

EL PARQUE REQUEST FOR BUILDING PERMIT

Technical Committee for Construction (CTC)

Prior to any alteration, expansion or other major repairs to property, owners must review appropriate bylaws and notices, especially Articles 12, 52, 111, 112 and 114, and apply for CTC permit.

Points to consider and provide details for:

- 1 – Site coverage ratios – 70%. (40% 2nd level, for homes which qualify) Bylaw 42, 43, 44. BOD Feb. 2010
- 2 – Encroachment on “Restricted Use Areas”. Bylaw 4, 49, 51, 62
- 3 – Condo Fees current – Agree to performance bond, charged to homeowners a/c as appropriate. BOD June’06
- 4 – Clear dimensional drawings including footprint, elevations. To scale for major projects. Bylaw 52, 64
- 5 – Municipal permit as applicable. Bylaw 52, 64, 69, 116
- 6 – Access to services (CFE, Telmex, Sewer/water) ONLY with approval and oversight of Administrator
- 7 – Completion of request form – Bylaw 114
- 8 – Provide self-contained power source for welding system if needed. No household power for welding equipment or any motors in excess of 1 H.P. (6 amps)
- 9 – Provide completed “Contractor Agreement” including CLEAR, legible name and contact info for both homeowner and contractor/worker. BOD Dec ’11, Sept’14, Oct’14
- 10 – Satellite antenna and solar panels require permits. Bylaw 54, 55. AGM Jan’07. BOD June ’11
- 11 – Qualified engineer or architect to provide certification of structural integrity as applicable. Bylaw 114

Sources of information for calculations:

Lot area - Architectural site plot or deed.

House Area - Chapala tax bill. “Sup. Const.” in square meters.

Restricted Use Areas - El Parque site plot, or Owners Deed, (under “Servidumbre”) (setbacks)