

King's Country Building Permit Application

410 Kings Country Blvd.
Scroggins, TX 75480

Phone: 903-860-2133
www.kingscountry.org

Email: propertymanager@kingscountry.org

PROPERTY OWNER		
NAME	HOME PHONE	CELL PHONE
KINGS COUNTRY ADDRESS	CITY, STATE AND ZIP	
	SCROGGINS, TX 75480	
ALTERNATE ADDRESS	CITY, STATE AND ZIP	

	Name	Phone
General Contractor		
Other		
Other		

*New homes, additions and total remodels – please attach sub-contractor list.

LOT	BLOCK	SECTION

DESCRIPTION OF IMPROVEMENT	SQUARE FEET

OWNERS SIGNATURE	CONSTRUCTION START AND END DATE
KCPOA/ACC APPROVAL	DATE APPROVED

OFFICE USE BELOW

Type of Permit	Permit Fee Amount/Check #	Deposit/Check #
	\$	\$

Permit Fee Calculation		PERMIT NUMBER
	\$	Please provide the following with permit: ◇ This Completed Form ◇ Complete Detailed Building Plans and Specifications ◇ Site Plan Showing Location of Proposed Improvements ◇ Franklin County Water District Approval, if required ◇ Approved Septic System Permit, if applicable
	\$	
	\$	
TOTAL PERMIT FEE:	\$	
DEPOSIT CHECK RETURNED:	_____ DATE	

**KING'S COUNTRY PROPERTY OWNERS ASSOCIATION
CONTRACTOR GUIDELINES/RESPONSIBILITIES**

410 King's Country Blvd., Scroggins, TX 75480

903-860-2133

Office Hours: M-F 8:00 am to 4:00 pm

The King's Country Property Owners Association (KCPOA) appreciates your attention to the following guidelines when conducting service and/or construction activities within King's Country. Your adherence to these guidelines, as well as all provisions of the KCPOA Covenants, Conditions, Reservations and Restrictions is strictly required.

By signing below, both the property owner and the contractor acknowledge receipt of these guidelines and agree to comply with all provisions. All contractors, including those currently working in King's Country, will be required to abide by these guidelines.

Contractor hours of work are Monday-Saturday, 7:00 am to 6:00 pm. **NO WORK IS TO BE DONE ON SUNDAY OR ON THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, JULY 4th, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY.**

All contractors are required to check-in with the Property Manager at the Club House prior to beginning the initial work. Gate codes, directions to the job site and any other required information will be given at this time. Contractors planning on arriving earlier than normal business hours must make alternate arrangements with the Property Manager.

ABSOLUTELY NO WORK MAY COMMENCE PRIOR TO THE ISSUANCE OF A PERMIT! It is the property owner and contractor's responsibility to verify if a permit is required. Please reference the King's Country POA architectural rules and fee schedule attached here for building specific rules and requirements (new home construction, home remodels, boat stalls, etc.). All required fees and permits must be paid prior to beginning any work. It is also the property owner and contractor's responsibility to verify if a permit is required from the Franklin County Water District. If so, a copy of that permit must be provided to KCPOA prior to issuance of our permit. Any work beginning prior to receipt of all required permits will be immediately stopped.

Truck weight limits are in force. All trucks in excess of **33,000 lbs.** are expressly forbidden on any King's Country roadway. These are private roads incapable of supporting weight in excess of the above. Trucks discovered on the property in excess of these weight limits will be required to leave immediately and will not be granted future access. **Concrete trucks may carry a maximum of 6 yds. per truckload.**

Attached is a map of the roadways over the dams. Commercial trucks in excess of one-ton are expressly forbidden to travel on any of the roadways listed below which cross any of the five property dams. Trucks discovered crossing the dams will be required to leave immediately and will not be granted future access. Please use the attached map for alternate routes and/or check with the Property Manager.

King Lake Drive
King Thomas
King Frederick
King Roger

You and all contractors must adhere to these guidelines. The following fine structure will be in effect and any fines will be invoiced directly to the Property Owner.

1st offense – \$300

2nd offense - \$600

3rd offense - Permit is revoked. Property Owner must re-apply for the permit and re-pay the necessary permit fees.

