

THE RANCHES AT PINEHURST P.O.A. Architectural Control Committee

The Ranches At Pinehurst Property Owners Association (“TRPPOA”) Architectural Control Committee (“ACC”) has prepared this document for your use in collecting and preparing the information required by the ACC for all improvements costing more than \$500. Note that written approval from the ACC for improvements must be received before beginning any improvements. Failure to comply can result in your having to remove or modify your improvements at your expense. Refer to Article IV of our Declaration of Covenants, Conditions & Restrictions for full details on the scope and authority of the ACC.

The ACC has established the following protocol for improvement requests:

- STEP 1: Provide the ACC with the information specified on Pages 2 through 4 of this document. The document can be completed as a softcopy and e-mailed or printed and completed manually. You can provide the document via e-mail or USPS mail service. No verbal requests will be considered.
- STEP 2: The ACC will notify you of receipt of the application. USPS mail and e-mail are not 100% reliable. If you have not received receipt notification after a reasonable period of time, call one of the members.
- STEP 3: Once the ACC has studied the request, they will let you know if more details are required or if a security deposit is necessary. Receipt of deposit is required before approval can be granted.
- STEP 4: After due consideration, the ACC will provide a written approval or rejection of the request. The notice and the application will be posted in the ACC repository on the TRPPOA website.

PLEASE NOTE THAT NO WORK MAY BE COMMENCED UNTIL WRITTEN APPROVAL IS RECEIVED.

The completed Application, along with a copy of blueprints and other required or desirable drawings and explanations, should be delivered to:

acc@trppoa.org

or

TRPPOA ACC
P.O. Box 306
Pinehurst, Texas 77362

Please contact acc@trppoa.org if you have questions.

Sincerely,

Mrs. Julie Pearce-Durio (Chairperson), Mr. Greg Cutlip & Mrs. Sandy Duncan

*THE RANCHES AT PINEHURST P.O.A.
ARCHITECTURAL CONTROL COMMITTEE*

THE RANCHES AT PINEHURST P.O.A.
Architectural Control Committee

APPLICATION FOR CONSTRUCTION AND/OR IMPROVEMENTS

Date: _____

Lot / Block / Section: _____

Street Address of Lot: _____

Owner's Name: _____

Current Mailing Address: _____

Current City, State, Zip: _____

Home Phone: _____

Cell Phone: _____

Fax: _____

Email: _____

Builder's Name: _____

Builder's Address: _____

Current City, State, Zip: _____

Builder's Phone: _____

Builder's Email: _____

INFORMATION REQUIRED BEFORE AN APPLICATION MAY BE CONSIDERED

The following information is required by Article IV., Section 3, Content of Plans and Specifications of the Declaration of Covenants, Conditions and Restrictions for The Ranches At Pinehurst (copy attached):

- a. Attach a topographical plat showing existing contour grades and location of all improvements, structures, walks, patios, driveways, fences and walls. Existing and finished grades shall be shown at Tract corners. Provisions for drainage of the tract shall be shown. Proposed cut and fill details shall be shown. Proposed changes in surface contours of the lot shall be indicated.
- b. Blueprints showing exterior elevations (all sides).
- c. Exterior materials and colors, including walls and roof (provide color swatches if possible).
- d. Blueprints showing structural design and floor plan.
- e. Landscaping plan, including walkways, fences and walls, elevation changes, watering systems, lighting, vegetation and ground cover.
- f. Parking area and driveway plan. (See page 5 for driveway and culvert requirements.)
- g. Screening (from street view), including size, location and method.
- h. Utility Connections and septic system location.
- i. Exterior illumination, if any, including location and lighting type.
- j. Design and materials for construction of interconnect between driveways, walkways, and street or roadway. NOTE: This must be in conformity with the Ranches at Pinehurst Driveway Culvert Detail for all Privacy (i.e., interior access) tracts.

NOTE: PLEASE USE BLUEPRINTS, DRAWINGS AND SEPARATE SHEETS TO ANSWER EACH OF THE FOREGOING REQUIREMENTS IN DETAIL.

