



Twin Harbors Property Owners Association, Inc.
 Architectural Review Authority (ARA)
 274 Valleyview Drive
 Onalaska, Texas 77360
 (936) 646-2242
ARA@twinharborslakelivingston.com

Timber Clearing and Lot Preparation Permit

By signing this permit, the property owner agrees to abide by all rules and regulations regarding the removal/ clearing of any lot in preparation for eventual construction.

- Located on the Twin Harbors on Lake Livingston web site under Architectural Review Authority, the Tree Removal Guidelines must be observed and will be fully enforced. Copy included with this document.
- When preparing lot(s), Texas State Law Water Code 11.086 must be observed; no person may divert or impound the natural flow of surface water in this state or permit a diversion or impounding by him to continue in a manner that damages the property of another by the overflow of water diverted or impounded.
- With this permit the Non-building Road Use Information form will be required along with the Twin Harbors Architecture Review Authority Delivery Route Acknowledgement.
- The Timber Clearing and Lot Preparation Permit fee is \$300 and is valid for no more than 4 months from date of approval.
- Developers, builders, and lot owners must make every reasonable effort to preserve trees six inches or more DBH (diameter at breast height).
- It is required that the developer/builder/lot owner comply with this instruction when planning any type of new home construction or addition in Twin Harbors.
- If for some reason these guidelines cannot be followed it is required that the reason be put into writing as to why the variance is being requested. This document must be presented to the ARA before any trees are removed.
- The ARA will work with the developer/builder/lot owner to satisfy appropriate requests while preserving the integrity and natural beauty of our subdivision.
- Any use of commercial logging equipment and or logging trucks are prohibited from use in Twin Harbors.
- Failure to observe these guidelines will result in fines of \$2,500.00 per lot.
- Prior to clearing a "Dig-Tess" is required to identify the location of underground utilities; gas, water, sewer, telephone, electrical, fiber. Dig-Tess phone number is 811.



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ARA TREE REMOVAL GUIDELINES

The following are guidelines for tree removal within Twin Harbors Subdivision as enacted by the THPOA Board of Directors. Failure to comply with the guidelines will result in a monetary penalty as determined by the ARA. Any such penalty could result in legal action against the property owner.

- Before beginning to clear any lot(s), Owner must apply for the “Timber Clearing Lot Permit” and pay the associated permit fee.
- Twin Harbors is considered a lakeside residential community and is wholly contained within the city limits of Onalaska. As such, the practice of commercial clear-cutting of trees on any lots within the subdivision is considered a violation of Deed Restriction Number 10. Tree removal by the property owner can only be done for the purpose of enhancing the property for the enjoyment and use of the property, such as for overnight camping or building of a permanent structure.
- Prior to any tree removal, the property owner must determine the property boundaries. The property owner is liable for any damage done to any adjacent property.
- Persons employed to remove or haul trees must be bonded.
- Clean-up of all limbs, branches, cut timber, etc. remaining on the property after tree removal must be done within 30 days from the start of tree removal. Extensions can be requested in writing from the ARA to cover possible delays due to weather (excessive rains or burn ban restrictions). Failure to comply is considered a violation of Deed Restriction Number 11.
- Once cleared the lot(s) must be always kept mowed and free of rubbish. Reference Deed Restriction Number 23.



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Property Owner's Name: _____

Property Owner's Name: _____

Property Owner's Mailing Address: _____

Property Owner's Phone Numbers: _____ Cell# _____

Property Owner's email address: _____

Property Lot Description: Section _____ Block _____ Lot(s) _____

911 Address _____

Date of Clearing / leveling to begin _____

Date of completion _____

Property Owner's Signature _____ Date ____/____/____

Property Owner's Signature _____ Date ____/____/____

Date Received by ARA _____

Fee Received YES ___ NO ___ CASH _____ CHECK # _____



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ARA Signature _____ DATE _____

ARA Signature _____ DATE _____

ARA Signature _____ DATE _____

This document was duly adopted by majority vote of the Board of Directors of Twin Harbors Property Owners' Association on the 12 day of February 2022.




Barbara Dickens
Twin Harbors Property Owners' Association President

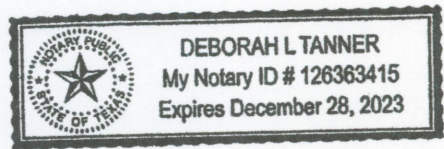
STATE OF TEXAS*

COUNTY OF POLK

This instrument was acknowledged before me on the 12 day of February 2022 by Barbara Dickens on behalf of the Twin Harbors Property Owners' Association, Inc., a Texas non-profit corporation on behalf of said corporation.



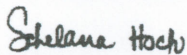
Deborah L. Tanner



NOTARY PUBLIC, STATE OF TEXAS

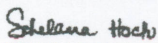
POLK COUNTY RECORDING STAMP:

FILED FOR RECORD
Feb 14 2022 10:08:32


SCHELANA HOCK
POLK COUNTY CLERK



I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.


SCHELANA HOCK
COUNTY CLERK
POLK COUNTY, TEXAS

Feb 14, 2022
