

**APACHE SHORES PROPERTY OWNERS ASSOCIATION  
BUILDING AND CONSTRUCTION REGULATIONS AND REQUIREMENTS**

**INFORMATION AND CAUTIONARY NOTICE:**

**BONDS:** Any construction in Apache Shores involving agents/contractors/sub-contractors requires a posted Bond with Apache Shores named as the insured in the amount of \$5,000. This Bond is protect the association from collateral damage done by the builder to the roads, common property, etc. and to insure compliance with the building packet and complete the process including a CO (Certificate of Occupancy). The Bond can be tapped by the association if any of these factors are not resolved to the association’s satisfaction. Exempt from posting the Bond are residents doing their own construction on their residence and residential property when no heavy equipment is involved.

**FORM SURVEYS:** These surveys are made to assure the builder that intended structures are not encroaching on any other properties, easements, and setback lines indicated on the plat. Any construction conducted under IRC requires a Form Survey. Other construction may require a Form Survey if determined by the Architectural Review Committee. These surveys are indicated on the “Builder’ Checklist”.

**Caution:** Where no form survey is indicated, it is the owners/builders responsibility that no encroachment or infringement occurs. This is a civil matter and violations can lead to litigation and may affect the sale of the home and property.

**ENGINEERED SLABS:** Any slab construction under IRC requires an engineered slab. For other construction the ASPOA Architectural Review Committee may require an engineered slab based on plans indicating high level of complication or insufficient slab strength.

**JOB-SITE CONDUCT:** Job site must be kept clean throughout each phase of construction and will be checked at each scheduled inspection. Unobserved clean-up notices may result in a “Stop Work Order”. Erosion control barriers must be in place on run-off sides before layout inspection and will be checked. Malfunctioning barriers must be promptly and properly re-installed. Familiarization with “Notice to Owners/Builders is required.”

**FENCES:** All fences, masonry walls, and retaining walls must be built exclusively on the owner/ builder’s property, and no part may project into someone else’s property or into the road right-of-way. Height limitations must be observed. Violations may result in removal of the encroaching part.

**Fences/Walls over 6 feet require neighbors and ASPOA Board of Directors approval.**

ASPOA assumes no liability for any encroachments caused by its members. If no property lines can be established via existing survey plats and/or survey pins, a new property survey is recommended to avoid possible subsequent property line disputes or litigation.

**INSPECTIONS:** Any construction under Category I are required to adhere to IRC (International Residential Codes) Inspections for Categories II, III and IV construction are specified and may (in part) require to adhere to IRC and/or Travis County Regulations, respectively. Construction must allow for exposure to reveal electrical (if applicable), plumbing (if applicable), fire blocking and/or other fire safety requirements and structural (if applicable) elements for i inspection.

**FINES:** Stop Work Order..... \$200.00  
Work must stop, the property brought into compliance and the fine paid. If work continues after a “Stop Work Order” is posted fines will accrue at the rate of \$200.00 per day until work has stopped, the property has been brought into compliance and the fines paid.