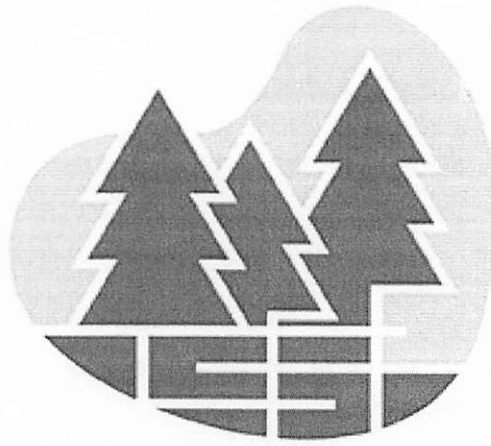




Amended Building Guidelines

Tahitian Village Architectural Control Committee
P. O. Box 636, Bastrop, Texas 78602
(512) 321-1145



Effective Date: October 1, 2026

These Amended Building Guidelines are intended to replace the Building Guidelines filed on September 1, 2020.

Tahitian Village Architectural Control Committee reserves the right to amend these Building Guidelines whenever the Committee determines in its discretion that changes are necessary to ensure compliance with the Covenants, Conditions, and Restrictions of Tahitian Village. Such amendments will not retroactively affect any individual or business whose permit has been previously approved.

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I. Introduction

The Building Guidelines are the rules that regulate the development and maintenance of all residential and commercial lots in Tahitian Village, Units I through V. The purpose is to ensure that all residential and commercial lots are developed and maintained uniformly for the mutual benefit of all property owners. The ACC has a legal obligation to protect the interests of all property owners in the subdivision. The Guidelines have been adopted under the authority of Article VI of the Deed Restrictions.

If you have any questions, you can visit the website at www.TahitianVillage.org, contact the ACC at 512-321-1145, or email them at info@tahitianvillage.org.

II. The Residential/Commercial Application Process

A. Permits: If the property is outside the city limits of Bastrop, a Bastrop County Development permit (this includes single-family, duplex residences, guest homes and home additions) must be obtained first, and then a TVACC building permit must be obtained before construction can begin. If the property is within the city limits of Bastrop, a City of Bastrop permit (this includes single-family residences, duplex residences, guest homes and home additions) must be obtained first, and then a TVACC building permit must be obtained before construction can begin. Please note that if there is a conflict between the TVACC Building Guidelines and those of either the County or City, the more restrictive provisions will apply.

B. Application Review: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. Permit applications are reviewed by ACC members at least twice per month. The signatures of at least three ACC members are required for approval of the permit application. The ACC will approve or deny permit applications within thirty (30) days of receiving a complete application. Acceptance of the application by the ACC grants the ACC, its members and employees, the right to enter the property and take photographs or videos at any time during the construction process. Approved applications will be retained by the ACC and not returned to the builder or property owner. Although only complete applications will be considered by the ACC, the ACC may ask for clarification or additional information to facilitate its decision-making process. The time it takes for the builder or owner to respond to a request for clarification or additional information will not be included in the 30-day review period.

C. Start of Construction: "Start of construction" means activity related to construction, setting of forms, any dirt work, and dropping off construction materials, including fill dirt.

Clearing underbrush and trimming trees with hand tools such as chainsaws is allowed without a permit. No heavy equipment is allowed, or fines will be assessed. This includes, i.e., bulldozer, skid steer, etc.

If a property owner/builder “starts construction” without a permit, there will be heavy fines and a cease & desist. If the property owner/builder does not cease & desist, then the ACC will turn this over to their attorney. At this time, the property owner/builder will then be responsible for all legal fees.

As a matter of policy, the ACC will apply immediately to the court for a cease & desist, temporary restraining order, a temporary injunction, or a permanent injunction, against any builder or property owner who starts construction without an approved ACC building permit. Such relief will include recovery of all reasonable and necessary attorneys’ fees in connection with obtaining such relief.

D. Application Checklist

Each application for an ACC building permit must include the items listed below, along with the required deposit and fees (please see the Checklist of required documents). Submit all paperwork in size 8.5” x 11”. Forms for some of these items are included in the appendix of this Guideline.

*Commercial buildings differ in square footage, but all other requirements remain the same. The minimum square footage for a commercial structure is 1,200 square feet per lot and the maximum for a commercial structure is 2,200 square feet per lot of temperature-controlled space.

1. **Building Permit Application:** The Permit Application must be completed, signed by the property owner, and accompanied by the appropriate deposit, permit application fee, and supporting documentation. (items #2-16 listed below).
2. **Application Fee:** Make payments payable to TVACC in two separate checks, money orders, cashier’s checks, or by cash.
3. **Development Permit/911 address:** The application must include a Bastrop County Development permit or a City of Bastrop permit and a 911 address.
4. **Exterior Elevations:** Plans must include drawn-to-scale elevations for all sides of the main structure and the garage if it is detached. The elevations must also include detailed information concerning the exterior materials (siding, rock, brick, etc.) and roofing material to be used. A draftsman, architect, or engineering firm must prepare the drawings for any new residence. *The repeat of any house plan (including flipped or mirror images) will not be allowed within 1,000 feet of the initial residence.
5. **Floor Plans:** Construction plans must be in a form and format that is considered acceptable in the residential construction industry. The floor plans, drawn to scale, must show all interior walls, structures, facilities, and include a statement of the total square footage of living space.
6. **Certified and Stamped Engineered Foundation Plans:** Engineered foundation plans with the engineer’s seal, signature, and date of execution must be included. This is inclusive of concrete or a pier and beam foundation. *When pier and beam foundations are used, they must be skirted. (In flood zone areas, pier and beam skirting will be addressed on a case-by-case basis.)
7. **Slab Inspection Report (if applicable):** A slab inspection report is required when using an existing or burnt-out slab. This report must be issued by an engineer and contain details of all tests performed and the results of each test. The report must include the engineer’s seal, signature, and date of execution.
8. **Survey and Site Plans:** Survey and site plans, drawn to scale, must show property lines, easements, building lines, and setback lines. No hand-drawn site plans will be accepted. Measurements between structures, property lines, building lines, and easements must be shown as well. The site plan should also show all intended improvements.

