

Sunset Bay CCR Compliance Checklist

1. Is there an approved Aransas County Building Permit? Yes_____ No_____
2. Is this a single-family dwelling? *CCR A1* Yes_____ No_____
3. Verify no mobile home, prefabricated or factory built home. Yes_____ No_____
4. Is there a drainage plan included? Yes_____ No_____
5. Does the main dwelling contain a minimum of 1,400 square feet of living (heated and air conditioned) space? Yes_____ No_____
6. Is the main dwelling no taller than 40' above grade? Yes_____ No_____
7. Are the colors provided consistent with earth tones? Yes_____ No_____
8. Is the main dwelling free of Vinyl, aluminum, and vertical siding? Yes_____ No_____
9. Is the exterior of the main dwelling consistent in design and color in harmony with existing structures that met the CCR's? Yes_____ No_____
10. Is the exterior of the main dwelling constructed from brick, stucco, stone, hardiplank, or any combination thereof? Yes_____ No_____
11. Is the first floor elevation at least 1' above the 100 year flood plain? Yes_____ No_____
12. Are all buildings set back at least 25' from the Lot boundary line adjacent to the street or from any easements along the boundary line (whichever distance is greater)? Yes_____ No_____
13. Are all buildings set back at least 10' from the boundary line with adjacent lots or from any easements along the boundary line (whichever distance is greater)? Yes_____ No_____
14. Is the Lot a Bayfront Lot? Yes_____ No_____ If so, are all buildings set back at least 50' from the Water Line of the Bay? Yes_____ No_____
15. Has this Lot been consolidated with another Lot(s)? Yes_____ No_____

16. Are any detached buildings proposed? Yes_____ No_____ If so, what type?
Garage_____ Work shop_____ Barn_____ If Barn is checked, is the Lot size 5 acres or
greater? Yes_____ No_____

17. If detached buildings are proposed, are they situated to the rear of the main dwelling?
Yes_____ No_____

18. If detached buildings are proposed, is their construction in harmony with the main
dwelling? Yes_____ No_____

19. If detached buildings are proposed, are they intended for residential purposes? Yes_____
No_____

20. Are the plans for an aerobic septic system included? Yes_____ No_____

21. Do the plans include fencing? Yes_____ No_____

If yes, is the Lot a Bayfront Lot? Yes_____ No_____

If yes, is the fencing constructed of ornamental iron? Yes_____ No_____

If not a Bayfront Lot, is the Lot 5 acres or greater, and intended to stable horses?
Yes_____ No_____

If yes, does the fencing construction consist of split rail type using wood or synthetic
materials with a minimum of three rails attached in an aesthetically pleasing design?
Yes_____ No_____

22. Does any portion of the fencing contain barbed wire or chain link? Yes_____ No_____

23. Is any of the fencing intended for use as a cage, kennel, or dog run? Yes_____ No_____

24. Do the plans include a driveway constructed of asphalt or concrete? Yes_____ No_____

25. Do the plans include the installation of a culvert consistent with Aransas County
requirements? Yes_____ No_____

26. Is the Lot one of number 2, 3, 6, 7, 8, 9, 10, or 11 of Block 1? Yes_____ No_____

If yes, do the plans include sharing the culvert with the appropriate adjacent Lot? (2 with
3, 6 with 7, 8 with 9, and 10 with 11) Yes_____ No_____