

Sky Harbour Home Owners Association (SHHOA) Architecture Permit Approval Form

SHHOA Architecture Committee Mission Statement:

Our mission is to serve the Property Owners and Board of Directors of Sky Harbour by providing timely and consistent responses to property change requests, while ensuring compliance with current deed restrictions. We are committed to continuous process improvements. While we cannot change past decisions, we strive to learn from them and enhance our services making Sky Harbour a premier community in which to live.

SHHOA Architecture Committee Permit Decision

SHHOA Architecture Permit Job Name:

Last_Address_#

SHHOA Architecture Permit Decision:

☐

Approved

☐

Not Approved

Permit Process Date:

SHHOA Architecture Committee Comments:

If Permit is Not Approved, State Reason:

SHHOA Variance Required:

If SHHOA Variance is Required, State Reason:

Property Information:

Property Owner's Name (SHHOA Class A Member):

Sky Harbour Water Supply Corp./ Sky Harbour HOA

Property Physical Address:

619 Apollo, Granbury, Texas 76049

Telephone

817-573-1446

Email Address

skyhwater@aol.com

Property Legal Description (Hood County Tax Role):

Lot PT 18 (10x10 FT), BLK 3, Subd Sky Harbour Sec 2

SHHOA Property Section (1 - 11):

2

Is SHHOA Property in a Flood Plain?

☐

Yes

☐

No

Type of Structure Requested:

☐

Site-Built

☐

Manufactured \ Modular

☐

Garage

☐

Portable Build \ Shed

☐

Carport

☒

Other (List):

Fence around well house and electrical pole

State Reason for SHHOA Permit Request (Improvement):

We need to put a fence around the well house and eletrical pole to keep it safe

SHHOA Permit Attachment Checklist:

| N/A | Yes | No | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plat with Desired Improvement(s) Shown |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevation Drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Variance |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical Variance |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hood County Variance |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other (List): |

| SHHOA Permit Checklist: | | | | | | | | | | | | | | | | |
|-------------------------|------------------------|---|---|---|---|---|---|---|---|----|----|-----|--|---------------------|---------------------------|--|
| Item | SHHOA Property Section | | | | | | | | | | | | | Restriction Applies | Plan Supports Restriction | Deed Restriction |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | All | | | | |
| 1 | X | X | X | X | | | | | | | | | | | | Only one single family residence and incidental outbuildings shall be constructed or permitted to remain on any lot. If open carports are used, no unsightly storage shall be permitted therein that is visible from the street. No boats, trucks, camping trailers, or unsightly vehicles shall be stored, or kept for the purpose of repair, on any lots or drives, except in enclosed garages, or storage facilities protected from the view of the public or other residents of the above described land. |
| 2 | X | X | X | X | | | | | | | | | | | | No lot and no residence or outbuilding located thereon shall ever be used for other than a single family residence or purposes incidental thereto, except that the undersigned may use any residence as a temporary office and for such length of time as is necessary in connection with the development of this and other additions heretofore or hereafter. |
| 3 | X | X | X | X | | | | | X | | | | | | | No garage, boathouse, or outbuilding on any lot shall be used as a residence or living quarters, temporarily or otherwise, except by servants engaged on the premises. |
| 4 | X | X | X | X | | | | | X | | | | | | | Each lot shall be kept free of trash, garbage, rubbish, and weeds. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All fires must be enclosed safely. In the event this covenant is breached to the extent that an eyesore or fire hazard is the result, the Association may at its discretion, perform the work necessary to cure the objection, and levy such costs against the lot owner. |
| 5 | X | X | X | X | | | | | X | | | | | | | No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the stet property lines and a line connecting them at points 25 feet from the intersection of the sight lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. |
| 6 | X | X | X | X | | | | | X | | | | | | | The construction or maintenance of billboards, poster boards or advertising structures of any kind on any part of any lot is prohibited, except signs not exceeding five (5) square feet in size advertising property for sale or rental. |
| 7 | X | X | X | X | | | | | X | | | | | | | Except for chickens, no animals or livestock of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. |
| 8 | X | X | X | X | | | | | X | | | | | | | No noxious or offensive activity shall be carried on any lot, nor shall any nuisance be created thereon. |
| 9 | X | X | X | X | | | | | X | | | | | | | No tank for the storage of oil or other fluid may be constructed or maintained on any lot above the surface thereof. |
| 10 | X | X | X | X | | | | | X | | | | | | | No radio, television towers or aerial wires shall be maintained over any part of any lot not occupied by a structure. |
| 11 | X | X | X | X | | | | | X | | | | | | | No improvements shall be so constructed on any lot so as to interfere with the easement of record of the Brazos River Authority to flood, overflow, or inundate portions of said lots, and no improvements shall be constructed at or below 693 feet above mean sea level without prior approval by the Brazos River Authority. |
| 12 | X | X | X | X | | | | | X | | | | | | | All applicable rules and regulations of the Brazos River Authority, their successors and agents, shall be strictly complied with. No structure except boathouses, docks or piers shall be constructed nor any fill used to extend the property beyond the lot and bulkhead line on any waterfront property, nor shall any construction or fill in channels impede boat traffic. All construction of docks, boathouses, and piers shall be subject to approval of the Association, and none shall extend more than 10 feet in channels less than 66 feet in width nor more than 15% of the width of wider channels. |
| 13 | X | X | X | X | | | | | X | | | | | | | No use shall be made of the premises so as to result in the draining or dumping into Granbury Lake or its watershed of any refuse, sewage, or other material which might tend to pollute its waters. All lavatories, toilets, and bath facilities shall be installed indoors and shall be connected with adequate grease traps, septic tanks, and lateral lines constructed to comply with the specifications of the Brazos River Authority, and governmental authorities having jurisdiction, and no "outside" or surface toilets shall be permitted under any circumstances. All lavatories, toilets, and bath facilities shall be completely installed and functioning before a building is occupied. When and if a sewage treatment plant and collection system for the service of the premises is provided it shall be used as the sole means of sewage disposal for such premises. |
| 14 | X | X | X | X | | | | | X | | | | | | | No building material of any kind shall be placed or stored upon any lot except during construction; and then such material shall be placed within the property lines of the lot on which the improvements are to be erected. |
| 15 | X | X | X | X | | | | | X | | | | | | | Every residence erected on any lot or plot shall front on the street on which it is located unless the undersigned approves in writing a different frontage. |

