



Sunset Bay Detached Structures Policy

Sunset Bay property owners may construct detached buildings, within the guidelines of the CCRs (Section B, 5 page 6):

Detached Buildings. Detached garages, work shops, and barns may be constructed on the property after or while the main dwelling is being built, so long as they are in harmony with the main Dwelling and are of good construction, kept in good repair, and are not used for residential purposes. Any workshops, barns or other outbuildings shall be located to the rear of the main Dwelling. All Dwellings, detached garages, workshops, and barns must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the property. Barns may only be placed on properties five (5) acres or greater and intended to stable horses.

The Sunset Bay POA Board considers any structure that is not “attached” to constitute a Detached Structure.

Attached structures are defined as: a structure joined to another structure by one or more walls, with full personnel interior ingress and egress between the two structures. Both structures must share a common roofline.

In addition to restrictions above, the following guidelines also apply:

1. No detached structures can be constructed at a total height that exceeds the height of the main Dwelling.
2. Detached structures in excess of 300 square feet require an Aransas County Building Permit, which must be submitted with the ACC Request Form.
3. Materials, color, dimensions, and site location must be included on the ACC Request Form for detached structures. Pictures and material samples are also required.
4. The detached structure must not create a drainage issue. Should this inadvertently occur, it is the responsibility of the property owner to cure, in an approved manner, within 30 days of notification of the issue.
5. The Board reserves the right to request an inspection of any detached structure. The Board will coordinate with the property owner to effectuate any exterior or interior inspection.
6. Property owners may not build a structure on any property that does not also contain a Dwelling on the same lot unless the properties are contiguous tracks consolidated according to the CCRs and acknowledged by Aransas County.