

**Tahitian Village Architectural Control Committee**  
**P.O. Box 636, Bastrop, Texas 78602**  
**Office: (512) 321-1145**  
**Email: [info@tahitianvillagepoa.com](mailto:info@tahitianvillagepoa.com)**

January 3, 2017

Re: Building changes

Dear Builders,

Section 15.1 of the Tahitian Village Building Guidelines states:

**The repeat of any specific house plan will not be allowed where the repeat is within 500 feet of the initial residence unless substantial changes are made to the exterior elevations...**

The Architectural Control Committee (ACC) approves house building permits partly based on the elevations provided by each builder. The ACC reviews the elevations and considers them and their relation to other homes built by the same builder in the vicinity, in order to ensure that the specific house plans are not repeated within the allotted 500 feet. It is our intent that the builder completes the approved home elevation and floor plan.

On recent construction tours, we have noticed that many of the homes being built are not what was submitted and approved by the ACC. We are extremely concerned about this issue as our approval is based on what is submitted. Because of these discrepancies, starting February 1, 2017, the ACC will be assessing fines of \$1000.00 per violation when changes are made to the plans without prior notification and ACC approval in the following four categories:

1. Structure (roof line, window changes, etc.)
2. External materials (siding, masonry, etc.)
3. Location of garage
4. Floor plan (changes in square footage, number of floors, etc.)

If during the building process, you, as the builder, change the plans, the changes must be approved before you continue to build. Please be aware that the ACC may not approve the changes if they feel the changes make the home look too similar to a nearby home.

Let me state again that the fine system is per violation. If a builder changes the side of the house that the garage is on, then the builder will be assessed a \$1000.00 fine. If a builder changes the side of the house the garage is on and only rocks three foot instead of the whole front (as shown in the approved plans) then the builder will be assessed a \$2000.00 fine. In addition to the fine(s), the ACC will not approve any building permit applications or refund any deposits until the fine is paid and the problem resolved to the ACC's satisfaction.

Also, all permits must be posted on site in the manner described in the guidelines before any work is done on site. If any work is done including clearing before the permit is posted, fines will be issued.

The next ACC meeting is scheduled for January 16, 2017 at 5:30 pm in the BCWCID #2 conference center. If you would like to address the ACC about this new fine, please let me know and I can add you to the agenda for the meeting. If you are not specifically listed on the agenda, the ACC can only listen to your concerns, but cannot take any action.

Sincerely,

Amanda Homesley  
Association Manager