| | | | | | | | | | | | | | | | | | |
|----|---|---|---|---|--|--|--|--|--|---|--|--|--|--|--|--|---|
| 16 | X | X | X | X | | | | | | X | | | | | | | Every residence on a corner lot or plot shall front on the street designated by the Dedicator and shall present a good appearance on the other street on which it is located. |
| 17 | X | X | X | X | | | | | | X | | | | | | | Outbuildings shall be of design and construction similar and comparable to front of the residence. No outbuilding shall exceed the residence in height, unless by written consent of the Dedicator. Cooling towers and all other mechanical units located in front or at the side of the residence must be screened to the satisfaction of the Dedicator. |
| 18 | X | X | X | X | | | | | | X | | | | | | | Swimming pools shall not be nearer than five feet to any lot line and shall not project with their coping more than two feet above the established grade. |
| 19 | X | | X | | | | | | | | | | | | | | No residence having a floor area of less than 1200 square feet shall be erected on Lots 4 thru 10 inclusive. |
| 20 | X | | X | | | | | | | | | | | | | | No residence having a floor area of less than 700 square feet shall be erected on the remaining lots in the subdivision. |
| 21 | X | X | X | X | | | | | | | | | | | | | In the event that a dwelling is erected which is a one and one-half or two-story structure, the lower or the ground floor shall have a minimum area equal to 2/3 of the required floor area set out above. |
| 22 | X | X | X | X | | | | | | | | | | | | | No building shall be located on any lot nearer to the front lot line or nearer to the side lot line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front lot line. The building set-back from the side lot lines shall total at least twenty (20) percent of the lot frontage, it not being required in its' connection that the building be equally distant from each side line, and provided further than in any event each building shall be at least six (6) feet from each side lot line. |
| 23 | X | X | X | X | | | | | | | | | | | | | Connected or unconnected but not enclosed porches, balconies, porte-cocheres, terraces, cornices, bay windows, spouting, chimneys and other customary architectural appurtenances may be extended beyond the building lines a distance of not to exceed five (5) feet. |
| 24 | X | X | | X | | | | | | X | | | | | | | An easement 5 feet in width is hereby reserved along all sides of each lot as may be necessary for the installation and maintenance of utilities and lines. |
| 25 | X | X | X | X | | | | | | X | | | | | | | All of the restrictions, covenants, reservations appearing herein, as well as those appearing in any contract, deed or other conveyance to or covering any part of this property, shall be construed together, but if any one of the same shall be held to be invalid, or for any reason is not enforced, none of the others shall be affected or impaired thereby, but shall remain in full force and effect. |
| 26 | | | | X | | | | | | | | | | | | | No residence having a floor area of less than 1000 square feet shall be erected on Lots 9 thru 40 inclusive of Block 6. |
| 27 | | | | X | | | | | | | | | | | | | No residence having a floor area of less than 700 square feet shall be erected on the remaining lots in Block 6 or any lot in Blocks 7, 8 and 9. |
| 28 | | X | | | | | | | | | | | | | | | No residence having a floor area of less than 1200 square feet shall be erected on Lots 1 thru 6 inclusive, Lots 35 thru 39 inclusive and Lots 61 thru 64 inclusive of Block 3. |
| 29 | | X | | | | | | | | | | | | | | | No residence having a floor area of less than 700 square feet shall be erected on the remaining lots in Block 3, or any lot in Block 2. |
| 30 | | | | | | | | | | X | | | | | | | Only one single family residence or a single mobile home shall be parked or permitted to remain on any lot. No unsightly vehicles storage shall be permitted. No boats, trucks, camping trailers, or unsightly vehicles shall be stored, or kept, except in appropriate outbuildings. |
| 31 | | | | | | | | | | X | | | | | | | No mobile home or residence having a floor area of less than 600 square feet shall be parked or permitted on said lots. |
| 32 | | | | | | | | | | X | | | | | | | Each mobile home or residence shall not be located closer to the front lot line than 25 feet or 10 feet from the side lot line. |
| 33 | | | X | | | | | | | | | | | | | | No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Dedicator as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topograph and finish grade elevation. In the event the Dedicator, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval shall be deemed to have been given. A copy of all such plans specifications and other written information required by the Dedicator shall be left with it after the same have been approved. |

