Architect Control Committee

Harbor Point Owners Association

3381 Starboard Drive, May TX. 76857        1-325-784-9240

HarborPointOwnersAssociation.net         harborpoint-acc@outlook.com

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

HPOA Restriction Variance for Metal Containers commonly referred to as “Conex”

The following, outlines the specifications for a variance to HPOA Restrictions, allowing for the use of Conex storage containers in Harbor Point Subdivision. These specifications are to be the minimum standard modifications required for this variance. ***All requests for this variance require an Application for Property Alteration and must be submitted to and approved by the Architect Control Committee (ACC) prior to proceeding.*** The requestor must provide with the application, 1) this variance request, 2) a diagram specific to the lot specifying the conex location on the lot , 3) pictures of the conex showing the condition of the structure. After the ACC has Reviewed, Approved, and Notice to Proceed is given, if all required modifications are not completed complying with the outlined specifications within 6 months after the conex has been brought into the subdivision, the applicant shall be in violation of HPOA Restrictions.

**The following specifications apply to a new or used container**

1. Container will be newly painted with the appropriate metal paint, with no visible signs of rust or written signage of any type.
2. Container cannot have any dents or damage.
3. A pitched roof with a minimum center height of 8”, sloping to 4” at the side wall, must be installed. Roof must be covered with metal, complete with trim of a color, the same as or complimentary to the color of the container and roof. The gable end walls must be enclosed and painted the same as or complimentary to the color of the container and roof. Eaves must be enclosed and painted the same as or complimentary to the color of the container and roof.
4. Container must be levelled. If any part of the bottom of the conex is off the ground by 12 or more inches, the structure must be skirted to the ground with metal skirting, painted the same as or complimentary to the color of the container and roof.

Metal roofing and metal skirting referred to above, be must same as or equal to industry standard, 26 gauge, “U” or “R” panel. No galvanized sheet metal is allowed.

Storage of anything, at any time, on the roof of the structure, is strictly prohibited.

A refundable deposit of $5000.00 is required before the Application for Property Alteration will be approved. If all specifications are completed as approved, the deposit will be refunded. If the owner fails to comply with the terms approved in the Appliction for Property Alteration, this Variance, or other HPOA Restriction guidelines, the owner will be in violation. The deposit will be used to remedy the violation as the HPOA deems necessary. Remedies may include but are not limited to 1) court action, 2) hire as necessary workers to complete the required modifications to bring the conex into compliance.

Applicant has read and agrees to the conditions for this variance as listed.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed date

conex doc 2.12.23