

Accessory Structure or Miscellaneous Permit Information & Application

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. R105.1

Examples of Projects requiring a permit include storage sheds, shops, detached garages, Home Generators, Solar, Parking Pads and Car/RV Covers, patios, decks, and gazebos. Also, Home Remodel with structural changes, Foundation repair/leveling, Whole House Window Replacement, Logging/Tree Clearing, and Yard irrigation systems. This list is not all-inclusive.

Projects must conform & comply with the city's adopted Building Codes, Deed Restrictions, and Ordinances.

Things to consider before starting your project:

- **Where are your property lines?**
The City of Roman Forest **does not** survey property lines. Contact a Licensed Land Surveyor to locate the property lines.
- **What type of lot do you have?**
Interior or corner lot, etc.
- **Are there easement restrictions?**
Review applicable city ordinances online.
- **What are the setback requirements?**
No person shall erect any building/structure between the building line as shown on the recorded plat and the street. No building/structure shall be erected nearer than ten feet to any side street lot line or any interior lot line. Chapter 20 – Land Use Sec. 20-21 (e)
- **Call 811 before you dig.**
Utilities may be located in the rear or side Utility Easement (U.E.)

Permit request requires uploading the following documentation:

1. Completed Residential Permit Application signed by applicant and homeowner
2. Statement of Work
3. Site plan/survey to include the proposed project location and relation to existing structures and lot lines
4. Foundations and Slabs - plans/details/drawings and specifications
5. Structural or Framing - plans/details/drawings and specifications
6. Trade permit applications if applicable

Submit permit request and upload documents through the online portal.

- Permit and Inspection Fees are due prior to issuance of the permit.
- *All Contractors must register annually (no fee) with the city permit office before permits are issued.
- The city reserves the right to 30 days for review and approve or reject permit applications.

Review updates as to the progress of your permit request through the city permit portal at <https://romanforesttx2.portal.iworg.net/portalhome/romanforesttx2>

Applicable Fees:

A permit processing fee of \$75.00 applies to all permits.

Additional fees relating to the project may be required and will be determined upon permit review.

Use table to estimate the Plan Review/Inspection fees.

<u>Project Valuation</u>	<u>Fee</u>
(cost of material & labor)	
\$1.00 to \$10,000	- \$100.00
\$10,001 to \$25,000	- \$108.75 for the first \$10,000 plus \$8.40 for each additional \$1,000 in valuation or fraction thereof
\$25,001 - \$50,000	- \$234.75 for the first \$25,000 plus \$6.06 for each additional \$1,000 in valuation or fraction thereof
\$50,001 - \$100,000	- \$386.25 for the first \$50,000 plus \$4.20 for each additional \$1,000 in valuation or fraction thereof

Work commencing before permit issuance. R108.6

Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

Work exempt from permit R105.2

Building:

1. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches deep.
4. Swings and other playground equipment.
5. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
6. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4

M.E.P.'s:

1. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
2. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the code.
3. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement of rearrangement of valves, pipes, or fixtures.

Definitions:

Property Survey – A survey, sometimes called a property or land survey, is a map that outlines the boundaries of your property. It shows the exact dimensions of your parcel of land. The drawing functions as an overview of your property, everything on your lot, its surroundings, and proposed changes. A survey also details the topographic features of your property, plus any buildings and structures on it. Property surveys don't just show what's on top of the soil. They also detail any objects or structures below ground, such as a well or septic tank on your property. If your property has easements, the survey will also show those.

Build Line - a line usually set with respect to the frontage of a plot of land which is fixed by statute or by deed or contract and beyond which the owner of the land may not build.

Setbacks - Structures are restricted to no nearer than 10 feet to any side or rear property line per deed restrictions.

Site Plans. A site plan is a diagram used by contractors and builders when working to improve your property, or parts of it. A site plan drawing functions as an overview of your property, everything on your lot, its surroundings, and proposed changes. Site plans must show lot dimensions, footprint of building and distance from building to property lines, platted building lines, driveways, all easements, and the address and legal description of the lot.

Structural Plans, where required, drawn to a scale of $\frac{1}{4}'' = 1'$. Structural plans must show framing, ceiling framing, roof framing, headers, and beams. Project specific as applicable.

Foundation/Driveway Plans drawn to a scale of $\frac{1}{4}'' = 1'$. Foundation plans must show all dimensions, size, location and spacing of rebar, concrete specifications, slab thickness.

