



BUILDING IN BEACHTOWN

Floorplans

Homesites 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

All homes in Beachtown must be designed and built to the Insurance Institute for Business & Home Safety (IBHS) FORTIFIED Construction Standards resisting winds up to 150mph. Inquire about Beachtown's approved list of architects. Most buyers purchasing a LOT★ from Beachtown contract Beachtown's in-house designer in an interest to shorten the design and approval process.

Approved Builders

American Villas, LLC. (link) is currently the only approved builder and has an 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. After two years from the date of purchase, owners are required to pay a construction deferral fee of \$500/quarter (subject to change) to the HOA general fund.

Cost of Construction

Construction costs start from \$275/SF for interior homes and \$400/SF for beachfront homes. Costs vary greatly depending on design and finish selections.

HOA Fees

Currently \$3,144/year per LOT★ (homesite). In addition there is a \$300/year mowing fee for vacant LOT (homesites).

Vacation Rentals

Vacation rentals are permitted in Beachtown and are managed by Beachtown Realty. Homeowners are not permitted to individually market vacation rentals.

*LOT (homesite) for a single family home may be a combination of two or three individual lots collectively referred to as LOT