9. **BCWCID#2 Service Request Form:** This form must be obtained for the wastewater/water services.
10. **Culvert Permit:** The application must contain a culvert permit from the Bastrop County Development Office or the City of Bastrop, or a waiver from the governing entity stating no culvert is needed.
11. **Bluebonnet Electric Utility Easement Release:** If any part of the construction will encroach on a Bluebonnet Electric utility easement, a release from them must be included with the application.
12. **Houston Toad Awareness Affidavit:** This form informs you that you are in the Houston Toad habitat.
13. **Trash Affidavit:** This form states that you agree to dispose of all construction debris properly and that you are responsible for any fines issued.
14. **Tree Policy Affidavit:** This form states that you agree to abide by our Tree Policy.
15. **Copy of Deed:** A copy of the current deed that has been recorded (stamped and dated) by the Bastrop County Clerk's office.

E. Amendments to the Application

Any amendment/change in the application or its attachments, including construction plans, must be submitted for approval to the ACC before the completion of the framing stage. A failure to follow the procedure for amendments will result in fines. The fine schedule is included in this document.

F. Requesting a Variance

1. A variance is a request to deviate from the Deed Restrictions applicable to the Unit in which the property is located or these ACC Building Guidelines. All variance requests must be submitted in writing to the ACC and must contain all necessary data, drawings, photographs, or other such documents to support the request.
2. The ACC may grant variance if, in its opinion, undue hardship will result from requiring strict compliance with the Building Guidelines. Undue hardship means that special circumstances exist which affect the property and its development, including but not limited to an irregularly shaped property, unique location of the property, or a situation not defined by these guidelines. Variances will be considered on a case-by-case basis.
3. The following limitations and criteria shall be used by the ACC to evaluate a variance request:
 - a. A variance must be approved by both the ACC and POA; and
 - b. Granting the variance will not adversely affect surrounding property owners; and
 - c. Granting the variance shall not be detrimental to public health, safety, or welfare; and
 - d. **If a permit has previously been denied by the ACC, a variance cannot be applied for.**
4. If a variance is granted, the ACC may impose such conditions, limitations, safeguards, and time restrictions that it deems necessary for the granting of the variance. A failure to comply with any such condition, limitation, safeguard, or time restriction shall void the variance.

III. Construction Guidelines for Residential/Commercial

Failing to follow the procedures listed below will result in fines. (See fine schedule on page 19)

A. Posting of Permits

TVACC building permits and a copy of the construction work hours in English and Spanish must be ground-mounted, within the property lines, and visible from the street before construction begins and throughout completion. Do not post signs on trees or telephone poles.

B. Portable Toilet and Dumpster

A portable toilet facility must be on-site and placed within the property lines before the start of construction. A dumpster must be on-site within 2 business days after the foundation has been poured. However, your site must remain clean, or fines will be assessed. This requirement includes all home additions over 600 square feet and guest houses.

C. Silt Fencing

Silt fencing is required within 2 business days of clearing or grading. Silt fencing must be installed on all sides of the property except for the driveway entry, must follow the EPA standards and be maintained through completion of the building process. This requirement includes guest houses.

D. Temporary Culvert

If a culvert is required by Bastrop County or the City of Bastrop, then a temporary culvert must be installed two business days after clearing and placed until the permanent culvert is installed.

E. Builder Regulated Hours

All builders and subcontractors are allowed to work on construction sites from 7:00 a.m. through 7:00 p.m. Monday through Saturday. Work is not allowed on Sundays or Federal Holidays. Either the builder or the property owner must notify all subcontractors of these restrictions on hours. Concrete pours should occur during builder business hours, 7:00 a.m. through 7:00 p.m. Monday through Saturday. If concrete must be poured outside of business hours, an "Early Pour Permit" must be requested from and approved by the ACC. If approved, this permit will allow concrete pours, including necessary trucks and machinery, to arrive on-site as early as 5:30 a.m. To obtain an Early Pour Permit, the builder must give all surrounding neighbors within a one-block radius written notice of the early pour request, which notice must be given at least seven days before the date of the pour.

1. An Early Pour Permit also must be posted on the signage board seven days in advance of the pour.

F. Other Construction Guidelines

1. Burning on new home construction sites is prohibited.
2. All building materials and equipment must be confined to the building site and may not be left at any time in a roadway, easement, or in any manner that creates an unsafe condition or that violates county or city ordinances.

