



New Home Construction Checklist

The following list was compiled and is hereby distributed to aid Sunset Bay Members who desire to construct a dwelling on their unimproved lot. This list should not be considered exhaustive; it in no manner modifies the Sunset Bay CCRs, nor does its compliance alleviate the responsibility of Members to produce any additional documents upon request by the Sunset Bay POA Board of Directors or the Architectural Control Committee. Please bear in mind this list refers to the typical construction of only a dwelling; the addition of detached buildings, piers, ponds, bulkheads, fencing, etc. will require additional documentation and ACC approval.

1. Application for New Home Construction – this is a four-page document that is presented to Members upon request made to the Sunset Bay POA Board
2. Full set of house plans, including all elevations, roofing, electrical, framing, etc. If plans are delivered as physical rather than digital copy, two full sets are required.
3. Site plan depicting the location of the dwelling, garage, any detached building(s), driveway, etc. to scale. All setbacks, easements, and flood plain must be depicted, along with the location of the aerobic septic system and water well.
4. Windstorm engineering plans
5. Sample (by picture) of all types of siding that will be placed on all buildings.
6. Color samples of all exterior paint colors on all buildings
7. Sample (by picture) of the type and color of all roofing materials
8. Sample (by picture) of type and color of all shutters and/or exterior embellishments
9. Sample (by picture) of type and color of garage doors
10. Sample (by picture) of type and color of all exterior doors
11. Sample (by picture) of all exterior lighting fixtures
12. Approved Aransas County Residential New Development Permit
13. Approved Aransas County Driveway Permit
14. On Site Sewage Facility (OSSF) Certification
15. Drawing of the electrical service delivery (provided by AEP)
16. Drainage Plan (site plan with arrows indicating the various directions of water runoff)