

APPLICATION

Timber Ridge Property Owner's Association Covenants & Architectural Review

The Timber Ridge community is a covenant-controlled subdivision within the Pass Christian city limits. The purpose of the Association is to further the cause of all members by working as a unit to achieve those things required for the betterment of the subdivision. The architectural requirements and review process are in place to ensure the preservation of property values by ensuring the development of the Subdivision as a residential community of the highest quality in which all improvements are harmonious in architectural design and aesthetic appearance.

Approval of All Plans and Specifications are required prior to the commencement of construction of any and all improvements to properties in TR. It is important for property owners to understand there are two sets of regulations to abide by: The TRPOA covenants and the City of Pass Christian building codes. The more restrictive regulation will take precedent. Both entities will consider requests for variances, however approval of a request for a variance is not guaranteed. Examples of this are property setbacks. The TRPOA setbacks, from the property line, are 30' front (street), 20' rear and 10' side yards. The city setbacks are 20' front (street), 10' rear and 5' side yards. Therefore, the TRPOA setbacks take precedent.

Whether you're planning new construction, an addition or modification to a residence, fence, swimming pool, driveway or any other "thing" to your property the TRPOA Covenant regulations- Section 2A and supplemental conditions apply. In ALL cases a survey or equivalent showing the property boundaries, the location of proposed or existing improvements and setbacks must be drawn to a scale and clearly identified.

Please see the attached check lists for each of these elements. Submitting a complete package for your project will streamline your review and ultimate decision on your project. Accordingly, section 2B of the TRPOA Covenants states "*Failure to reject the plans within 45 days after submission shall be considered approval of the plan.*" However, it is important to note that the 45-day timeframe begins when a **complete** package is received.

Property Owner/Applicant

Contact Information(Phone)

Property Information:

Legal (Lot /Block, Section) _____

Address _____

PROJECT: (Please check the appropriate box for your project(s))

Single Family Residence; New Construction ☐ Addition ☐ Modification ☐

Fence ☐ Swimming Pool ☐ Patio ☐ Deck ☐

Parking ☐ Structure ☐ Driveway ☐

Other; _____

Condition of Dwelling Units and Lots – *During Construction*

Whether it is a renovation project, new construction; ground up or an addition, property owners are reminded that their ***lots shall be maintained in good condition at all times.***

While we understand a construction site is prone to an array of items. A messy and unorganized jobsite can leave a negative impression on the surrounding community. It can also indicate the potential for additional issues on your project. A well-organized jobsite can mean a well-managed project.

Care about appearance – ensuring the appearance of sites enhances the image of the community.

Respect the community – demonstrate courtesy and respect towards neighbors and the public.

Protect the environment – identify and promote environmental protection throughout a project.

Secure everyone's safety – have systems in place that care for the safety of the public, visitors, and workforce.

Trash – ***Trash***, construction materials or (other) ***must be contained in closed containers or a dumpster. Burning of trash, rubbish, garbage, leaves or other materials in the open, by an incinerator or otherwise, is prohibited.***

Dumpsters/Port-a Potties – please ensure that your dumpsters and port-a potties are not filled beyond their capacity and emptied on a regular basis. In the event of a storm, dumpsters and port-a potties are to be removed promptly.

Fill - If fill is brought in prior to, during or after construction please mitigate the run-off or spread so not to adversely affect the adjacent properties. Water is not allowed to run off onto adjacent properties. Care is needed to be certain clay or dirt does not blow onto neighboring properties by either using straw, barrier cloth, erosion mat, silt fence or other suitable materials.

Signage – Once a project is completed all contractor or sub-contractor signage must be removed.

Changes - Any changes made after the initial approval will require re-submittal and approval by the TRPOA Architectural Review Committee and POA board prior to any changes are constructed.

It's imperative that property owners make their contractors and sub-contractors aware of these parameters.

Building Permits - Property owners are reminded to procure all permits as required by the City of Pass Christian, the State of Mississippi, Mississippi Department of Marine Resources, etc. prior to beginning construction. Examples of required permits include, but are not limited to, lot clearing, residential/auxiliary building construction projects, demolition projects, site filling, concrete slabs associated with driveways and parking areas, installation of new or replacement fences, etc.

Property Owner Signature

Date