G. Guidelines for New Homes

1. New homes MUST:

- a. Substantially conform to the 2018 (2021) International Residential Code or the version of the International Residential Code used by the City of Bastrop. The builder can choose which version to follow.
- b. Be a minimum of 1,200 square feet of living area and be site-built.
- c. Have a garage, either attached or detached, standard-sized garage (minimum size 12' x 22').
- d. Observe the 20-foot setback for Bastrop County lots and 25-foot setback for the City of Bastrop lots from the front property lines on each street, and 10 feet from the side and rear property lines. A release of easement should be obtained from Bluebonnet Electric Cooperative if your structure encroaches on the setback.
- e. Adhere to the current ACC Building Guidelines.
- f. Be completed within 6 months from the start of construction, or you will need to apply for an extension before the permit expires.

2. **New homes MAY NOT:** a. Be prefabricated, manufactured, container, mobile home, relocated (used), or tiny homes.

If there is a conflict between the Deed Restrictions, Building Guidelines, or the regulations of any governmental entity, the more restrictive requirement will apply.

H. Duplex Housing

1. Duplex housing shall be built only on property designated for multi-family housing. Structures cannot consist of more than two units.
2. Each unit must have a minimum of 1,200 square feet of living area.
3. Each unit must have a dedicated standard-sized garage (minimum 12' x 22') and off-street parking on the property. Designated permanent parking spaces must equal the number of bedrooms plus one guest space.
4. Duplex properties must include a six-foot-tall trash containment area placed behind the front face of each side of the duplex so that trash and recycling containers are not visible from the street.

IV. Residential/Commercial Permit Extension

If construction is delayed or postponed, a request for an extension must be submitted with the appropriate fee prior to the permit expiration date. If the extension is not requested prior to the expiration date, a fine will be assessed and a Cease and Desist can be issued.

A. Residential Extension:

1. A first 6-month extension can be requested for \$100.00 (1 year of construction)
2. A second 6-month extension may be requested for \$500.00 (18 months of construction); and the \$500 deposit is forfeited.
3. A third 6-month extension may be requested for \$1,000.00 (24 months of construction). And the \$500 deposit is forfeited. If the construction is not completed within the approved time frames, the ACC may turn this matter over to our attorney for legal action. The property owner/builder is then responsible for any legal fees. If the ACC orders that construction be stopped because of a violation by the builder or property owner, the approved construction period will not be extended by the ACC due to the construction work stoppage. In addition, should a builder or property owner be ordered by the ACC to cease construction, the builder and the property owner will be responsible for any attorneys' fees incurred.

*A stall in construction is considered to occur when we see there has been no activity for 60 consecutive days during the permitting period. If a stall occurs, the builder will be required to remove the silt fencing, permits and any other materials within 30 days of the stall. If the materials are not removed, there will be monthly fines assessed until the matter is resolved. No new home permits will be approved until the stall(s) have been resolved/completed.

B. Commercial Extension:

1. A first 6-month extension can be requested for \$250.00 (1 year of construction)
2. A second 6-month extension may be requested for \$1,250.00 (18 months of construction); and the \$500 deposit is forfeited.
3. A third 6-month extension may be requested for \$2,500.00 (24 months of construction). And the \$500 deposit is forfeited. If the construction is not completed within the approved time frames, the ACC may turn this matter over to our attorney for legal action. The property owner/builder is then responsible for any legal fees. If the ACC orders that construction be stopped because of a violation by the builder or property owner, the approved construction period will not be extended by the ACC due to the construction work stoppage.

In addition, should a builder or property owner be ordered by the ACC to cease construction, the builder or property owner will be responsible for any attorneys' fees incurred.

V. Residential/Commercial Fees and Deposits

The following table summarizes the fees, deposits, and extensions:

Permit Type	Duration	Permit Fee	Refundable Deposit
New residence, guest house, home additions over 600 sq ft	6 months	\$1,000	\$500
Commercial		\$2,000	\$500
Home additions under 600 sq ft		\$100	-
Demolition permit		\$500	\$400
Early pour permit		\$500	-
All other construction permits (fences, sheds, decks, etc.)	6 months	\$50	-
"After-the-fact" permit application fees		2x original fee	-

Extension Type	Fee
Residential Extension (1st 6-month)	\$100
Residential Extension (2nd 6-month) also forfeits deposit after 2nd extension	\$500
Residential Extension (3rd 6-month)	\$1,000
Residential Extension (past 3rd) (for extenuating circumstances)	\$1,500
Commercial Extension (1st 6-month)	\$200
Commercial Extension (2nd 6-month) also forfeits deposit after 2nd extension	\$1,000
Commercial Extension (3rd 6-month)	\$2,000
Commercial Extension (past 3rd) (for extenuating circumstances)	\$2,500
Cancellation fee (for Residential Applications that are withdrawn after approval)	\$100
Commercial Application Cancellation (that are withdrawn after approval)	\$200
New Home amendment fee	\$100
Commercial amendment fee	\$200
All amendments (changes) must be made prior to the completion of the framing stage.	

Note: Payment of the permit fee does not imply ACC approval.

VI. Residential/Commercial Refund Deposits

The deposit may be refunded if all conditions are met. To get a refund, the builder/property owner must request the deposit within three months of completion, sale, or occupancy.

A. Post-Construction Requirements:

1. 9-1-1 address numbers must be posted on the front of the house and be visible from the road.
2. All building materials, portable toilets, builder's signage, silt fencing, and dumpsters must be removed from the site.
3. Brush, limbs, and other debris must be removed from rights-of-way and adjoining properties.
4. All inspection forms must be completed and signed by a licensed professional: Foundation or Pre-Pour Inspection, Pre-Drywall Inspection and Final Inspection.

