debris experienced in high winds such as hurricanes and resulting tornadic winds. They are submitted to you as guidelines. Each set of plans is considered on its own merits.

Carmel Hills POA

I, _____ owner of

I agree to respect and comply with all restrictions, requirements, and guidelines set forth by the Carmel Hills POA and, the Deed Restrictions of Carmel Hills.

Signed: _____

Date: