



PK APPROVED
3/27

New Home Construction Application

Please complete the attached Architectural Application for New Home Construction. Please send all information with deposits and fees.

Requirements for submittal for new home construction:

Two sets of professionally drawn plans and specifications for all proposed construction (initial or alterations) to be on such Lot.

Engineer's certificate on foundation plan design.

Plot plans showing the location and elevation of the improvements on the Lot and dimensions of all proposed Walk ways, driveways and all other matters relevant to architectural approval.

I (agent or builder) Jason Miller request the issuance of a building permit to construct the improvements described in the attached plans and specifications. By signing this letter I certify that I have a copy of the **DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S)** for the Hidden Shores at Lake Cisco Property Owners Association and that I have read and familiarized myself with those Documents. Further, I certify that the house and site design has been developed with the full knowledge of and adherence to the CCR's and that construction and jobsite conduct will proceed accordingly.

As agent or builder, I authorize the designated personnel of the Hidden Shores at Lake Cisco Property Owners Association to inspect the above described property and improvements. As agent or principle, I indemnify and hold harmless the Property Owners Association and their designees against any and all claims or loss except that of willful misdeed or gross negligence. In the event that an item of construction does not satisfy the requirements of the Hidden Shores at Lake Cisco Property Owners Association. CCR's, repair, replacement and/or augmentation of that item will be performed until that item does satisfy the requirements of Hidden Shores at Lake Cisco, LLC.

Per each application of a new home construction, a fee of two hundred and fifty dollars, \$250.00 is required. Please make check payable to Hidden Shores at Lake Cisco Property Owners Association. All maintenance and inspection fees will be paid before a Statement of Completion will be issued. Issuance of a Statement of Completion does not release the builder from any of the liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities that the builder is normally obligated.

Plans Submitted: Yes(✓) No() Date Submitted: 2-23-20

Plot Plan Submitted: Yes(✓) No() Date Submitted: 2-23-20

LOCATION:

Lot: 85 Blk: _____ Addition/Tract _____

Physical Address: 159 Shoreline Dr.

CONTRACTOR/OWNER

Owner Name: Paula + Charles Bearden Phone: (325) 721-1138

Brokerage Company: _____ Phone: _____

Brokerage Address: _____

Description of Home

Style: 20'x20' Double Deck Boat dock

Number of Bedrooms: _____ Number of Baths: _____

Total Finished Area: 800 Unfinished Area (SQ.FT. & Location) _____

Garage Area: _____ Number of Garage Stalls _____

PRICE RANGE

Sales Price: \$26000

CONSTRUCTION SCHEDULE

Proposed Construction Start Date: 2-25-20

Proposed Construction Completion Date: 4-10-20

COLOR SELECTION: Use this form for exterior color selection approval process. Please attach color swatch and deliver to our office.

Body: Carmel Brown ^{Deck} Trim: Pressure treated lumber Door: _____

Paint Manufacture: Bear

CERTIFICATION

I (we) certify that the above information provided, constitutes a description of the proposed building, items of construction, location and site will be in accordance with the Hidden Shores at Lake Cisco Property Owners' Association DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS set forth in Hidden Shores at Lake Cisco Subdivision. I (we) further certify that the work will be completed in a timely, workmanlike manner and that the building site and adjacent areas will be free of litter and debris during construction.

Owner: Paula Bearden

Builder: Joe Miller

Date: 2-23-20

Hidden Shores at Lake Cisco Architectural Review Board Signatures:

Gene Keener Date: 3-2-20

_____ Date: _____

_____ Date: _____

Approved/Approved as noted: Date:

Gene Keener

Rejected as noted: Date:

CONSTRUCTION CONTRACT

Boat Dock Construction

OWNER INFORMATION

Name Paula and Charles Bearden
Address 3033 Antilley Road
City, State ZIP Abilene, TX 79606
Phone (325) 721-1138
Email 1590pk@gmail.com
Project name 20'x20' Double Deck Top Entry Dock

CONTRACTOR INFORMATION

Company Jason Miller
Name Jason Miller
Address 410 w. 20th st.
City, State ZIP Cisco, Tx. 76437
Phone (325)864-9129
Email jason@lakecisco rentals.com
Projected Completion date 4/10/2020

SCOPE OF WORK


Frame in 20'x20' Double Deck Boat dock with 2 3/8" pipe, attach stairs from top section leading down to lower section of the dock, the dock will have 4x 2 7/8" mudd poles (outriggers) for anchoring and 6x encapsulated floats, we build 2x 30' walkways with handrails: one of which will be suspended and attached to the dock and the other to be attached on land at Lot 85 Hidden Shores, paint the metal frames with oil based paint to prevent corrosion. Once framed in, we will float the dock, then attach the pressure treated wooden deck, and move the dock into place and anchored on Hidden Shores Lot #85.

NOT INCLUDED

Painting or and finish work not described in the "Scope Of Work" to the dock or deck, any additions/extras/accessories/fabrications or any additional walkways/sections added. Any costs of permits, taxes or fees required by the city, county, state or any other legal entities.

COMPANY PROPOSAL

Jason Miller, proposes the above scope of work proposed to be completed by 4/10/2020. An initial 50% payment of \$13,000 must be made before the start of the project and a second payment of \$13,000 plus any additions will be due upon completion of the welded frame before it is floated or decked.



Submitted by (Company Representative)

Date

2-11-20

OWNER ACCEPTANCE

I, Paul Bearden, do accept the above scope of work proposed to be completed by 4/10/20 for the total amount of \$26000 for labor including materials and any other additions made.



Submitted by (home owner or authorized representative)

Date

2-11-2020



DATE: _____

PERMIT NUMBER: _____

BOAT DOCK PERMIT APPLICATION

A survey of the property and plans/drawings are required to be submitted with the Boat Dock Permit Application. Permits will not be approved without all required documents for plan review.

LOCATION OF DOCK

Address	Hidden Shores Lot 85, Cisco
Legal Description	
GPS Location of Dock	32.437625, -98.990613
Owner	Paula & Charles Bearden
Owner Address	3033 Antilley Rd., Abilene, TX 79606
Owner Phone/Email	(325) 721-1138

CONSTRUCTION INFORMATION

Class of Work	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Relocate <input type="checkbox"/> Demolition
General Contractor Name	Jason Miller
General Contractor Address/Phone Number	410 West 20th St., Cisco (325) 864-9129
Description of Work	New build 20'x20' Double deck Dock
Value of Work	\$ 26000
Will Boat Dock have Plumbing, Gas, Electrical, or Mechanical?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

TRADE INFORMATION

If Boat Dock will have plumbing, electricity, and/or HVAC, please provide the following trade information.

Plumber		Phone	
Address		Fax	
City, State ZIP Code		E-mail	
Electrician		Phone	
Address		Fax	
City, State ZIP Code		E-mail	
HVAC		Phone	
Address		Fax	
City, State ZIP Code		E-mail	

NOTICE

Separate permits are required for electrical, plumbing, gas, and mechanical work. There will also be additional fees for inspections of work. This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 1 year at any time after work is commenced. Revised construction plans must be submitted for city review and approval is required for any changes made after the City of Cisco issues a building permit.

DOCK MEASUREMENTS

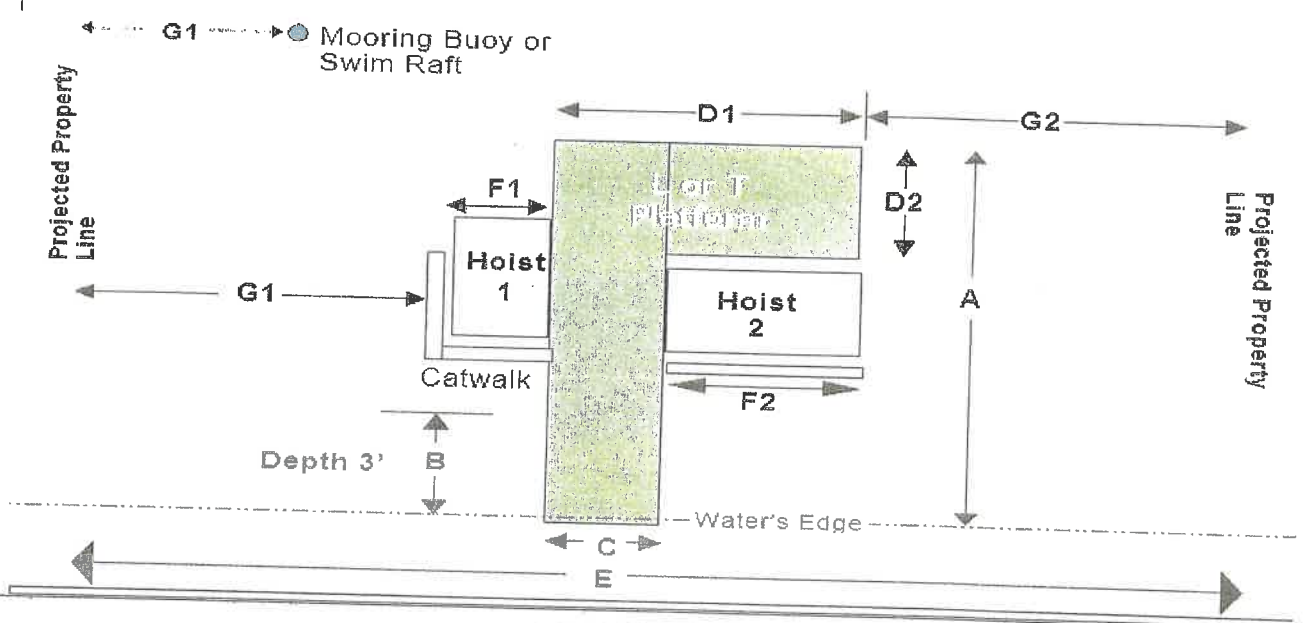
Total length of dock: <u>30</u> ft ___ in (A)	<i>Fill in information below as it applies to your dock(s):</i> If you have a section that is wider than 6 feet, you must report the platform dimensions:		
Distance from shore to 3' of water: <u>1</u> ft (B)			
Width of main dock: <u>20</u> ft ___ in (C)	L or T Platform 1 dimensions: <u>20</u> (D1) <u>20</u> (D2)		
Width of shoreline property: <u>165</u> ft (E)	L or T Platform 2 dimensions: <u>20</u> (D1) <u>20</u> (D2)		
Total Number of Hoists/Lifts/Slips: <u>0</u>			
Total Number of Racks: <u>0</u>			
Total Number of Mooring Buoys: <u>0</u>			

Remember to include any swim raft, swim platform, trampoline or other structure you may have in your permit request.

DOCK PLACEMENT ALONG SHORELINE

Distance from the left edge of my dock/hoist/catwalk/moored vessel, etc. to the projection of the left property line:	<u>81</u> ft ___ in (G1)
Distance from the right edge of my dock/hoist/catwalk/moored vessel, etc. to the projection of the right property line:	<u>80</u> ft ___ in (G2)

EXAMPLE



SIGNATURES

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor			Signature of Owner
Name and Title	Jason Miller, Welder		Name and Title
Date	2-10-20		Date

PLANS REVIEW

City Council Approval: _____

NOTES

REGULATIONS

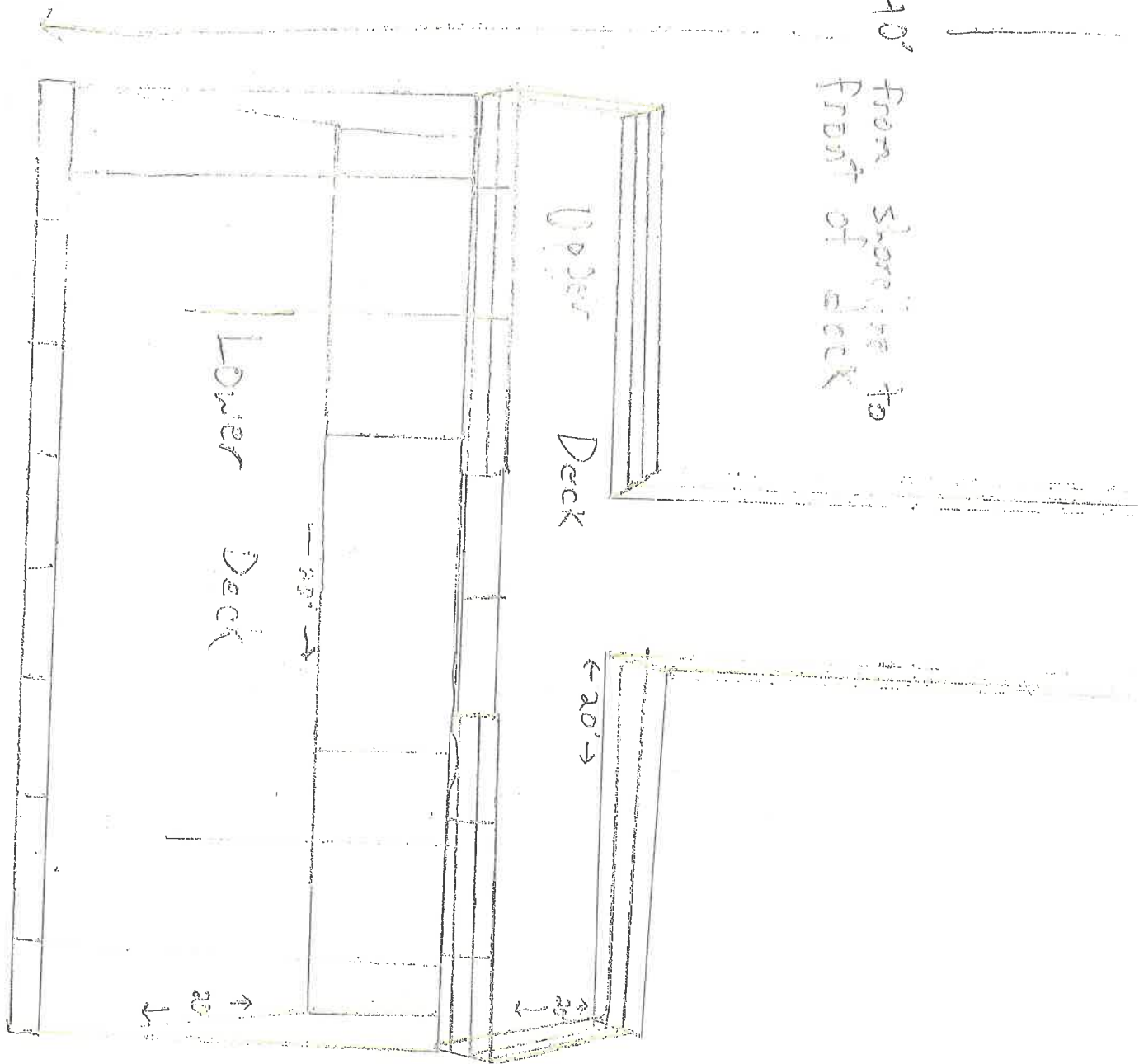
Sec. 16-25. - Lake Cisco boat dock rules and regulations.

- (a) It shall be unlawful to place or to keep a boat dock in Lake Cisco without having a lake lot lease from the city or obtaining a permit from the City of Cisco.

The annual permit fee for a boat dock permit for non-lake lot leaseholders will be \$50.00. Boat dock permits are required to be renewed annually prior to July 1st.

- (b) The term boat dock or dock shall also refer to any and all walkways, platforms, buildings, or other attachments to the dock.
- (c) All docks must be permanently and clearly marked with the owner's name or lake lot number; visible from the waterside.
- (d) All docks shall be securely anchored to the shoreline to minimize drift.
- (e) Buoyancy for any boat dock shall be provided by Styrofoam, polystyrene, or a similar flotation material that is encapsulated in an approved rustproof, noncorrosive shell (such as high impact polyethylene). Barrels, drums or other improvised flotation equipment shall not be used in constructing the boat dock.
- (f) All boat docks shall be situated as close to the center most portion of the water frontage per lot as possible so as to prevent or minimize encroachment into a neighbor's lake frontage or access to his neighbors' boat dock. All boat docks shall also be situated in such a manner to provide for and allow boat navigation.
- (g) No boat dock may extend further than eighty (80) feet into the Lake from the shoreline nor more than one-third of the distance between opposite shorelines of the lake, unless otherwise agreed to in writing by the governing body because of circumstances which make conformance with such limits impossible or impracticable. In narrow sections of the lake where the distance between opposite shorelines is one-hundred and twenty (120) feet or less, a clear channel at least forty (40) feet in width shall be maintained between the proposed boat dock and boat docks on the opposite shoreline.
- (h) All docks shall be maintained in good repair. Deteriorated or unusable docks shall be removed from the lake and/or city lake property by the owner.
- (i) Responsibility for the safety, structural soundness, and maintenance of docks shall rest entirely with the owner.
- (j) Permittee agrees that city employees may enter onto Permittee's property, at reasonable times, for the purpose of inspecting the boat dock.
- (k) The City may cancel the lake lot lease agreement, in compliance with the lease, for any boat dock not properly maintained or not meeting the requirements of these rules and regulations. (Ord. No. O-97-1, § 1(Exh. A), 2-25-97)
- (l) Violation of this ordinance may result in revocation of the boat dock permit and punishment of a fine not to exceed \$200.00 per day, per violation.
- (m) The city shall, after appropriate written notice, have the authority, through its agents and/or representatives, to remove or cause to be removed any offending boat dock. The city shall give the owner of such boat dock to be removed at least 30 days written notice of action to be taken.
- Any boat dock removed under the authority of these rules and regulations may, after reasonable notice first being given, be sold by the city to cover expenses incurred. In the event the monies derived from the sale of the boat dock are insufficient to repay the city's expenses, the owner of the boat dock shall be responsible for payment of the balance due to the city.

40' from shore line to front of deck

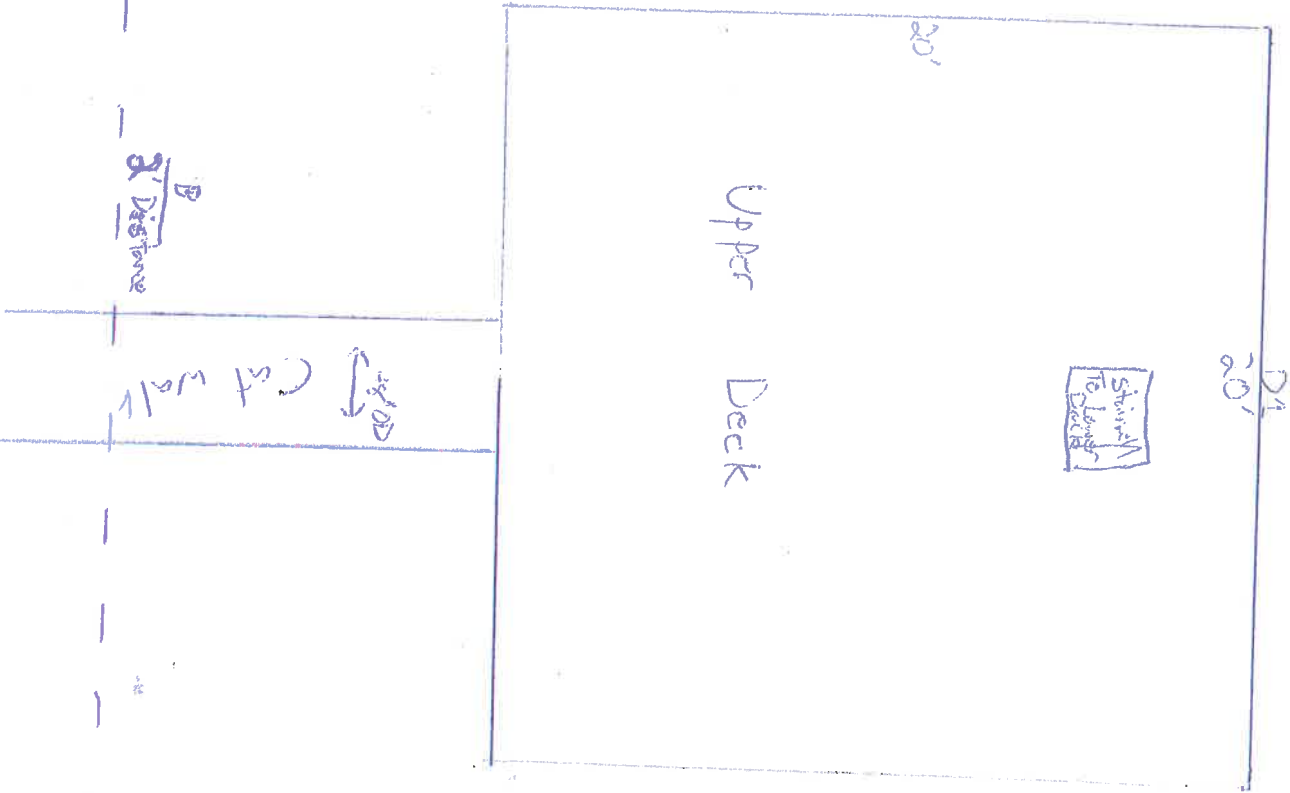


72' ← →
To property line

← 73' →
to property line

View from lake side

73'
G1



72'
G2

46'
A

2' Distance

Cat walk

Staircase
To Lower
Deck

20'

20'

Upper Deck

Example



The dock will resemble this but without a boat slip and the catwalk will be placed at the top.



180°