VII. Building Guidelines

A. Exterior Construction

1. The exterior of all structures on the property shall complement the main residence in color and materials. No more than three exterior surface materials or colors are allowed.
2. Approved materials include masonry, log, stucco, concrete, non-reflective metal, Gunite, brick, Hardi-board, and wood. Barndominiums homes must incorporate a minimum of 30% of another approved exterior building material other than metal siding on the exterior walls.
3. Paint colors must be compatible with the residential character of Tahitian Village. Owners are encouraged to use neutral, muted, earth-tone, or otherwise subdued colors. Fluorescent, neon, excessively bright, or highly reflective colors that are visually disruptive or inconsistent with the residential character of the Subdivision are not permitted. Routine exterior painting and changes in exterior paint color do not require a TVACC permit.
4. If a person desires to use exterior building material not listed above, a request must be submitted in writing and approved by the ACC before construction begins.

B. Roof Construction

1. Noncombustible roofing materials are required, such as clay tiles, non-reflective metal, slate, stone, cement tile, or asphalt fiberglass composition shingles.
2. Reflective materials and wood are not allowed.
3. If a person desires to use roofing material not listed above, a request must be submitted in writing and approved by the ACC before construction begins.
4. The replacement of all or part of an existing roof must comply with these guidelines, but a permit is not required.

C. Home Additions

1. Must be permitted by Bastrop County or the City of Bastrop and TVACC.
2. Must follow all the rules and regulations of new home construction.
3. Complement the style and color of the residence.
4. Must follow all setbacks and easement requirements.

D. Guest Homes

1. Must be permitted by Bastrop County or the City of Bastrop and TVACC.
2. Follow all the rules and regulations of new home construction.
3. Must be between 600 and 850 square feet.
4. Complement the style and color of the residence.
5. Must follow all setbacks and easement requirements.
6. Will be no taller than the residence.

a. Guest Homes may NOT be used as a rental property.

E. Driveways, Sidewalks, and Concrete

1. All concrete must be permitted by Bastrop County or the City of Bastrop and TVACC.
2. Driveways must be included in the permit application.
3. Driveways for new homes must be concrete and at least 20' in length.
4. If the driveway has a hazardous slope or other dangerous conditions according to the ACC, it shall have a minimum finished width of 24 feet and include a safe and or an accessible turnaround area designed to allow vehicles to enter and exit the property without backing onto the roadway.
5. If a secondary driveway is added from a street, it must be permitted by the County/City and TVACC and made of concrete, asphalt, gravel, or road base.

F. Fences/Gates

1. A new or replacement fence must be permitted by TVACC.
2. Fences can be made of stone, brick, cedar, redwood, pine, black/green vinyl-coated chain link (post, top rails, and all hardware must be the same color), wood-framed panel fencing (cattle panel), or wrought iron.
3. Fences cannot be made of metal t-posts, slab wood, corrugated sheet metal, trellis, tin, woven wire, wire smaller than 11.5-gauge, PVC pipes, tarps, plastic sheeting/mesh, or silver/galvanized chain link.
4. Front yard fences must be decorative, no taller than four feet, have vertical or horizontal gaps of at least 2"-3" apart with construction to the inside (smooth side out).
5. Back yard fences can be no taller than 6 feet.
6. Privacy fencing (all four sides of the fence) must be installed so that the construction or rough sides face the inside of the property (smooth side out).
7. Panel fencing (cattle panel) must be framed, using a top and bottom rail, and the wire gauge must be 11.5 or larger.
8. Fences must be uniform in height.
9. Backyard fences shall not extend beyond the front face of either side of the residence applying for the permit.
10. Lumber must be dimensional lumber (Dimensional lumber is wood that has been cut and milled to specific, standardized sizes for thickness and width.)
11. A residence with a backyard adjoining the golf course may install fencing. However, no netting of any kind is allowed as fencing for overhead, or above the normal fence line.
12. All gates must be the same style as the fence it is attached to and be made of the same materials as the fence. The gate must attach to the fence from both sides. (Gates cannot be stand-alone structures.)

- a. Garden fences are allowed but must meet fence guideline requirements.
- b. Temporary fences are not allowed. A temporary fence is a type of fencing that is designed for short-term use and can be easily installed, moved, and removed as needed.
- c. The ACC may consider amending the above fence guidelines on a case-by-case basis in extenuating circumstances.
- d. Dog runs may be constructed of chain link material, must be 4'-6' in height, and must be placed behind the front face of the house.

G. Sheds/Outbuildings

- 1. Must be permitted by Bastrop County or the City of Bastrop and TVACC, must be made of wood, concrete, masonry, stucco (non-reflective metal roofs allowed), and placed behind the front face of the residence.
- 2. Complement the style and color of the residence.
- 3. Must be less than 900 sq. ft. and no taller than the main residence.
- 4. Must follow all setbacks and easement requirements.
 - a. Outbuildings over 400 sq. ft. can be made of engineered structural-grade steel. However, plans and specifications will need to be submitted with all other requirements.
 - b. Plastic sheds and outbuildings are not allowed.
 - c. Outbuildings may not be used as a residence or rental property.