Statement of Work - is the narrative description of a project's work requirement. It defines project-specific activities, deliverables and timelines for a vendor providing services to the client.

Driveway - The driveway is located on private property, generally between the property line and the garage or house. Driveway standards can be found in Chapter 38 of the city ordinances.

Approach- The drive approach is located in the public right-of-way, starting at the edge of road and extending four (4) feet inside the property line.

Temporary Approach/Culvert – A temporary culvert crossing is a structure designed for short-term use that is installed across a watercourse to allow construction vehicles to safely cross without damaging the ditch, stream bed or channel. Temporary driveways will be of sufficient standard for the intended purpose, but in no case will be the standards be less than:

- Ditch flows will not be impeded

- Entrance allows access by emergency vehicles during all weather conditions

- Entrance will not create adverse impacts on the existing roadways

- Entrance shall be well maintained

Install requirements: use of an approved culvert either RCP or Plastic (no metal) of at least a diameter of eighteen (18) inches or of such larger diameter as may be required by the depth of the drainage ditch or as deemed appropriate by the Building Inspector, and a minimum 16-foot long, placed so as to maintain the line and grade of the drainage ditch and not impede the flow of stormwater run-off. Backfilled with crushed concrete/rock or limestone. Requires inspection at installation and upon removal.

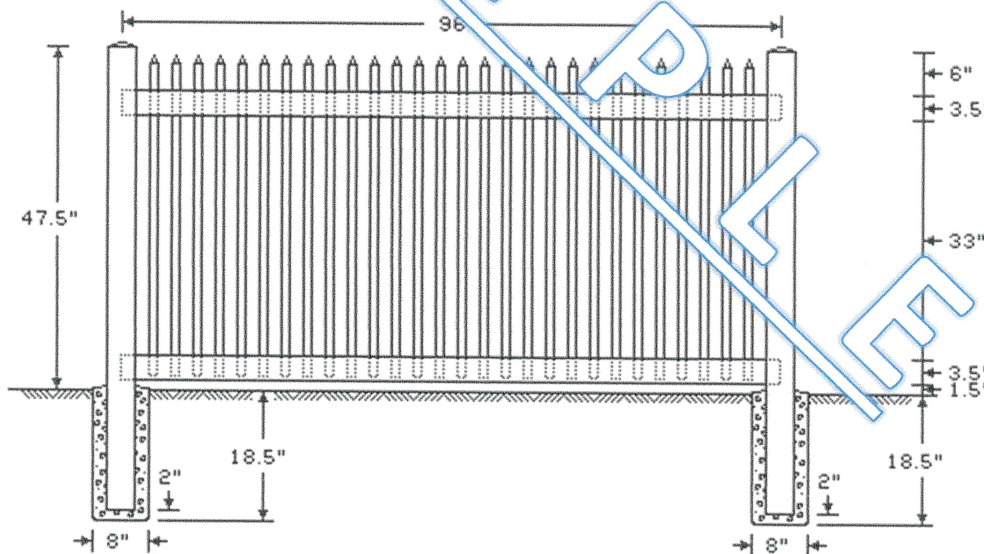
Logging – the individual act or any combination of the acts of felling, dragging, cutting, or loading of seven (7) or more timbers or logs four (4) inches or larger at the base from privately owned property located in the city's jurisdiction within a 12-month calendar year.

Landscaping – the removal of underbrush or less than seven (7) timbers from a privately owned lot upon which the resident's dwelling is located and any adjacent or contiguous lots owned by the same person. Landscaping does not require a permit.

Statement of work:

(Street Address of Project) Roman Forest, TX

- (1) Time frame: start date (insert date). Estimated time to complete (3 days, 1 week, 3 weeks, etc).
- (2) Vertical post of nominal 4x4 spaced a maximum of 4' o/c for 6' high fences; 5' o/c for 5' high fences, 6' o/c for 4' high fence.
- (3) Posts shall be embedded 2'0" into concrete footing 10" in diameter and 2'0" deep.
- (4) 2x4 material shall be fastened with (2) #16D galv. nails at each attachment.
- (5) All lumber shall be a minimum of #2 grade or better.
- (6) All fasteners shall be corrosion resistant.
- (7) Fence boards less than 1" wide shall be fastened with (2) #8 D galv. nails at each connection point.



