

Interpretations of PBPOA Deed Restrictions of Building Methods/Materials for Residential Construction

Plans of houses, garages, barns, tool sheds, or any structure must be submitted (prior to construction) to the Building Control Committee. These plans should include site plans (showing building/structure placement and set-back distances from the front and side lot boundaries), floor plans (indicating square footage), foundation plans, elevations, and building materials/construction methods specifications. House plans should also include a foundation plan showing the height of the finish floor above existing/natural surrounding grade. All plans will be inspected and kept on file to insure conformance with deed restrictions. Property owners will be notified of approval, approval with changes, or disapproval regarding their submitted building plans.

Landscape:

All buildings must be at least 130 feet off the centerline of the road (front and side lot distances if a corner lot is used). All buildings must be at least 20 feet from side property lot lines (unless a corner lot is being used).

Foundation: (As per Architectural Graphic Standards)

Must be reinforced concrete:

- * Slab on grade
- * Slab on beam
- * Slab on pier or slab on pier and beam
- * Pier and beam (elevated on poured concrete piers)

Piers must be poured-in-place

Pre-fabricated piers not allowed
Concrete block piers not allowed

Number of piers and span between dependent on:

Soil type
Load
Distribution of load

Pier types:

Bell bottom piers:

12" diameter or 12" face to face (minimum)

Drill shafts:

12" diameter or 12" face to face (minimum)
Shaft must penetrate virgin soil at least 3 feet

Spread footing pier:

Minimum footing depth is 12"

Minimum footing size is 2 feet by 2 feet

Minimum 12" diameter pier or 12" face to face

Spread footing must be tied integrally to pier with steel reinforcing

Concrete blocks are not acceptable

Finish floor Elevation: (Fort Bend County requirements)*

Finish floor must be 18" above natural ground (existing grade) if elevation at construction site is 55 (*) feet or greater above sea level.

Finish floor must be elevated to a minimum of 55 (*) feet above sea level if natural grade elevation at construction site is anything less than 55 (*) feet and/or is platted in the 100 year flood plain.

** Revised by Fort Bend County Engineering office effective 1995*

Septic system and water well:

Must be approved and permitted by county officials.

Miscellaneous:

Siding:

T-111 or similar sheet siding may not be used as the major (50% or more) siding component of the front of any house.

Fences:

Acceptable fencing includes:

Wooden horizontal boards and wood 4x4 square posts or 4" round posts

Wooden split rail

Cyclone or chain link

Absolute minimum fencing is 4 strands of barbed/slick wire with 4" wooden posts and 6" corner posts

Unacceptable fencing includes:

Chicken wire

Steel "T" posts closer than 130 feet from the centerline of the road.

NOTE: ANYTHING NOT LISTED OR QUESTIONED SHOULD BE REFERRED TO A BOARD MEMBER OR THE BUILDING CONTROL COMMITTEE.