H. Garages

- 1. Must be permitted by Bastrop County or the City of Bastrop and TVACC and made of wood (non-reflective metal roofs allowed).
- 2. Garages can be attached or detached, must be permitted through the TVACC, site-built, made of wood (metal non-reflective roofs are allowed), and match the style, color, and design of the main residence.
- 3. Must be a minimum of 12' x 22', have a concrete floor with a functional garage door, and a driveway accessible to the street.
- 4. Must be less than 900 square feet, and no taller than the residence.
- 5. Must follow all setbacks and easement requirements.
 - a. Attached garages may be enclosed to add living space. However, the permit application to enclose must also include plans to build a detached garage simultaneously with a driveway and street access.
 - b. Garages over 400 sq. ft. can be made of engineered structural-grade steel. However, plans and specifications will need to be submitted with all other requirements.
 - c. Garages may NOT be used as a residence or rental property.

I. Carports and RV-ports

1. Must be permitted by Bastrop County or the City of Bastrop and TVACC and site built.
2. Carports can be no taller than the main residence, and RV-ports can be no taller than 24'.
3. Must be attached to either buried concrete footings or bolted onto a slab.
4. Must follow all setbacks and easement requirements.
5. Must be made of wood or engineered structural-grade steel (plans and specifications will need to be submitted with all other requirements).
6. Vehicle/RV ports cannot be used for storing household or construction items.

J. Outdoor Structures

1. Outdoor structures like patios, decks, gazebos or pergolas must be permitted by Bastrop County or the City of Bastrop and the TVACC, site-built, and match the color of the main residence.
2. Must be made of wood or engineered structural-grade steel (plans and specifications will need to be submitted with all other requirements).
3. Must be located behind the front face of the residence unless the deck/patio will attach to the home itself.
4. Must follow all setbacks and easement requirements.
 - a. No structure shall be built on any property that does not have a residence on it.
 - b. Deck materials and finishes must be weather-resistant. The finish should complement the color and trim of the main residence.
 - c. If the under-deck area is used for storage, it must be fully enclosed.
 - d. When the under-deck area is left open, the outside wall of the house must be fully finished, including underpinning. All pipes, pumps, and heaters for spas/pools must be hidden from view.
 - e. Decks and patios may have overhead sunshades/sunscreens provided they are in the backyard.

K. Greenhouses

1. Permanent greenhouses must be permitted by the County/City and TVACC, must be framed in metal, aluminum, polycarbonate, or wood, and must be no larger than 200 sq ft.
2. Follow all setbacks and easement requirements.
3. Temporary greenhouses can be no larger than 8' x 10', can be up for no longer than 90 days, and must be dismantled for at least six consecutive months afterward.

L. Retaining Walls

1. Retaining walls over three feet tall must be permitted by Bastrop County or the City of Bastrop, and TVACC, and have a signed and stamped engineering plan.
 - a. Any cuts made into any part of a lot, particularly into a slope, hill, or hillside that exceeds 3' in height, must install a retaining wall. This is necessary to provide structural support for the soil and to prevent erosion onto both the property and adjacent properties.

b. Cement block or cinder blocks wall greater than 3' in height must be core-filled.

Please note that it is against County regulations to divert naturally flowing water, and construction of retaining walls is prohibited if that occurs.

M. Swimming Pools

1. In-ground pools must be permitted by Bastrop County or the City of Bastrop, BCWCID#2, and the TVACC.
2. Must adhere to the 2024 International Swimming Pool and Spa Code (ISPSC)
3. Must be located behind the front face of the house.
4. Must have a fence at least 48 inches tall around the pool.
5. During the construction of an in-ground pool, portable toilet facilities must be provided for the construction personnel throughout the building process.

N. Miscellaneous

1. Fitted custom covers for vehicles, boats, and RVs are allowed and must be kept in good condition.
2. Tarps, blankets, or other temporary coverings are NOT allowed.
3. Sunshades, pop-up tents, canopies, or other such coverings are NOT allowed beyond the front face of a residence.
4. Miscellaneous items such as propane tanks, water wells etc. must be placed behind the front facing of the house.

O. Signs/Flags/Banners

1. Property owners/Builders may display on their property one ground mounted standard size 18"x 24" sign advertising the sale or lease of the lot or residence. No other signage is allowed.
2. For properties that are on a corner lot or adjacent to the golf course, two ground-mounted standard real estate signs may be erected.
3. "Bandit signs" meaning signs used for informational or directional purposes only, are NOT allowed.
4. Banners are NOT allowed.
5. Signs and Flags MAY NOT:
 - a. Be placed in an easement or street right-of-way.
 - b. Be attached in any way to plant material, a utility pole, a mailbox, or any other existing structure or object.
 - c. Be illuminated or contain lights.
 - d. Advertise or promote illegal activities.
 - e. Threaten the public health or safety.
 - f. Contain language, graphics, or any display that would be offensive to the ordinary person.
 - g. Be accompanied by music, other sounds or by streamers or is otherwise distracting to motorists.

P. Commercial Signage

1. Properties in Unit 1 designated as the commercial area may display signs advertising their business. The properties in this area that also front Hwy 71 may display signs not to exceed 4'x8' on the highway side of the property. The sign must be affixed to the building on the property at all four corners and may not exceed 4'x 8' in size.
2. All commercial signs must be professionally painted, designed and constructed.
3. All signs must be ground mounted or affixed to the building. All ground mounted signs must be framed.
4. Signs that are adjoining or located directly adjacent to another business sign shall be of the same overall dimensions as the adjoining sign. The sign shall also match the adjoining sign with respect to any border, frame, or similar design element to maintain a consistent and uniform appearance.
5. Signs may be illuminated at night; however, all lights must shine from above the sign and be angled downward with an appropriate shield to prevent the light from illuminating anything but the sign.
6. Double-sided signs must be finished out identically on both sides and must be bordered with wood or paint.
7. Multi-unit signs (e.g. signs at a strip center or property containing more than one business but using one site to post all signage) must be uniform in style and color, must be bordered with wood or paint and must be finished out identically on both sides.
8. A mockup of the sign must be included with the application for ACC approval.
9. A permit from the ACC, POA and the City of Bastrop is required for all commercial signs.

