ARTICLE VIII

RESIDENTIAL STRUCTURE LOCATION RESTRICTIONS

Section 1.

No Residential Lessee or agent may build a structure, dwelling or accessory, closer than twenty (20) feet from the front of their lease, five (5) feet from either side and five (5) feet from the rear of the lease boundary. No new structure, dwelling or accessory, or remodeling of a structure can be located than ten (10) feet from an existing structure.

Section 2.

Consideration will be given to Lessee to build closer than the requirements of Section 1, by only on a case-by-case basis to be reviewed by the Willacy County Navigation District Board of Navigation and Canal Commissioners.

Section 3.

Anytime a structure is destroyed by an Act of God, fire or other manner, any replacement structure upon the property must meet the location requirements of Section VIII, Section 1. The original location of the destroyed structure will not be reused for the replacement structure if in violation of any requirements of Article VIII, Section I.

ARTICLE IX

PIER PERMIT/LOCATION RESTRICTIONS

Section 1.

Construction of a pier and/or a seawall on the Laguna Madre shoreline of Port Mansfield or within the harbor requires issuance of a permit from both the U.S. Corps of Engineers and the Willacy County Navigation District. A WCND permit will be issued only after the Corps of Engineers has approved and issued a pier construction permit.

Section 2.

Pier location requirements from the side of each lot are identical to those of Article VIII, Section 1, structure location requirements of five (5) feet from either side of the lease boundaries.

Section 3.

Anytime a pier is destroyed by an Act of God, fire or other manner, a replacement pier must meet the permit and location requirements of Article IX, Section 1 & 2. The original location of the pier will not be reused for the replacement pier if in violation of Article IX, Section 2.

ARTICLE X

PHYSICAL CONDITION OF LEASED PROPERTY

Section 1.

An integral component of each residential and commercial lease is that all structures on the leased property must be kept in a painted, attractive condition, with the exception of natural wood siding houses, and that lots, whether there is a structure upon them of not, must be kept mown and clean of trash, junk and weeds. Each Lessee, whether a resident or non-resident, assumes this maintenance responsibility upon execution of the lease and realized that failure to comply with this lease requirements may result in cancellation of lease.

ARTICLE XI

PENALTY FOR VIOLATION OF PERMIT, LOCATION, LEASE REQUIREMENTS

Section 1.

The penalty for violation of Willacy County Navigation District regulations itemized in Article I through X may be cancellation of the lease by the Board of Navigation and Canal Commissioners, providing the LESSEE in violation thirty (30) days notification of the violation for time to comply and thirty (30) days notification of pending lease cancellation if compliance is not obtained.

ARTICLE XII

SUBDIVISION OF PLATTED AND/OR UNPLATTED PROPERTY

This Article specifies the procedure that any individual, individuals and /or Companies must follow that seeks to subdivide or develop platted an/or unplatted property in Port Mansfield.

The Willacy County Navigation District through the provisions of this Article seeks to guarantee the uniform and orderly growth of Port Mansfield in such a way as to ensure the utilization of all leased property in its designated zoned classifications and to prevent an overburdened public works system that would be unable to meet service capacity requirements of excessive rapid growth.

Section 1.

The procedure that individuals and/or companies seeking to further subdivide platted/leased property in Port Mansfield is as follows:

(1) Submit to the Board of Navigation and Canal Commissioners of the District a proposed plat of the project, indicating the purpose and specifications of the proposed project and the public works service to be installed. This proposal shall also provide an estimate of quantities of water that will be utilized at the proposed project, and also an estimate of the quantity of wastewater that will be placed into the wastewater collection system by the proposed project.

(2) The District does not assume any obligation to approve any project proposal submitted, nor does it assume any obligation to reimburse the expense incurred by the proposing entity in the preparation of its subdivision proposal for the District's review & analysis process.

Section 2.

The procedure that individuals and/or companies seeking to further subdivide unplatted / unleased property in Port Mansfield is as follows:

(1) Submit to the Board of Navigation and Canal Commissioners of the District a proposed plat of the project, indicating the purpose and specifications of the proposed project and the public works service (roads, water & sewer lines) to be installed. This proposal shall also provide an estimate of quantities of water that will be required to serve the proposed facility and also an estimate of the quantity of wastewater that will be placed into the wastewater collection system by the proposed project.

(2) It is the option of the District that prior to leasing the property the Board of Navigation and Canal Commissioners may advertise for public bids.

(3) The District does not assume any obligation to approve any subdivision proposal submitted, not does it assume any obligation to reimburse the expenses incurred by the proposing entity in the preparation of its subdivision proposal for the District's review & analysis process.

ARTICLE XIII

REQUIRED PARKING SPACES FOR MULTI-FAMILY PROJECTS

Section 1.

The District requires that all multi-family (townhouses/condominiums) developments construct a minimum of 1.5 parking spaces per unit on the leased premises. Plans submitted for issuance of a building permit should include designated on-premise parking spaces in addition to structural data required.

ARTICLE XIX

ADDITIONS, DELETIONS, MODIFICATIONS TO REGULATIONS

Section 1.

The regulations as itemized in this Resolution can be added to, deleted or modified by formal action of the Willacy County Navigation District's Board of Navigation and Canal Commissioners.

ARTICLE VI

PERMITS REQUIRED BY WCND

Section 1.

A permit shall be required from the Willacy County Navigation District for the building of new structures, remodeling of existing structures, moving and placement of new or old structures, placement of modular building, building fences, boat slip improvements or mobile homes and accessory buildings. These permits are required from the Willacy County Navigation District even if no permit is required by Willacy County.

Section 2.

Each Lessee is required to submit a plot diagram of such detail to indicate the nature and character of work to be done upon the lease. This diagram will accompany each permit application. The Navigation District requires a drawing which shows the exact location of the proposed structure(s) and accessory structure(s) on each lot.

Section 3.

Permits for commercial & industrial structures and multi-family dwelling shall be submitted to the Willacy County Navigation District for permit consideration on an individual basis.

Section 4.

A permit fee of $10 - $15 will be charged for all permits issued by the Willacy County Navigation District.

ARTICLE VII

PERMITS REQUIRED BY WILLACY COUNTY

Section 1.

A permit shall be required from the Willacy County for the building of new structures, remodeling of existing structures, moving new or old structures, placement of modular building, mobile homes and accessory buildings.

The permits for the above itemized uses can be applied for at the Willacy County Tax Assessor/Collector Office.