City of Roman Forest

Residential Permit Application

Permit # _____

COMPLETE ALL SECTIONS

Project Location	Property in the Flood Plain? Yes or No If yes, provide Flood Plain Certificate to the City. May		
Address:		MCAD Property Parcel # R _____	
Check <input checked="" type="checkbox"/> Permit Type	NEW HOME (SFR) _____	# of stories _____	ADDITION _____
Living sq. ft. -	Garage -	Covered Porch/Patio-	Total Square Feet #
SWIMMING POOL/SPA _____	HOME REMODEL _____	MECHANICAL _____	
ACCESSORY BUILDING _____	SOLAR _____	ELECTRICAL _____	
TEMPORAY CULVERT _____	APPROACH _____	PLUMBING _____	
LOGGING/TREE CLEARING _____	DRIVEWAY <input type="checkbox"/> New <input type="checkbox"/> Repair	Total Square Feet	
OTHER(describe) _____	PATIO <input type="checkbox"/> Attached <input type="checkbox"/> Detached	Total Square Feet	
FENCE Height _____		<input type="checkbox"/> Wood <input type="checkbox"/> Chainlink <input type="checkbox"/> Decorative Iron/Steel	
Project Cost \$ _____	Project Details:		
CONTRACTOR INFORMATION			
HomeBuilder/Contractor	Site Supervisor Name	Phone #:	
		Email:	
Mechanical Company	Licensee Name	Phone #:	Contractor License Number
		Email:	
Electrical Company	Licensee Name	Phone #:	Contractor License Number
		Email:	
Plumbing Company	Licensee Name	Phone #:	Contractor License Number
		Email:	
Contractor Company	Name	Phone #:	Trade type:
		Email:	
<p>A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. **All permits require passing final inspections. A building or structure shall not be used or occupied in whole or in part until the building official has issued a certificate of occupancy as per the International Residential Code. <i>Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed by law.</i></p> <p>I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.</p>			
APPLICANT			
Print Name: _____		Date: _____	
Address: _____		Phone: _____	
Signature: _____		Email: _____	
PROPERTY OWNER			
Print Name: _____		PHONE # _____	
Signature: _____		EMAIL: _____	
BUREAU VERITAS OFFICE USE ONLY:		BV PROJECT # _____	
APPROVED BY: _____		Date Approved: _____	

_____ Date Received by: _____ Processed Date: _____

rev. 4/2023



City of Roman Forest

Application for Trade Permit

Permits 281-399-2660 ext. 103

Email: permits@rftx.org

Applicant Information

Licensed : Master Electrician ☐ HVAC/Mechanical ☐ Master Plumber ☐

Business Name:

Licensee Name:

Trade License #:

Email:

Phone:

Project Information

Project Street Address:

Owner name:

Phone:

Project is: ☐ Residential ☐ Commercial

Project Type: ☐ New Home Build Construction ☐ Home Remodel ☐ Building Addition

☐ Replace/Repair ☐ Accessory ☐ Other: Specify:

Details:

ELECTRICAL	MECHANICAL	PLUMBING/IRRIGATION
Service amperage:	# of Ton:	# of P-Traps:
# of Circuits:	# of Exhaust Hoods:	Water Heater:
# of Motors: HP:	Supply/Return Duct value:	Gas Openings:
# of Ranges/Ovens:	Other (specify):	Gas Test:
Temporary electric pole:		Requires a gas meter upgrade?
Other (specify):		Irrigation Heads:
		Backflow preventers:
		Other (specify):

NOTES

» Work must comply with city adopted I-Codes, Current NEC, Codes & Ordinances.

» Work hours permitted 6:30am - 7:30pm

» Contact Bureau Veritas for all inspections through Final Inspection.

» I, the undersigned licensed contractor, understand that I will be charged an additional re-inspection fee after two (2) same failed inspections, and it is my responsibility to follow through until the project obtains a passing FINAL inspection. My signature certifies that all information provided is correct to my knowledge.