Q. Political Signs

1. A property owner may display one (1) political sign per candidate so long as the sign complies with Texas Election Code § 259.002, and any of the signage rules that the ACC sets forth.
2. Signs may not be larger than 18"x 24".
3. Political signs may go up 90 days before the election and must be down 10 days after the election.
4. 4. No banners or flags containing a political candidate/s or party affiliation.

Section 259.002 - Regulation of Display of Political Signs by Property Owners' Association

- (a.) In this section, "property owners' association" has the meaning assigned by Section 202.001, Property Code.
- (b.) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a candidate or measure for an election:
- (1) on or after the 90th day before the date of the election to which the sign relates; or
 - (2) before the 10th day after that election date.
- (c) This section does not prohibit the enforcement or adoption of a covenant that:
- (1) requires a sign to be ground-mounted; or
 - (2) limits a property owner to displaying only one sign for each candidate or measure.
- (d) This section does not prohibit the enforcement or adoption of a covenant that prohibits a sign that:
- (1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - (3) includes painting of architectural surfaces;
 - (4) threatens public health or safety;
 - (5) is larger than four feet by six feet;
 - (6) violates a law;
 - (7) contains language, graphics, or any display that would be offensive to the ordinary person; or is accompanied by music or other sounds or by streamers or is otherwise distracting to motorist.

VIII. Enforcement

The ACC has the authority to enforce these Building Guidelines and the Deed Restrictions. Construction sites are toured on a regular basis by the ACC and staff to assess compliance with the applicable Guidelines.

If a violation is found, written notice of the violation typically is given to the builder or property owner, unless the situation created by the violation is an emergency. If an emergency is presented and the violation is not corrected immediately, the ACC is prepared to apply to the court for necessary orders to eliminate the emergency until a full hearing or trial can be had. Should court action be required, the ACC and POA will ask the court to make the builder or property owner reimburse all attorneys' fees and court costs. In addition, section 202.004(c) of the Texas Property Code authorizes a court to assess civil damages for the violation of a Deed Restriction in an amount not to exceed \$200 for each day of the violation.

The ACC and the POA try to work cooperatively with all builders and property owners; however, both the ACC and POA have a legal duty to enforce the rules for the benefit of all property owners in Tahitian Village; otherwise, there is a risk that the protection afforded to the property owners will be diminished or even lost.

Unless court intervention is required, the ACC and POA enforce the Deed Restrictions and the Building Guidelines by assessing fines for violations.

Until fines are paid, a new permit will not be issued.

A person may dispute a fine by asking to be placed on the ACC agenda.

If a builder fails to pay any past due monies owed to the ACC, any permits requested by the builder from the ACC for other work will be denied until all monies are paid in full.

A. Schedule of Fines:

Starting construction without a permit	\$2,500
Failing to post permit and construction work hours and guidelines	\$250 per day
Failing to extend permit prior to expiration date	\$250 per renewal
Working outside of allowed construction hours	\$250 per incident
Trashy site (including but not limited to an over-flowing dumpster, boards, sheetrock and other building materials and blow-away trash on site)	\$250 per day
No portable toilet on site	\$250 per day
No dumpster on site	\$250 per day
Contractors playing music that can be heard off-site	\$250 per day
Construction materials, equipment, portable toilet, dumpster left in easement or street	\$250 per day
Failure to install a temporary culvert during construction	\$250 per day
Stalls on a new home-not removing permits, all other materials within 60 days	\$250 monthly
Clearing the lot without a permit (per lot)	\$2,500
Clearcutting the lot without a permit (per lot)	\$5000
Concrete poured outside of allowed working hours without an Early Pour permit	\$2,500
Illegal dumping in Tahitian Village	\$2,500
Builders burning	\$1,000
Issuance of Cease-and-Desist by the ACC	\$1,000
Cement poured anywhere off the building site	\$1,000
Exterior changes or material changes not approved (per side) i.e.: adding or deleting windows, changing a gable, adding or changing exterior materials, etc.	\$1,000
Deviation from new home plans and permits without ACC approval, including but not limited to "flipped" floor plans or all 4 sides incorrect	\$5,000
Silt fencing not Installed (per incident/per lot)	\$1,000
Silt fencing improperly installed or maintained (per incident/per lot)	\$500
Cancellation fee on New Application	\$100
Construction not completed within specified time frame and without requesting an extension before expiration date	Double the extension fee
Failure to mow construction site	\$50

IX. Construction Application Checklist (Appendix)

Construction Application Checklist

Submit all paperwork in size 8.5" x 11"

- ☐ Building Permit Application
- ☐ Application Fee of \$1,000/Deposit of \$500 – Make two separate checks payable to TVACC.
- ☐ 911 address
- ☐ Development Permit [] City of Bastrop [] Bastrop County
- ☐ Exterior Elevations (all four sides) & Specifications – to include exterior building materials
- ☐ Floor Plans & Specifications: Need living square footage
- ☐ Certified and Stamped Engineered Foundation Plans
- ☐ Slab Inspection / Certified Stamped Engineered Report shall be provided for any new home built on an existing slab
- ☐ Survey and site plans showing setbacks from house to property lines on all four sides.
- ☐ BCWCID2 Service Request Form
- ☐ Culvert Permit
- ☐ Bluebonnet Electric Utility Easement Release (if applicable)
- ☐ Houston Toad Awareness Affidavit
- ☐ Trash Affidavit
- ☐ Tree Policy Affidavit
- ☐ Copy of Deed, showing current ownership

X. Construction Work Hours and Guidelines Signs (Appendix)

This section provides the content for the required construction work hours and guidelines signs in both English and Spanish. These signs are to be ground-mounted, visible from the street, and within the property lines.

