



BUILDING PERMIT APPLICATION DEED RESTRICTION REQUIREMENTS

DEED RESTRICTIONS OF JAMAICA BEACH IMPROVEMENT COMMITTEE REQUIRE A BUILDING PERMIT THAT HAS BEEN APPROVED BY THE COMMITTEE. This is a simple addition to the information required on the City of Jamaica Beach Building Permit and **It does not replace or change their permit.** In addition to submitting the items listed in paragraphs B and D below, and the appropriate Maintenance Fees per Section as indicated on the reverse page of this form, submit two complete copies of the JBIC Building Permit Application completed in the areas necessary for compliance. Upon completion, mail the documents to **JBIC, c/o Juan Carlos Morales, Architectural Vice-Chairman, 5198 Jamaica Beach, Galveston Texas 77544.** The complete application can also be dropped at the black mailbox on the ground floor of the Jamaica Beach City Hall. Please call 409.789.8689 to inform JBIC that you are leaving an application at that location.

A. DEED RESTRICTIONS:

- As required by statement in the restrictions drafted at the time the following Sections (Riviera, 1-24, 26, 27, 29 and 30) were developed; Restriction #2 states, 'No structure of any type shall be constructed, placed or altered on any lot until plans, specifications and location of the structure have been approved by the Jamaica Beach Improvement Committee (JBIC). Structures as used herein shall be held to include (but not without limitation) building, fences, walls, swimming pools, playground equipment and outdoor eating facilities of a permanent nature'.
- The City of Jamaica Beach Building and Zoning Permit defines, in part, the criteria named in the Deed Restrictions of the JBIC, therefore only the exceptions stated below require a separate inspection before this Building Permit can be completed and approved by the JBIC upon inspection by their agent.

B. BUILDER AND/OR CONTRACTOR:

Copy of ALL APPROVED permits, complete set of plans and survey of the lot must be submitted along with any fees to JBIC as noted below in Item D. Checks shall be made payable to JBIC.

Job Site Address _____ Section _____ Block _____

Property Owner's Name _____ Phone _____

Mailing Address _____

Contractor's Name (print) _____ Signature _____ Date _____

Contractor's Address _____ Telephone _____ Fax _____

C. EXCEPTIONS AND/OR DIFFERENCES FROM JAMAICA BEACH CITY BEACH CITY BUILDING AND ZONING PERMIT:

(Fill in requirements for proposed building site. Guidelines for each Section's Deed Restrictions are on the reverse page).

- Set back lines for Section _____ Lot _____ Block _____ are not nearer than: Side _____ Front _____ Rear _____, lot line (s).
- Slab size requirements for this Section are not less than _____ feet.
- Entrance to any property in Riviera Beach, and/or Section 1, is prohibited from being located on San Luis Pass Road (Hwy. 3005). Indicate entrance Address Street: _____
- Indicate Type of Construction: New _____, Addition _____, Renovation _____, Site/Other (explain) _____

D. FEES AND COPIES:

JBIC Maintenance Fees must be current. Include any pending amount owed together with the respective Permit Processing and Handling Fees. This fee includes a one time site inspection visit (fee for each additional visit is \$25). Indicate the scheduled fee due for this job: New Construction \$100; Building Addition/Renovation \$50; Site Improvements \$25: _____

Indicate if there are any Delinquent Fees: Yes ___ No ____ If yes, indicate amount: _____

Total Amount Due: _____

APPROVED BY _____ DATE _____

JBIC SHALL RETURN TO THE APPLICANT ONE SIGNED ORIGINAL (BLUE). IT SHALL BE POSTED IN A VISIBLE LOCATION, AT THE SITE. ONE ORIGINAL SHALL BE KEPT FOR THE JBIC FILE RECORDS.

*** THE PERMIT IS VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE ***

JAMAICA BEACH IMPROVEMENT COMMITTEE DEED RESTRICTIONS GUIDELINES

(City Employees are not prepared to answer questions regarding the building permit required by JBIC Deed Restrictions.)

E. DEED RESTRICTIONS PER SECTION: (ATTENTION BUILDERS: Check the appropriate Deed Restriction in the entirety for further building requirements).

SECTION	FRONT LINE	SIDE LINE	SLAB SIZE
Riviera Block A	No nearer than 25 feet to front or rear lot lines.	No nearer than 15 feet to side lot lines.	No less than 700 square feet.
Riviera Block B	No nearer than 25 feet to front or rear lot lines.	No nearer than 10 feet to side lot lines.	No less than 700 square feet.
Section 1	No nearer than 25 feet to front lot line.	No nearer than 15 feet to side lot lines.	No less than 700 square feet.
Sections 2, 3, 6, 7, 8, 10, 11, 12, 13, 14, 15, 20 and 21	No nearer than 25 feet to front lot line.	No nearer than 10 feet to side lot lines.	No less than 600 square feet.
Sections 4 and 5	No nearer than 25 feet to front lot line.	No nearer than 10 feet to side lot lines.	No less than 500 square feet.
Sections 9, 19, 26 and 29	No nearer than 20 feet to front lot line.	No nearer than 10 feet to side lot lines.	No less than 600 square feet.
Sections 14-A and 23	No nearer than 20 feet to front lot line.	No nearer than 8 feet to side lot lines.	No less than 600 square feet.
Section 16	No nearer than 25 feet to front lot line.	None Specified.	No less than 700 square feet.
Sections 17, 18 and 22	No nearer than 15 feet to front lot line.	No nearer than 8 feet to side lot lines.	No less than 500 square feet.
Section 24	No nearer than 15 feet to front lot line.	No nearer than 8 feet to side lot lines.	No less than 600 square feet.
Section 27	None Specified.	None Specified.	No less than 700 square feet.
Sections 30 and 31	No nearer than 20 feet to front lot line.	No nearer than 10 feet to side lot lines.	No less than 900 square feet.

F. SPECIAL CONSIDERATIONS:

1. All property abutting Bob Smith Drive has special inclusions related to frontage, driveway and set-back from street.
2. No Driveway or entrance to any private property can be made off San Luis Pass Road (Hwy. 3005).
3. Any Maintenance Fees must be currently paid before permit is issued.

G. ANNUAL MAINTENANCE FEES PER SECTION:

Riviera Sections 1, 4 and 5	\$10.00
Sections 2 and 3	\$20.00
Sections 10, 11, 15 and 25	\$25.00
Sections 6 through 9	\$30.00
Sections 12, 17, 18 and 20 through 23	\$35.00
Sections 13, 14, 14-A, 16, 19, 26, 27, 29, 30 and 31	\$40.00
Section 32	\$60.00

DISCLAIMER:

These guidelines are offered as an assistance to builders and property owners and do not contain easement information related to utilities, drainage and sewer lines, nor requirements for boat docks or bulkheads. **This information applies ONLY to property which belongs to the Jamaica Beach Improvement Committee Homeowners Association.**

UPON COMPLETION, MAIL THE DOCUMENTS TO JBIC, IN CARE OF JUAN CARLOS MORALES, ARCHITECTURAL VICE-CHAIRMAN, 5198 JAMAICA BEACH, GALVESTON, TX 77554. THE COMPLETE APPLICATION CAN ALSO BE DROPPED AT THE BLACK MAILBOX ON THE GROUND FLOOR OF THE JAMAICA BEACH CITY HALL. PLEASE CALL 409.789.8689, TO INFORM JBIC THAT YOU ARE LEAVING AN APPLICATION AT THAT LOCATION.