

Plan Submittal Garden Oaks Maintenance Org.

Submit electronically (PDF) or hardcopy (11" by 17" or larger).

Owner Name:		Property Address:		Date:
		Section:		
Owner Contact Information		Contractor Contact Information		
Mail Address:		Mail Address:		
Phone (daytime):		Phone (daytime):		
Phone (evening):		Phone (evening):		
Email:		Email:		
Description of Project				
<input type="checkbox"/> First Submission		<input type="checkbox"/> Re- Submission Describe what changed in Additional Description		
Est. Start Date:		Est. Completion Date:		
NEW Build		OR	Remodel/Addition	
			% of existing to be removed _____	
Residence Stories: 1 _____ 2 _____ Finished attic: _____			Residence Stories: 1 _____ 2 _____ Finished attic: _____	
Garage: 1 car _____ 2 car _____ other _____ Attached _____ Detached _____ If detached: Height Garage _____ Height Residence _____ stories: 1 _____ 2 _____ other _____			Garage: 1 car _____ 2 car _____ other _____ Attached _____ Detached _____ If detached: Height Garage _____ Height Residence _____ stories: 1 _____ 2 _____ other _____	
Outbuildings: Yes _____ No _____ Type: _____ Number: _____			Outbuildings: Yes _____ No _____ Type: _____ Number: _____	
Additional Description				
Resubmission- what was changed Remodel- what is being remodeled Other – describe				

Owner Certifications:

I/We certify the following:

- I/We are the owner(s) of this property.
- I/We have a copy of the Deed Restrictions for this property.
- I/We are submitting plans that are in compliance with the Deed Restrictions for the property.
- I/We are submitting plans that are dimensioned, accurate and legible when printed on 11" by 17" and include:
 - Survey showing the location of existing structures.
 - Site plan showing the location of proposed improvements in relation to existing structures that will remain and the building setbacks.
 - Detailed floor plans for proposed improvements.
 - Elevations for the 4 principle directions of the proposed improvements.
- I/We agree that during construction GOMO representatives will be provided access to the construction site. GOMO will request access directly to the contractor and will expect access to be granted within a working day from the time of request.
- I/We will resubmit plans when:
 - the project is incomplete and 18 months have passed since the original approval.
 - additions and or modifications are made to the plans.

Further, we understand that GOMO approval of plans is NON-transferable. Should we sell the property before the project is complete we will notify the buyer that they will need to resubmit plans for approval.

Signed: _____

Date: _____

A note about waivers:

GOMO may not grant waivers to the deed restrictions.

The language of the Deed Restrictions varies from Section to Section with most having some mention of the Garden Oaks Corporation having the right to change the building lines in cases of unusual or irregularly shaped lots. We also know from old surveys and anecdotal information that building lines were modified on pie shaped lots. The Garden Oaks Corporation could and did modify building lines. The issue, which prevents GOMO from granting waivers, is that GOMO was not given the rights of the Garden Oaks Corporation by the vote that created GOMO. An Amendment to the Deed Restrictions would be required to give GOMO the right to grant waivers.