A. English Version

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

CONSTRUCTION WORK HOURS AND GUIDELINES (This sign must be posted in full view at the Construction Site)

Normal work hours:

7:00 a.m. to 7:00 p.m. Monday through Saturday

No Federal Holidays

**You will be subject to a \$250.00 fine
per violation per incident.**

- **No Dumpster**
- **Trashy site**
- **Blow Away Trash**
- **No Portable Toilet**
- **Permits No Posted**
- **Working Outside Construction Hours**
- **No Loud Music at ANY time**
- **No working on Federal Holidays**

Report complaints at 512-321-1145 or email info@TahitianVillage.org

**COMITE DE CONTROL DE ARQUITECTURA DE LA
ALDEA TAHITIANA**

**HORAS DE TRABAJO DE CONSTRUCCIÓN Y PAUTAS
(Este letrero debe publicarse a la vista en el sitio de construcción)**

Horas normales de trabajo:

7:00 a.m. a 7:00 p.m. De lunes a sábado

Sin Feriados Federales

Estará sujeto a una multa de \$ 250.00 por violación / por incidente.

- **No hay basurero**
- **Sitio de basura**
- **Basura desechable**
- **No Baño portátil**
- **Permisos no publicados**
- **Trabajando fuera del horario de construcción**
- **No hay música fuerte en CUALQUIER momento**
- **Sin Feriados Federales**

Informe De Quejas: 512-321-1145 O correo electronico info@TahitianVillage.org

XI. Building Permit Application (Appendix)

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

P.O. Box 636; Bastrop, TX 78602

(512) 321-1145

BUILDING PERMIT APPLICATION

To be completed by Property Owner

Property Owner's Name: _____

Owner's Address: _____

Email: _____ Contact phone number: _____

Builder/Contractor Name: _____

Builder's Address: _____

Email: _____ Contact phone number: _____

New Home Construction Site:

Property Legal Description: Unit: _____ Block: _____ Lot: _____

Property Physical Address: _____

Have these house plans been used in Tahitian Village in the past? ☐ Yes ☐ No

If so, what is the nearest location to this site? _____

Comments: _____

Request for Building Approval -- Check all that apply:

☐ New Home Living Sq. Ft. _____ ☐ Guest House Sq. Ft. _____

☐ Garage ☐ Driveway ☐ Culvert

☐ Patio/Deck/Pergola/Gazebo ☐ In-ground Pool ☐ Retaining wall

☐ Privacy Fence _____ initial to agree to all construction must be to the inside of the fence and no taller than six feet (6').

☐ Cattle Panel Fence _____ initial to agree to top and bottom rails, and no taller than six feet (6').

☐ Front yard fence _____ initial to agree to no taller than four feet (4') and decorative in style.

☐ Shed/Outbuilding ____x____ (Size) _____ initial to agree that the shed color will match your house and will not be taller than your residence.

Other ☐ Description: _____

Expiration of Permit:

- New Homes: 6 Months from date of issuance
- All other construction: 6 Months from date of issuance

For New Homes: Property Owners are responsible for all activities on their properties including the following:

- Ensure that the permit and construction rules are posted and visible from the road before construction begins.
- Have a temporary sanitation facility (portable toilet) brought to your property before any permitted construction begins.
- Have a dumpster brought to your property before any permitted construction work begins.
- Install silt fencing around the perimeter of the building site (other than the driveway) 48 hours after clearing the lot.
- If a culvert is required by Bastrop County or the City of Bastrop, then a temporary culvert must be installed two business days after clearing and placed until the permanent culvert is installed.
- Construction site is kept clean and free of debris.
- Construction is completed by expiration of permit, or an extension will be required.
- Compliance with all building guidelines and the Covenants, Conditions and Restrictions for Tahitian Village Property Owners Association.

By my signature below, I acknowledge that:

1. Approval of this application is issued based on plans and specifications herein. In the event of changes, I will submit an amendment(s) for additional review and approval.
2. Any required amendments or variances must be obtained prior to beginning the work that involves the amendments or variance.
3. I am bound by all rules and regulations relating to development in Tahitian Village subdivision including:
 - a. The CCRs and Building Guidelines of Tahitian Village Subdivision
 - b. Bastrop County/City of Bastrop Development requirements
 - c. State of Texas Requirements for Development or Remodeling in Unincorporated areas
4. It is my responsibility to ensure that all provisions of this application are faithfully performed.
5. Approval of building permit grants the TVACC and its employees the right to enter the property for inspection at any time during the construction process.

Property Owners(s):

_____ Signature – Owner of Record	_____ Printed Name	_____ Date
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_____ Signature – Adjoining Owner of Record	_____ Printed Name	_____ Date
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If you want your builder or agent to speak for you during construction, please indicate below.