Signature:

Date

office use only

verified license/registration

Permit Number



CONTRACTOR REGISTRATION FORM

NEW REGISTRATION

ANNUAL RENEWAL

____ ELECTRICAL CONTRACTOR
____ MASTER ELECTRICIAN
____ JOURNEYMAN ELECTRICIAN
____ MASTER SIGN ELECTRICIAN
____ MASTER PLUMBER (RMP)
____ MECHANICAL (HVAC)

_____ GENERAL CONTRACTOR
 _____ FENCE or LANDSCAPE COMPANY
 _____ IRRIGATOR/BACKFLOW
 _____ SWIMMING POOL/SPA CONTRACTOR
 _____ CONCRETE COMPANY
 _____ OTHER-

Business Name: _____

Mailing Address: _____

City, State, Zip _____

Office Phone: _____

Office E-Mail: _____

Licensee Name: _____

TRADE License #: _____ Expiration: _____

Cell Phone: _____

Contact Email: _____

Include with your submission the following:

____ Certificate of Liability Insurance listing "City of Roman Forest" as the certificate holder

____ Color Copy of Driver's License

____ Copy of State Trade License (if applicable)

I HEREBY ACCEPT ALL CONDITIONS SET FORTH IN THE ABOVE ACKNOWLEDGMENT FORM AND CERTIFY THAT ALL STATEMENTS MADE HEREIN ARE TRUE. APPLICANT ACKNOWLEDGES THAT SINGNATURES TRANSMITTED ELECTRONICALLY OR BY FACSIMILE HAVE THE SAME LEGAL EFFECT AS ORIGINALS.

Contractor Signature

Date _____

Keep a copy for your records.

View city ordinances at https://library.municode.com/tx/roman_forest/codes/code_of_ordinances



CONTRACTOR ACKNOWLEDGEMENT FORM

Roman Forest requires all contractors (state licensed and non-licensed persons) to submit registration and obtain an assigned contractor number with the city, re-registering annually.

Any person who engages in electrical, HVAC Mechanical, or plumbing work in the City of Roman Forest is required to apply for the Trade Permit.

Permits are typically issued upon request, providing that the tradesman is registered, all requirements have been met and proper documentation submitted.

*****NEW HOMES OR ADDITIONS** – hand in the completed application to the Home Builder for submission.

Before applying for a permit, please complete registration by reading, completing, and submitting the acknowledgement and contractor registration forms. Currently, the city does not charge a registration fee.

To register, provide:

1. Completed Contractor Acknowledgement and Registration Forms or register online
2. Certificate of Liability Insurance with a minimum of \$300,000 Commercial General liability
3. Valid photo identification or Driver's License
4. Valid Texas Dept. of Licensing and Regulation issued licenses for Electricians & HVAC/Mechanical
Or Texas State Board of Plumbing Examiners license for Plumbers

All licenses, apprenticeship and journeyman cards shall always be carried while on the job and made available for inspection upon request by Inspectors. All vehicles on work sites must have appropriate signage.

It is the responsibility of the contractor to schedule inspections with Bureau Veritas through passing final inspections. Work will be inspected according to the city's adopted International Building Code Series and current National Electrical Code. **Plumbers take note – the city does not allow mastic on PVC.**

Work must be ready when scheduling inspections; there will be an additional \$100 fee after 2 repeat failed inspections.

Contractor work hours shall not begin before 6:30 a.m. and shall cease by 7:30 p.m. (subject to citation for noise disturbance).

No commercial delivery trucks or concrete trucks allowed on the jobsite before 6:30 a.m. This includes all City of Roman Forest streets. Drivers will be held accountable and are subject to ticketing.

All Persons are responsible for keeping the public right-of-way clean of debris. Any mud/dirt/soil etc. tracked or spilled into/onto the street must be cleared up immediately. This includes all delivery vehicles (dirt, lumber, cement, etc.). **Violators are subject to ticketing, including the permit applicant.**

By signing, I acknowledge that I have read and understand the City of Roman Forest contractor expectations and will follow and relay all applicable information to my employees and subcontractors for compliance.

Date

Print Name

Signature

Chapter 20 - LAND USE

ARTICLE I. - IN GENERAL

Secs. 20-1—20-18. - Reserved.

ARTICLE II. - LAND USE ORDINANCE

Footnotes:

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Editor's note— *This article is derived from Ordinance No. 217, which ordinance was inadvertently repealed by Ordinance No. 100. It has been included in the Code per city instructions with changes made as requested by the city.*

State Law reference— *Enforcement of land use restrictions contained in plats and other instruments, Texas Local Government Code § 212.151 et seq.*

Sec. 20-19. - Title and purpose.

This article shall be known and may be cited as the "Land Use Ordinance of the City of Roman Forest, Texas." The protective covenants heretofore established in certain sections of the city have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and the general welfare of the persons living in these sections. In order to promote the general health, safety, morals and general welfare of all persons living within the corporate limits of the city, these restrictive covenants are adopted by the city in this article and are hereby made enforceable within the entire incorporated limits of the city.