AGREED:

Property Owner: _____

Address: _____

Phone number: _____

Contractor Name: _____

By: _____

Address: _____

Phone number: _____

**Kings Country POA
Architectural Rules and
Fee Schedule for All Permits and Inspections
Effective January 1, 2025**

[Building Permit Application Form](#)

Before you begin work of any kind, contact the KCPOA office in regard to the necessity of a permit and its fee/deposit, if any is required. Beginning construction prior to obtaining a KCPOA permit will be subject to a fine. Fees are assessed to repair road damage caused by heavy vehicles used in construction. All Building Permits must be approved by the Property Manager or the Architectural Control Committee.

Building Permit Application

Building Permit Applications must include:

1. A site plan which shall include all easements, setback lines, existing structures, the proposed structure and County approved OSSF plans.
2. Detailed construction plans that include:
 - A) Framing design including floor plan and elevations
 - B) HVAC schematic
 - C) Exterior treatments including color(s)
3. An approved Franklin County Water District building permit if property is located on Water District Lease Back Property.
4. Full payment of KCPOA building permit fee and deposit (if required).

Requirements During Construction:

1. Must follow current KCPOA Covenant rules regarding construction.

Requirements After Construction:

1. Provide office with a copy of as-built survey for any project that changes the “under roof” square footage or adds any additional out buildings.

Permit Extension

1. Original permit is valid for 1 year
2. Permit extensions may be approved in 6 month increments for ½ of the original permit fee.

New Home Sites

Fee is based on total square footage, which is defined as the “under roof” square footage of the house and attached garage/carport. This fee includes the original approved septic system and clearing of lot (underbrush/trees). Other Miscellaneous fees may be assessed for additional improvements.

House Square Footage	Building Fee	Refundable Deposit
1500 sq. ft. living space or greater	0.65 cents per total sq. ft.	\$500.00 (may be waived in some circumstances)

NOTES

- (1) Portable Restroom **MUST** be furnished for the construction crew **BEFORE** beginning construction.
- (2) Trash Dumpster or container of sufficient size **MUST** be in place on jobsite.
- (3) House shall have a minimum of 1500 sq. ft. of living space, defined as area that is heated and/or air conditioned.

Add on to Existing Home

(Additional room, garage, carport or storage area that is **ATTACHED** to existing home)

Non-Refundable Fee	Refundable Deposit
0.65 cents per square foot of addition	\$500.00 (may be waived in some circumstances)

Remodel of Existing Home Exterior

This includes exterior façade, siding, roofs, and painting.

Any remodel requires a detailed scope of work to be done to determine fee (if any)

Project Square Footage	Non- Refundable Fee	Refundable Deposit
1000 sq. ft. or greater	Scale based on scope of work	\$200.00 (may be waived in some circumstances)

OTHER NOTES

- (1) Restroom **MUST** be furnished for the construction crew.
- (2) Trash Dumpster or container of sufficient size **MUST** be in place on jobsite if required by permit.

Boat House

Non-Refundable Fee	Refundable Deposit
\$500.00	\$500.00 (may be waived in some circumstances)

Retaining Wall

Non-Refundable Fee	Refundable Deposit
\$1.50 per foot (minimum \$100.00)	\$200.00 (may be waived in some circumstances)

Septic Systems

Non-Refundable Fee	Refundable Deposit
\$200.00	\$200.00 (may be waived in some circumstances)

- (1) New, repair or modification (when not included with other permits)
- (2) Septic lines limited to 150 ft. road access without board approval.

Tear Down of existing home

To tear down existing home and remove materials from Kings Country

Non-Refundable Fee
\$1,000.00

Dredging

A Permit will be required if material is removed from the property.
Also, a per truck fee will be charged if material is removed from King's Country.