I authorize _____ of _____ to act
on my behalf pertaining to all aspects of the construction of the home/property.

Initials

Initials

For completion and use by TVACC:

Date received by TVACC: _____ Fee Attached: \$ _____ Check No. _____

Application submitted is: Approved: _____ Not Approved: _____ Date: _____

Conditions to Approval:

Member, TVACC Date

Member, TVACC Date

Member, TVACC Date

Member, TVACC Date

Member, TVACC Date

Member, TVPOA Date

Member, TVPOA Date

Member, TVPOA Date

Member, TVPOA Date

Member, TVPOA Date

Member, TVPOA Date

XII. Affidavits (Appendix)

A. Houston Toad Awareness Affidavit

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

HOUSTON TOAD AWARENESS AFFIDAVIT

I understand that Tahitian Village, Bastrop, Texas is in the Houston Toad habitat. I will not do anything to harm the Houston toad in building on this property.

I understand that there may be additional permits or requirements to be met by Bastrop County, Bastrop County Lost Pines Conservation and the United States Fish & Wildlife Department. I accept responsibility for compliance with these entities.

Information about the Houston Toad Habitat and Lost Pines Conservation Plan can be found at www.co.bastrop.tx.us/site/content/construction

Signature

Date

B. Trash Affidavit

TRASH AFFIDAVIT FOR CONSTRUCTION SITE

I will dispose of my debris properly. I will not dump in Tahitian Village. I will be responsible for the proper cleanup and disposal of all brush and construction debris created as a result of construction on this site and adjacent lots. I am responsible for all debris created by me, my company, my employees, and any and all subcontractors I may retain. I understand I am responsible for all fines levied by the Tahitian Village Architectural Control Committee, Tahitian Village Property Owners' Association, Bastrop County or the City of Bastrop, Texas, or any applicable government entity.

Signature

Date

C. Tree Policy Affidavit

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE **NEW HOME CONSTRUCTION - TREE POLICY AFFIDAVIT**

PURPOSE

The Tahitian Village Tree Policy is intended to:

- Preserve the unique Lost Pines forest and natural beauty of the community.
- Protect property values and the quality of life within Tahitian Village.
- Preserve environmental benefits such as wildlife habitat, shade, cooling, oxygen production, and noise reduction.

QUALIFIED TREE

A Qualified Tree is any pine, oak, pecan, or elm tree with a diameter of 8 inches or greater, measured 4 feet 6 inches above ground level.

PERMITTED TREE REMOVAL

Qualified Trees may only be removed for:

- Construction of the approved primary residence, driveway, septic system, and a **10-foot defensible space** surrounding the home.
- Fence installation when trees cannot reasonably be avoided.
- Dead, dying, or hazardous trees, subject to ACC approval (an arborist's report may be required).
- Other situations only with **prior written ACC approval**.

VIOLATIONS

Unauthorized removal or significant alteration of a Qualified Tree without prior written ACC approval is a violation of this policy and may result in fines and/or a **Cease and Desist Order** halting construction.

OWNER/BUILDER ACKNOWLEDGMENT

I/We acknowledge that I/we have received and read the Tahitian Village Tree Policy and understand its requirements. I/We certify that no tree removal has begun and agree that no Qualified Trees will be removed until a TVACC building permit has been issued and all required approvals have been obtained.

Owner Signature: _____

Printed Name: _____

Date: _____

XIII. Early Concrete Pour Permit Application (Appendix)

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

EARLY CONCRETE POUR PERMIT APPLICATION

Completed by: [] Developer [] Property Owner

Property Owner: _____

Address: _____

Mobile Phone: _____ Email Address: _____

Legal Lot Description: Unit: _____ Block: _____ Lot: _____

Physical Address _____

Contractor: _____

Address: _____

Phone: _____ Email: _____

Comments: _____

Expiration of Permit: 1 WEEK FROM DATE OF ISSUANCE

Signature: _____ Date: _____

Date received by TVACC: _____ Fee Attached: \$ _____ Check No. _____

_____ Member, TVACC	_____ Date	_____ Member, TVACC	_____ Date	_____ Member, TVACC	_____ Date
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_____ Member, TVACC	_____ Date	_____ Member, TVACC	_____ Date	_____ Member, TVACC	_____ Date
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XIV. Certification of Building Guidelines (Appendix)

CERTIFICATION

This is to certify that **Tahitian Village Architectural Control Committee** voted unanimously to adopt and did adopt these Building Guidelines on the 15th day of September 2026 to be effective on the 1st day of October 2026.

The members of the Committee who voted for the adoption of these Building Guidelines were the following:

Randy Hudgins – President, Eddy Plummer – Vice President,
David Kozieja – Treasurer, Annette Gast – Secretary, Brendan Harvey – Director

No member of the Committee voted against the adoption of these Building Guidelines.

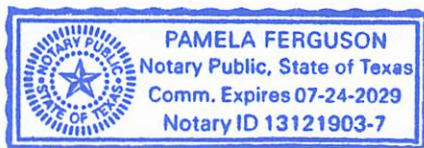
SIGNED on the 23 day of September, 2026.

Randy Hudgins
Randy Hudgins, President
Tahitian Village Architectural Control Committee

STATE OF TEXAS
COUNTY OF BASTROP

ACKNOWLEDGMENT

This instrument was acknowledged by Randy Hudgins before me on the 23 day of September, 2026 to certify which witness my hand and official seal.



Pamela Ferguson

Notary Public for the State of Texas