



Early Model Home Permit Policy

Building Permits for model homes to be issued prior to final acceptance of any proposed subdivision shall abide by the following provisions:

1. An affidavit shall be signed by all applicable home builders stating that the permits being issued are for the purpose of building a model home which the Town deems as providing a sales office for a particular home builder and to be a representative home used to show the design, structure, and appearance of units to be built in the development. Model homes shall remain as such for a minimum period of **one year** at which time they can be converted to single-family residential homes for sale to the public.
2. Model homes shall follow all local, state and federal codes for structures with the purpose as stated above.
3. An exhibit (using the latest plat as a base) shall be provided to the Town which illustrates the location of the model homes to be built.
 - a. Model homes shall be grouped together as to provide a continuous row of homes for model home purposes.
 - b. No more than 2 homes per builder shall be permitted for model home purposes.
4. The roads adjacent to the model homes shall be constructed and preliminarily accepted by the Town of Prosper Public Works department prior to issuance of a model home permit.
 - a. A minimum of two points of access are required for emergency services.
 - b. These required roads shall remain clean, and kept free of debris, stock piling of material and vehicles that would prevent emergency vehicles from traversing the roads. Vehicles may be parked parallel to road along curb line that allows a minimum 12-foot path for emergency and/or other Town vehicles.
 - c. Street names signs shall be installed.
5. Water lines for the purpose of fire protection shall be installed, tested, and preliminarily accepted prior to issuance of a model home permit. A fire hydrant must be within a maximum of 250 ft of every model home.
6. Water to structure shall not be turned on until acceptance of subdivision (or acceptance of sanitary sewer at a minimum).
7. The proposed development must receive final acceptance for the subdivision prior to the Town's Building Inspections Department issuance of a Temporary Certificate of Occupancy for any model home.
 - a. Initially, these structures shall be finalized as model homes and will receive a Temporary Certificate of Occupancy (C.O.).
 - b. Temporary C.O.'s will authorize move-in of furniture and other model home/sales office related appurtenances as well as allow access to general public. Temporary C.O.'s do not authorize single-family occupancy.
8. At a time period no sooner than **one year** from issuance of the Temporary C.O., the builder may request an additional "final inspection" after conversion to a single family use and before residential occupancy.
9. The Town reserves the right to revoke a Temporary C.O.



MODEL HOME AFFIDAVIT
FOR RELEASE OF EARLY MODEL PERMITS

I, _____, understand that this particular structure is for model home purposes only and shall may not be used as a single family dwelling for a period of one (1) year beginning from the date issuance of the Temporary Certificate of Occupancy (C.O.) for the model home. I have read the Town of Prosper's Early Model Home Permit Policy and agree to its terms.

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY ADDRESS: _____

BUILDER: _____

BUILDER ADDRESS: _____

PRINT NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

THE STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

(SEAL)