[illegible]

As a SHHOA Property Owner, I have correctly stated my desired improvement(s) and I have read the SHHOA Deed Restrictions for my property's Section.

Sherri Creecy Office Manager

Date:

11-Jun-25

Property Owner

SHHOA Permit reviewed and prepared by SHHOA Architecture Committee Member(s):

Rusty Bowers
SHHOA Architecture Committee Member

Date _____

Robert Leslie
SHHOA Architecture Committee Member

Date _____

SHHOA Architecture Committee Member

Date _____

SHHOA Architecture Permit Process:

- NOTE:** No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Dedicator as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topograph and finish grade elevation. In the event the Dedicator, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval shall be deemed to have been given. A copy of all such plans specifications and other written information required by the Dedicator shall be left with it after the same have been approved.
- 1 Legal Property Owner \ SHHOA Class A Member submits SHHOA Architecture Permit Application Form for their desired property improvement(s) to SHHOA's Management Company (See website). Please provide your email address for a faster response.
 - 2 The Management Company will review the Form for completeness. If incomplete, the Form will be returned to the Property Owner for correction. If complete, the Form will be logged and forwarded to the SHHOA Architecture Committee.
 - 3 current SHHOA Deed Restrictions. **NOTE:** If additional information is required, the Committee will notify the Management Company who will notify the Property Owner. Upon receipt, the Management Company will forward this information to the Committee.
 - 4 for documentation. The Architecture Committee will also report status of the Permit Request to the SHHOA Board. For APPROVED Permits, a Permit "sign" will be placed on Owner's Property showing APPROVED status. This sign will be visible from the street for the duration of the project.
 - 5 The Management Company will notify to the Property Owner of the Committee's decision (email is preferred).
 - 6 Upon completion of APPROVED Permit improvements, the Property Owner must notify the Management Company. The Management Company will notify the Architecture Committee.
 - 7 The Architecture Committee will review completed Project against Owner's requirements and the Permit Approval Form. If all documentation agrees, the Permit will be marked COMPLETE and permit "sign" will be removed from property.
- NOTE:** If additional Permits are required (County, water, and/or electric), a SHHOA Permit can be issued only AFTER these Permits are APPROVED and submitted to the Management Company. Additional Permits are the responsibility of the Property Owner. Only SHHOA Permit Request that are APPROVED by the SHHOA Architecture Committee valid. No property improvements shall be made to SHHOA Properties without a APPROVED PERMIT. All APPROVED improvements must be completed within 120 days of Permit approval unless approved by the SHHOA Architecture Committee. If Permitted work is not completed within allotted time, a new APPROVED SHHOA Architecture Permit is required.
- NOTE:** At any time, the Architectural Committee may notify the Property Owner if any issue should arise. One possible notice may be a "Red" Tag added to the Permit Sign on the Owners Property. This Tag would be notice to the Property Owner to contact the Architecture Committee.

- References:**
- 1 To contact our SHHOA Board of Directors: skyharbourasktheboard@gmail.com
 - 2 Our official Sky Harbour Home Owners Association, Inc. website: <https://skyharbourhoa.com/>
 - 3 Permit Request Form <https://skyharbourhoa.com/arc-applications/>
 - 4
 - 5
 - 6