



PARADISE ACRES IMPROVEMENT ASSOCIATION, SECTION 1

**110 Lakeshore South
Onalaska, Texas 77360**

Paradise Acres Subdivision Section 1 Building Permit Application and Permit

General Instructions:

This document is the application for a request to build, remodel, and/or install a structure on your property.

*A copy of the deed restrictions can be obtained from one of the current Board Members or from the Paradise Acres POA Website (www.paradiseacres1.net). The Amended ACC Guidelines that have been approved post Tornado are listed on the home page of the website until we receive the recorded copy.

Please visit the PAIA website to see contact information for Current Board Members:

<http://paradiseacres1.net/board-members/>

This document gives the explanation of the building requirements and interpretation of relevant deed restrictions. This overview provides you with the criterion needed for which your application will be approved or denied.

1. This Paradise Acres Subdivision, Section 1 permit is required before you receive an approved Building Permit.
2. After receiving your copy of the Paradise Acres Subdivision, Section 1 permit, forward the completed form to the Paradise Acres Improvement Association, Section 1, address (110 Lakeshore South, Onalaska, TX 77360), via email to Paradiseacres1acc@gmail.com, or in person to one of the above board members for approval.
3. The date of your application will be the day it is received by the PAIA, 1 Board.
4. Your application will be approved or denied by the Board of Directors within 2 weeks of submittal.
5. For piers, bulkheads, and boathouses, the Trinity River Authority (T.R.A.) is the controlling authority for a permit.
6. The property owner will be responsible for any damages caused by your construction vehicles to roads in Paradise Acres Subdivision, Section 1 and must be repaired or compensated for within 30 days of each event.



Date received by Paradise Acres Subdivision, Section 1 ACC Board _____

Name _____ Street _____ Blk. _____ Lot/s _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Phone #: _____ Email: _____

DESCRIPTION OF STRUCTURE TO BE BUILT, REMODELED, OR INSTALLED. INCLUDE THE FOLLOWING IN YOUR DESCRIPTION:

TYPE OF STRUCTURE: (example 1 or 2 story house/dwelling; garage, carport, storage building, fencing, etc.)

EXTERIOR MATERIALS AND FINISH: (brick, wood, hardiplank, logs, etc.)

EXTERIOR PAINT COLOR:

ROOF MATERIAL: (wood shingles, metal, etc.)

TYPE OF FOUNDATION: (concrete, pilings, etc.)

PERMIT: Does this construction require a city of Onalaska building permit?

YES: _____ NO: _____



BUILDING LOCATION: You must provide a valid plot map or a hand drawing of your property with the location of the proposed structure showing that the structure is behind all relevant building lines. **NOTE:** The building lines are the surveyor's lines on the plat and not the side of the road. (Attach plot map, drawings, or surveyor's plat to this document.)

STRUCTURE SIZE: (Square Footage) _____ Provide such evidence as drawings, plans, etc. to substantiate the structures square footage. Submit architect's drawing/s if applicable or available.

CONFORMITY AND HARMONY OF EXTERIOR DESIGN: Describe how your proposed structure will conform and be in harmony with the exterior design of existing structures and/or any other structures presently on your property.

My signature below indicates that all information I provided in this permit is true and accurate. If not, I agree to stop construction and obtain a new permit or permission to proceed from the Paradise Acres Section 1 Board or website. I understand that the property owner is responsible for the cost of road repairs caused by vehicles used in this construction as well as piers, bulkheads, and boathouses, and will abide by all above rules, by-laws, and deed restrictions.

Property Owners Signature: _____

Date: _____

Date you plan on starting construction: _____

Date you plan on completing construction: _____

PARADISE ACRES SECTION 1 P.O.A., Inc. / Deed Restrictions Committee

Permit is Approved _____ Permit is Denied _____

Reason/s for Denial:



Board Member Signature #1 (2 Required)

_____ Date _____

Board Member Signature #2

_____ Date _____

ATTACH DRAWINGS, PLATS, ETC.

You must attach a plat or hand drawing showing the 15-foot and the 4- foot building lines.

Please note, the 20 foot building line is 15 feet from the front of your property line, and not 15 feet from the street.

The 4 foot building line is on the side of your property.

Your permit cannot be approved due to property restrictions unless you show the structure you are building complies with the above.

Thank you!