IMPROVEMENTS CONSTRUCTION AGREEMENT

On this ___ day of _____, 20___, the undersigned Owner and Contractor have agreed to the following as a condition precedent to conducting work proposed by Owner in a completed Application therefor dated _____ on the following lot(s) located in The Ranches At Pinehurst:

 Lot / Block / Section Street Address in Ranches At Pinehurst

1. Culvert/Driveway. A culvert and stabilized roadbase surface is required from the roadway to the property line. See attached Culvert Detail sheet for requirements. The driveway entrance must be finished per the detail plan 90 days after completion of construction.
2. Porta-Can. A properly maintained portable toilet must be located at least 20' inside the lot during new home construction and at such additional times as the ACC may, in its discretion, require.
3. Waste Concrete. No excess concrete dumping or washing-out concrete trucks is allowed anywhere in the subdivision.
4. Construction Debris/
Parking. Trash, garbage, cans, bottles, and the like shall be picked up and hauled away from the lot or burned in a burn pit located at an ACC approved location on the lot at least weekly. The Lot shall be maintained in a neat and orderly appearance at all times. Contractor parking must on the Owners Lot only.
5. Dirt/Mud/Trash. The Contractor and Owner shall take steps to see that no accumulation of dirt, mud, or trash occurs on streets or roads in the subdivision due to his work. A minimum of thirty feet of crushed limestone (or similar material) should be laid on the proposed driveway starting at the road entrance to keep dirt and mud off the main roads.
6. Water Run-Off. Polluted water used in construction, painting or other activity on the house shall never be allowed to run onto another lot.
7. Burning. It is permissible to burn wood debris on the lot while under brushing and constructing the home. Burning is strictly prohibited in road ditches, riding trails, and utility easements. ALL BURNING IS PROHIBITED DURING A BURN BAN.
8. Liability Insurance. The general contractor shall provide the ACC with a certificate of insurance showing general liability limits of not less than \$1,000,000 per occurrence.
9. Damages. Damage to any subdivision street or road, ditch, common area, utility easement, or other property that is caused by or arises out of any construction activity on a lot shall be the responsibility of the lot owner on whose property the construction activity took place. The \$3,000.00 Builder's Construction Deposit shall be used first to rectify such damage or compensate parties therefor, in the discretion of the ACC. Upon receipt of notice that the ACC has used the entire Deposit to mitigate damages caused by the construction activity, the Owner shall immediately cease and desist all work until an additional deposit in an amount reasonably estimated by the ACC to be adequate to protect the Ranches at Pinehurst P.O.A. against further costs due to said work. All damages in excess of the deposit shall be the responsibility of the Owner and the Contractor.
9. Conflicts. If there is any conflict between the terms and conditions contained in this Improvements Construction Agreement and the Declaration of Covenants, Conditions and Restrictions for the Ranches at Pinehurst including amendments thereto ("DCCRRP"), then said DCCRRP shall control.
10. Multiple Originals. This Agreement may be executed in multiple originals.

This Agreement shall not become effective until executed by an authorized member of the Architectural Control Committee ("ACC") of The Ranches At Pinehurst P.O.A.

WITNESS OUR SIGNATURES on the date first above written.