Sec. 20-20. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building means any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property. The term "building" includes the term "structure."

Dwelling means any building or portion thereof which is designed and used exclusively for residential purposes.

Family means one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel or tourist court as herein defined.

Garage means an accessory building or portion of the main use building, designed for or used for the housing of motor vehicles which are the property of and for the private use of the occupants of the lot on which the structure is located.

Hotel means a building in which lodging or board are provided and offered to the public for compensation.

Lot means a parcel of land occupied or intended for occupancy by a use permitted in this article. The term "lot" includes the term "plot."

Multiple-family dwelling means a building having accommodations for and occupied by more than two families.

Multiple-family dwelling, duplex, means a building having accommodations for and occupied exclusively by two families.

Single-family dwelling means a building having accommodations for and occupied exclusively by one family.

Tourist court means a group of attached, semi-detached, or detached buildings containing individual sleeping or living units, designed for or used temporarily for automobile tourists or transients, with a garage attached or providing space conveniently located to each unit and offered to the public daily, as well as other longer term rental rates, and containing a register of guests and/or their vehicles. Tourist courts are also known as auto courts, motels or motor lodges.

Trailer means any structure used for sleeping, business or storage purposes, having no foundation other than wheels, skids, jacks, saw horses, or skirtings, and which is, has been or reasonably may be, equipped with wheels or other devices for transporting the structure from place to place whether by motive power or other means. The term "trailer" includes camp car and house car.

Yard means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as may be otherwise provided herein.

Sec. 20-21. - Restrictions.

- (a) It shall be unlawful for any person to erect, alter, place, or allow to remain on any residential lot within the corporate limits of the city any dwelling other than a single residence designed and constructed for use by a single family, together with such servants' quarters, garages and other structures as may be suitable and proper for the use and occupancy of residents as a single-family dwelling.
- (b) It shall be unlawful for any person to construct any residence on any residential lot within the corporate limits of the city for use as a duplex apartment house or any other form of multiple-family dwelling, nor shall any person advertise any dwelling for use as a hotel, tourist court or any

other place of abode for transient persons.

- (c) It shall be unlawful for any person to erect any dwelling on any lot within the corporate limits of the city unless the same shall have an exterior area of not less than 1,600 square feet; provided, further, that 1½-story houses shall contain at least 1,200 square feet on the ground floor and contain a total of at least 1,700 square feet. Two-story houses shall contain at least 1,100 square feet on the ground floor and contain a total of 1,800 square feet. Square footage is exclusive of attached garages, porches, servants' quarters or other appendages.
- (d) It shall be unlawful for any person to occupy or use any building or structure within the corporate limits of the city until the exterior thereof is completed.
- (e) No person shall erect any building between the building line as shown on the recorded plat and the street. No building shall be erected nearer than ten feet to any side street lot line or any interior lot line.
- (f) It shall be unlawful for any person to use a residential lot within the corporate limits of the city for any business purpose.
- (g) It shall be unlawful for any person to use or maintain any lot within the city as a dumping ground for rubbish, trash, garbage, debris or any other waste material. All garbage and trash accumulated from day to day shall be kept in covered sanitary containers. All incinerators or other equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition and not visible from any road or right-of-way.
- (h) It shall be unlawful for any person to carry on or maintain any noxious or offensive trade or activity on any lot within the incorporated limits of the city, nor shall anything be done thereon which may be or become a nuisance.
- (i) It shall be unlawful for any person to move upon or build upon any lot within the corporate limits of the city any trailer, tent, shack, barn or other outbuilding or structure. No such structure shall be used as a temporary or permanent residence.
- (j) No lot shall be used for the commercial breeding and feeding of any animals or birds.
- (k) It shall be unlawful for any person to discharge any firearms within the city's corporate limits, except at a sport shooting range as that term is defined in Texas Local Government Code § 250.001(a)(2).
- (l) It shall be unlawful for any person to place or store any building material or debris of any kind on any lot within the corporate limits of the city.
- (m) It shall be unlawful for any person to erect, place, or alter any building on any lot within the incorporated limits of the city until the building plans, specifications and plot plans showing the location of said building have been approved, in writing, by the architectural control committee. Approval is based upon, but not necessarily limited to, the building's conformity and harmony of

external and structural design and quality with existing structures in the city, the location of the building and its conformity with the ordinances, declarations, reservations, protective covenants, limitations, conditions and restrictions in effect in the city at the time.