Non-Refundable Fee	Per Truck if removed from K.C.
\$200.00	\$25.00 (may be waived in some circumstances)

Miscellaneous Permits

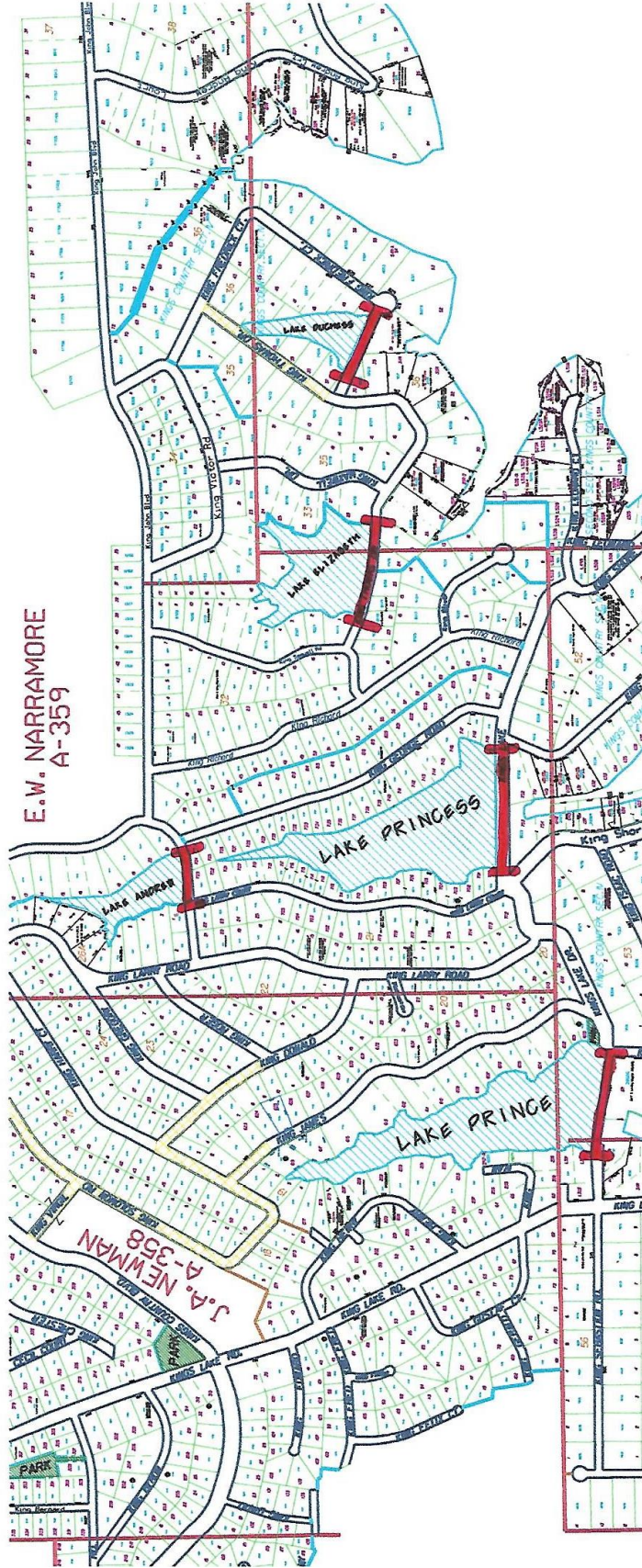
Pools, driveways, courts, landscaping, fences, decks, out buildings and other activities which require a permit.

Non-Refundable Fee	Refundable Deposit
\$0.00 to \$2500.00	\$200.00 (may be waived in some circumstances)

Additional Contractor Rules

- (1) Contractor hours of work :
Monday thru Saturday-7:00 AM to 6:00 PM
NO work is to be done on Sunday.
- (2) Concrete Trucks are subject to a \$100.00 fine paid by the permit holder if trucks are flushed along Kings Country roadways or ditches or if any truck load exceeds 6 yards.
- (3) All Structures must be 25 ft. from the road, 15 ft. from the side road on corner lots, and 5 ft. from the property line. Allow 7 or 8 ft. for roof overhang to meet the 5 ft. minimum.
- (4) **NO FIRES** of any type are allowed on jobsite.
- (5) All Contractors will provide dumpsters and Port-O-John on jobsites unless other arrangements have been approved. All debris and trash will be removed from Kings Country.
- (6) Contractor is allowed to place **1** company sign at site. Sign must be limited to 4 square feet total. Sign must be removed immediately after completion of work.

Refundable deposit will be returned upon completion of construction and all cleanup.



E.W. NARRAMORE
A-359

J.A. NEWMAN
A-358

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DO NOT DRIVE ACROSS DAMS