



BEACHTOWN

UPDATED BEACHTOWN BUILDER APPROVAL REQUIREMENTS

1. As used herein, the term “Builder” shall mean any person or entity in the new homebuilding construction business including, but not limited to, general contractors and contractors building new homes upon vacant lots.
2. A Builder requesting to be approved to build homes in the Subdivision by the Foundation (an “Approved Builder”) shall present the following to the Foundation for consideration by the Foundation, all of which must be in form and content acceptable to the Foundation, in its sole and absolute discretion:
 - a. Bank References. A minimum of Two (2) bank references.
 - b. Trade References. A minimum of Five (5) trade references.
 - c. Client References. A minimum of Five (5) client references.
 - d. New Home Construction Reference List. A reference list of at least five (5) of the Builder’s most recent new-construction homes built within 1,000 feet from the mean high tide in Galveston, Texas, or any other Texas communities with a similar climate (verified by the Town Architect). These homes must have been constructed with similar standards of construction and coastal architecture as to what is and has been constructed in the Subdivision (Note: the Subdivision currently requires all construction to follow IRC 2018 and IBHS Fortified Standards resisting winds of up to 175 miles per hour; if the Foundation later adopts codes or standards that are more or less restrictive, then the later adopted code or standards will apply). Copies of the five (5) IBHS certificates are required (175mph, verifiable by IBHS).
 - e. Non-Refundable Review Fee. Upon preliminary review of the architecture, construction standards, and quality of construction of the Builder’s prior new construction homes, the Town Architect for the Subdivision or his/her representative(s) (collectively, the “Town Architect”) may visit any or all of the Builder’s prior new construction homes for review and inspection. Prior to having the Town Architect visit such home(s) for review and inspection, the Foundation will require a non-refundable fee to compensate the Town Architect for such visit(s) depending on the location of these homes. The minimum non-refundable fee is \$2,500.00 and may be higher depending on the circumstances. The Builder requesting approval shall provide the authorization for the inspection of these homes by the Town Architect. The Town Architect at his/her sole and absolute discretion may recommend to the Foundation to approve or reject approval of any proposed Builder to build or construct improvements within the Subdivision.
3. Builders must have been in existence and in the new home building construction business for at least five (5) years. Approval of a Builder as an Approved Builder by the Foundation is limited only to the Approved Builder and not the Approved Builder’s principals, officers, directors, members, supervisors, employees, contractors, sub-contractors or others.
4. Builders must have at least (2) active and experienced homebuilder principals or a fulltime experienced superintendent (other than the experienced principal owner) to oversee the construction of the home in the Subdivision prior to commencement, and during the entire construction process.
5. Owners and Builders must at all times fully and completely comply with all of the terms, conditions, and provisions set forth in the Declaration, the Design Review Policies, rules and regulations of the Subdivision, and all other governing documents of the Subdivision.
6. All phases of construction are subject to the prior written approval of the Town Architect, in the Town Architect’s sole and absolute discretion.
7. Builders may only use plans and specifications prepared by an architect who is a member of the Urban Guild of Architects or approved by the Town Architect and Designer.