Builder's Signature

Owner's Signature

Builder's Printed Name and Title

Owner's Printed Name

Builder's Mailing Address

Owner's Current Mailing Address

Builder's Business and Home Telephone Numbers

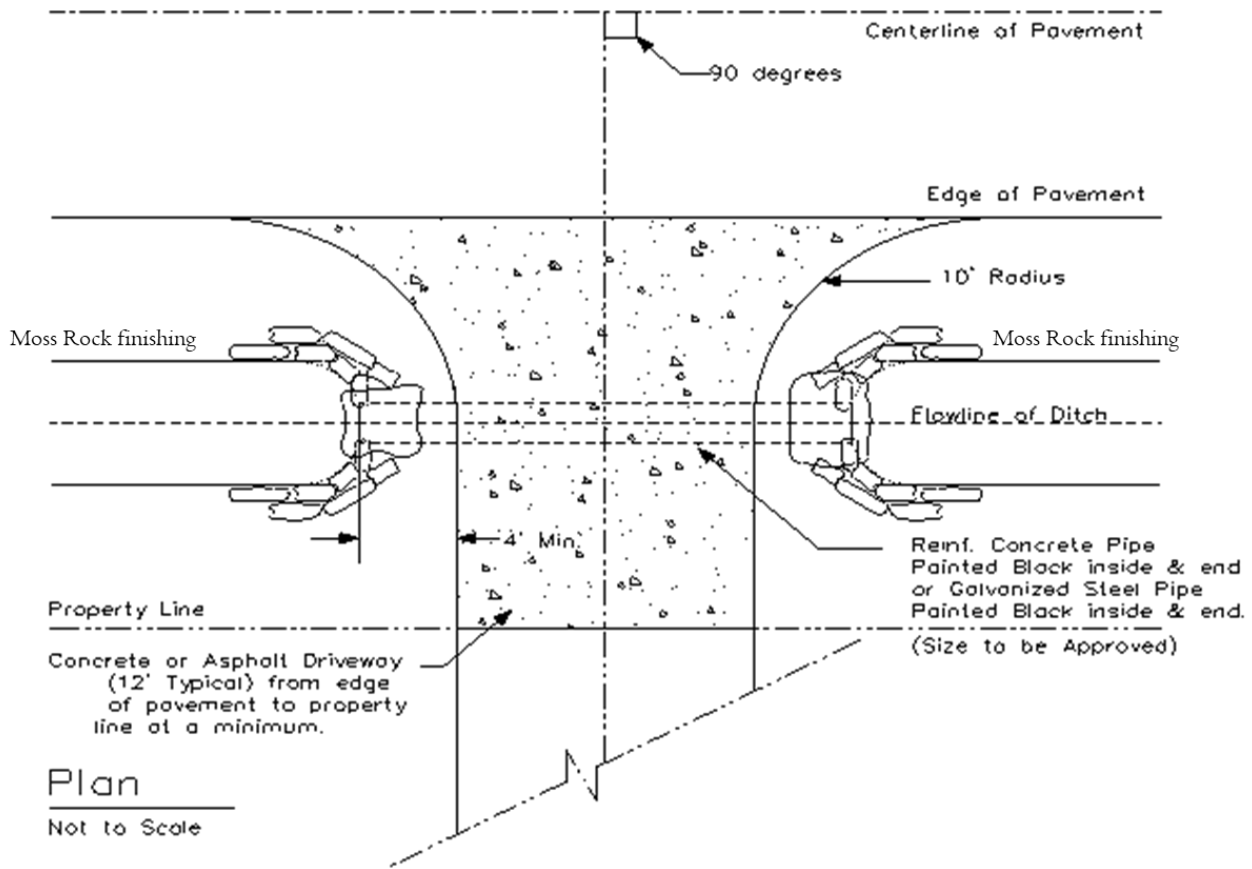
Owner's Business and Home Telephone Numbers

Accepted by ACC on _____.

Signature of ACC Member

Deposit Received? Yes / No. Amount: _____

Initials of TRPPOA Treasurer



General Notes:

1. Placement of the culvert pipe must not obstruct the flowline of the roadside ditch.
2. The slope of the culvert pipe must be set at a 2 % minimum grade to ensure that water is not trapped along the ditch.
3. Placement of the stone headwall should be flush with the end of the culvert pipe. Consideration should be given to cutting the pipe at an angle to allow the stone headwall to terrace down into the ditch.
4. Filter fabric is required behind the stones in the headwalls.
5. The stone headwall must be finished with moss rock. Alternative finishing materials are subject to approval of the Architectural Control Committee.
6. The driveway surface is required to be concrete or asphalt from the edge of the pavement to the property line at a minimum.
7. Balance of the driveway must be asphalt, concrete, iron ore or granite gravel/limestone or other material subject to the approval of the Architectural Control Committee.

The Ranches at Pinehurst

Driveway Culvert Detail