- (n) It shall be unlawful for any person to construct a building on any residential lot within the incorporated limits of the city for residential purposes which does not have at least a two-car enclosed, attached garage or a two-car enclosed, detached garage.
- (o) It shall be unlawful for any person to construct a residence on any lot within the incorporated limits of the city unless it shall be at least 51 percent brick. Only new construction materials shall be used except for used brick. No concrete blocks shall be used in said constructions, and all buildings shall be built on a slab or solid concrete beam foundation.
- (p) It shall be unlawful for any person to occupy any residence within the incorporated limits of the city until such a time as all driveways and parking lots located on the premises are paved.

(Ord. No. 423-21, § 3, 4-26-2021)

Sec. 20-22. - Penalty for violation.

Any person or corporation who shall violate any provisions of this article or fail to comply herewith shall be guilty of a misdemeanor. The owner of any building or premises, or part thereof, where anything in violation of this article shall be placed or shall exist, and any architect, engineer, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and, upon conviction thereof, shall be fined as hereinbefore provided.

Sec. 20-23. - Interpretation, purpose and conflict.

- (a) In interpreting and giving the provisions of this article, they shall be held to be the minimum requirements in the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by this article to interfere with or alleviate or annul any other ordinance, rules, regulations, or permits previously adopted or issued and not in conflict with any of the provisions of this article or which shall be adopted or issued pursuant to this article. It is not intended by this article to interfere with or alleviate or annul any easement, covenants or other agreement between parties, except that, if this article imposes a greater restriction, this article shall control.
- (b) Nothing herein shall be interpreted to interfere with, supersede, alter or cancel the existing deed restrictions for any section of any subdivision located within the city, except that should this article impose a greater restriction, then this article shall control.

Secs. 20-24—20-49. - Reserved.

ARTICLE III. - RESIDENTIAL RESTRICTIVE COVENANT ENFORCEMENT

Footnotes:

— (2) —

Editor's note— Ord. No. 423-21, §§ 2—6, adopted April 26, 2021, repealed art. III, §§ 20-50—20-52, and enacted a new art. III as set out herein and later amended. Former art. III pertained to similar subject matter and derived from Ord. No. 423-19, adopted August 20, 2019.

State Law reference— Enforcement of land use restrictions contained in plats and other instruments, Texas Local Government Code § 212.151 et seq.

Sec. 20-50. - Adopting the subdivision deed restrictions.

- (a) The city council hereby adopts the duly recorded deed restrictions of the Roman Forest Subdivision, as they may be amended from time to time, for all sections of Roman Forest Subdivision which lie within the corporate limits of the city.
- (b) The city shall not enforce any provisions of any deed restrictions that restrict the sale, rental or use of property based on race, color, religion, gender, sexual identity, or national origin.

(Ord. No. 423-21, § 2, 4-26-2021)

Sec. 20-51. - Certificate of occupancy required to occupy residence.

No new residence in the city shall be occupied until a certificate of occupancy has been issued by the city to confirm that the new residence has been inspected and complies with the ICC Residential Building Code and all other applicable building codes and deed restrictions adopted by the city.

(Ord. No. 423-21, § 4, 4-26-2021)

Sec. 20-52. - Enforcement of article; civil penalty.

- (a) A person or legal entity shall comply with a deed restriction contained in or incorporated by reference in a properly recorded plan, plat, or other instrument that affects that section of the Roman Forest Subdivision inside the corporate boundaries of the city.
- (b) The city may bring a suit in any district court in the county to enjoin or abate a violation of a restriction contained in or incorporated by reference in a properly recorded plan, plat or other instrument, including deed restrictions, that affects property within the city.
- (c) As provided by law, the city may bring a civil action to recover a civil penalty for a violation of a deed restriction. The city may bring an action and recover the civil penalty in the same manner as provided in Texas Local Government Code ch. 54, subch. B.

(Ord. No. 423-21, § 5, 4-26-2021)

Sec. 20-53. - Penalty.

Any person who violates any of the provisions of this article within the corporate limits of the city shall be guilty of a misdemeanor and upon conviction in the municipal court, or other court of competent jurisdiction, shall be subject to a fine not to exceed \$500.00 for each offense. Each day any such violation shall continue shall be deemed to constitute a separate offense.

(Ord. No. 423-21, § 6, 4-26-2021)