



2300 Dawn Mist, Little Elm, Texas 75068 - (469) 362-0580 Fax (469) 362-0396

APPLICATION FOR MODIFICATION

*** THIS IS NOT A BUILDING PERMIT***

The Homeowner shall be responsible for complying with all Town of Little Elm Codes and ordinances and obtaining necessary permits and approvals to conduct work prior to commencing work.

INCOMPLETE SUBMISSIONS CANNOT BE REVIEWED AND WILL BE RETURNED

HOMEOWNER INFORMATION

Submittal Date: _____

Lot _____ Block _____

Homeowner Name: _____

Property Address: _____

Mailing Address if different: _____

Phone: _____ Secondary Phone: _____

Email: _____

Proposed Start Date: _____ Estimated Completion Date: _____

HOMEOWNER WILL BE NOTIFIED IN WRITING

ONCE REVIEWED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC), IN WHICH WAY WOULD YOU PREFER YOUR LETTER/DOCUMENT TO BE SENT TO YOU? (please circle one)

☐ Mailed or ☐ Emailed

You can email completed forms to:

TSPfrontdesk@sbbmanagement.com

You can also drop off forms at the HOA office at 2300 Dawn Mist Drive.

Homeowner acknowledges that he/she has read, understands and agrees with the following provisions:

1. No work may begin without the prior written approval of the ARC Committee of Two Sunset Pointe HOA. If work is begun prior to obtaining written approval, Homeowner is responsible for all costs required to correct any non-conforming work and may also be subject to penalties, fines, and/or suspension of amenities. The submittal of the application does NOT constitute approval of the proposed plan.
2. Written notification of the ARC committee's decision will be mailed to the Homeowner within thirty days (30) after receipt of all required information from Homeowner.
3. If the application is approved, approval of the application shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the propose improvements and neither the ARC Committee nor the Association shall have any liability for any defects in the plans, specifications, materials, and/or improvements.
4. Homeowner is responsible for ensuring that approved work is constructed and/or installed as outlined in the written response from the ARC Committee. Homeowner is responsible for correcting, at Homeowner's own expense, any non-conforming work, including that of all contractors and subcontractors. Homeowner is responsible for all costs required to correct any failure to complete work as approved and/or failure to correct any non-conforming work, as well as any penalties and fines.
5. ALL APPROVED WORK MUST COMPLETED WITHIN NINETY (90) DAYS AFTER WRITTEN APPROVAL, unless otherwise specified in the ARC's written decision. Any approved work not begun within sixty (60) days after written approval will be deemed as not approved and the Homeowner is required to re-submit an application to the ARC Committee.
6. Homeowner has read and understand the Design Guidelines and applicable provisions of the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the Two Sunset Pointe HOA concerning design, modification, and construction.
7. Homeowner agrees to pay any costs incurred by the Association if Homeowner fails to meet the standards, requirements or provisions of the Design Guidelines and the Declaration of Covenants, Conditions and Restrictions, (CC&Rs) for the Two Sunset Pointe HOA.
8. Homeowner assumes all risk in connection with any construction or modifications on his or her lot.
9. The Homeowner shall be responsible for complying with all Town Of Little Elm codes and Ordinances and obtaining necessary permits and approval to conduct work prior to commencing work.
10. The Homeowner may not make changes to the plan that was submitted and approved by the Architectural Committee. Any changes must be submitted to the Architectural Committee and acted on, prior to any changes being incorporated into the original design.
11. The Homeowner and/or their vendors cannot cross, access their property through, or alter any elements of common area without written permission from the Board of Directors.

I HAVE READ, UNDERSTAND, AND AGREE TO COMPLY WITH THE PROVISIONS OF THE TWO SUNSET POINT HOA DESIGN GUIDELINES AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs).

Homeowner Signature

Date

CONTRACTOR INFORMATION

Name: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Email: _____

CONTRACTOR LICENSE NUMBER: _____

COPY OF LIABILITY INSURANCE RECEIVED BY HOA: YES NO

*If there is more than one contractor working on your project, please submit a separate page for each contractor.

** Two Sunset Pointe HOA is NOT responsible for the Contractor, Contractor's License, and/or Contractor's Liability Insurance. It is the responsibility of the Homeowner to verify and obtain copies or any information regarding the Contractor the Homeowner has selected.

PLEASE READ

1. Drawings and/or Sketches must be 8 ½ X 11 or larger to be submitted.
2. Contractor signs are only permitted while construction occurs and must be removed immediately after work is finished.
3. Contractors must remove all debris. The dumping of debris including but not limited to sod, landscape materials, stone, wood, etc. in Common Areas, Lots, Open Areas, or Other Building sites is NOT PERMITTED.

Type of Project Being Requested:

Covered Patio/Pergola/Deck	_____	Playset	_____
Driveway Repair/New Concrete	_____	Pool Installation	_____
Fence Repair/Replacement	_____	Roof Installation	_____
Landscape/Drain	_____	Shed/Accessory Structure	_____
Paint	_____	Unlisted	_____

Brief Description of Project:

Include example photos, drawings, plans, or renderings from your contractor.

Include your survey or plat with the following information:

- Setbacks
- Dimensions of Structure
- Location of Structure

Solar Panels - ARC Application Checklist

Failure to provide all information will result in delays or denials of ARC approval.

Solar panels shall be screened from view from adjacent properties and the public right-of-way and must be approved by the ARC prior to installation.

How will the wires and conduits blend into home: _____

Will panels be visible to street view? _____

Solar Panel material must be of non reflective material.

- Location of Project
- Setbacks
- Include the drawings or blueprints from your contractor of completed project.

The sample photos below show the areas considered street facing (front). If installing in these locations, a 10% efficiency letter from contractor for panels visible to street view. A comparison chart/ document will be requested using a standard PV Watts Calculator.



Corner Lots



Standard Lots

We may request more information depending on the nature of your project.

Neighbor Awareness Form

The intent of this form is to advise your neighbors who own the residents of facing and adjacent lots of the proposed project address. Failure to obtain these signatures could delay approval in cases where visibility, drainage, noise, et cetera are involved. Neighbors are invited to contact the Two Sunset Pointe HOA office, located at 2300 Dawn Mist Drive to discuss their concerns and comments. However, while neighbor's comments are welcome, final decisions of all applications will be based on the application's conformance with the architectural guidelines and standards, and made by the Architectural Committee.

The undersign applicant certifies that the attached plans and specifications were made available to the following adjacent (facing, both sides, and rear) neighbors as listed below.

Address of the proposed project: _____

Description of the project: _____

Next Door Neighbor Name: _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Next Door Neighbor Name: _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Rear Neighbor Name: _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Facing Neighbor Name: _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Applicants Signature: _____ **Date:** _____