



BUILDING IN BEACHTOWN

Floorplans

Homesites/Lots sold by Beachtown come with approved floorplans and front elevation designs. The floorplans can be modified by Beachtown's designers to meet design requirements and budgets.

Design & Construction Requirements

Currently, all new homes in Beachtown must be designed and built to the Insurance Institute for Business & Home Safety (IBHS) FORTIFIED Construction Standards resisting winds up to 175mph. Verification of the designed wind resistance is provided by IBHS certificate upon construction completion. Inquire about Beachtown's approved list of architects.

Approved Builders

American Villas, LLC. is currently the only active approved builder affiliated with Beachtown with on-site office and full-time project managers in Beachtown. All contracts are standard Texas Association of Builders.

Building Timeline Requirements

Homesites purchased from developer require construction to commence within two years from the date of purchase without incurring any penalties (resales may already be in penalty phase). After two years from the original date of purchase (from the developer), owners are required to pay a construction deferral fee starting from \$1,000/lot per year (subject to change) to the HOA general fund.

Cost of Construction

Building to 175mph wind resistance, construction cost starts from \$425/SF for interior homes and \$700/SF for beachfront homes. Costs vary greatly depending on design and finish selections.

HOA Fees

Currently \$1,900/year per lot. A single family home may be built on 2-4 lots (Homesite/Lots). In addition there is a \$150/year per lot mowing fee (prior to start the of construction, thereafter it is the responsibility of the owner to mow their lots).

Vacation Rentals

Vacation rentals are permitted in Beachtown and must be managed by Beachtown Realty, LLC with the only on-site facility in Beachtown. Homeowners are not permitted to individually market vacation rentals.