

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

APPLICATION FOR CONSTRUCTION AND/OR IMPROVEMENTS

Date: 01/18/2022

Lot / Block / Section: Ranchos los Encinos 01, Block 1, Lot 3 (Property ID: R251198)

Street Address of Lot: 3 Los Encinos Dr.

Owner's Name: BIJOU Trust, Lee & Gerri Turner, Trustees

Current Mailing Address: 3 Los Encinos Dr, Magnolia TX 77354

Home Phone: None

Cell Phone: 281 250-8847

Fax: None

Email: lturner@generositypath.org

Builder's Name: SunPro Solar (ADT)

Builder's Address: 7614 Bluff Point Dr, Houston, TX 77086

Builder's Phone: 985-202-2364

Builder's Email: vabbott@theprocompanies.com

****PROPOSED IMPROVEMENT- SOLAR PANELS- DESIGN/DRAWINGS ATTACHED- PLEASE NOTE THAT SOLAR PANELS WILL NOT BE VISIBLE TO ANYONE DRIVING OR WALKING ON LOS ENCINOS DR. OR LOS ENCINOS CT.****

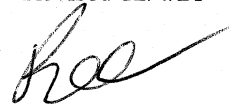


INFORMATION REQUIRED BEFORE AN APPLICATION MAY BE CONSIDERED

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. NA
- f. Parking area and driveway plan. (See page 5 for driveway and culvert requirements.) NA
- g. Screening (from street view), including size, location and method.
- h. Utility Connections
- i. Septic system location. NA
- j. Exterior illumination, if any, including location and lighting type. NA
- k. 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. NA

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



IMPROVEMENTS CONSTRUCTION AGREEMENT

On this 18th day of January, 2022, 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 18 January, 2022 on the following lot(s) located in The Ranches At Pinehurst:

01 1 3
Lot / Block / Section

3 Los Encinos Dr
Street Address in Ranches At Pinehurst

- 1. Culvert/Driveway.NA 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.NA
- 2. Porta-Can. NA 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. NA
- 3. Waste Concrete.NA No excess concrete dumping or washing-out concrete trucks is allowed anywhere in the subdivision. NA
- 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.NA 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.NA
- 6. Water Run-Off.NA Polluted water used in construction, painting or other activity on the house shall never be allowed to run onto another lot. NA
- 7. Burning.NA 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. NA
- 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.

Veronica Abbott
 Builder's Signature
 Veronica Abbott- Project Coordinator
 Builder's Printed Name and Title
 7614 Bluff Point, Houston TX 77086
 Builder's Mailing Address
 SunPro Solar, an ADT Company 985-202-2364
 Builder's Business and Home Telephone Numbers

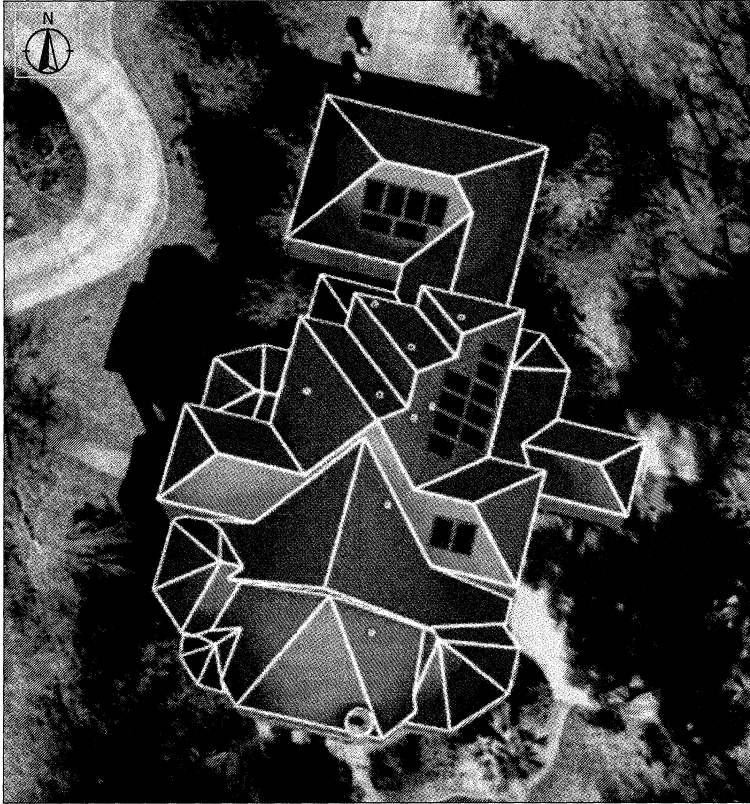
DocuSigned by:
Lee Turner
 ID: 7A3282DFC6444
 Owner's Signature
 Lee A. Turner, TTE, BIJOU Trust
 Owner's Printed Name
 3 Los Encinos Dr., Magnolia TX 77354
 Owner's Current Mailing Address
 None. Cell-281 250-8847
 Owner's Business and Home Telephone Numbers

Accepted by ACC on <u>24</u> , 20 <u>22</u>	<u>[Signature]</u> Signature of ACC Member
Deposit Received? Yes / No. Amount: \$ _____	_____ Initials of TRPPOA Treasurer

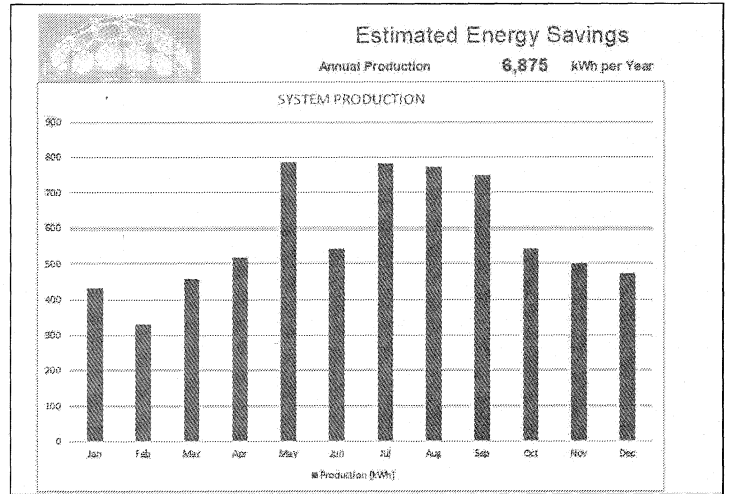
[Signature]

Install Map - Lee Turner

Quantity: 17
 Panel: LG 380
 Inverter: IQ7 Plus



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MINOR ON-SITE REDESIGN DUE TO UNFORESEEN OBSTRUCTIONS OR SIZE RESTRICTIONS TO BE APPROVED BY THE HOMEOWNER



obstructions like vents, heat stacks, etc will cause shading on panels at certain points of the day resulting in minor production loss (issue isolated to panels near obstructions only)

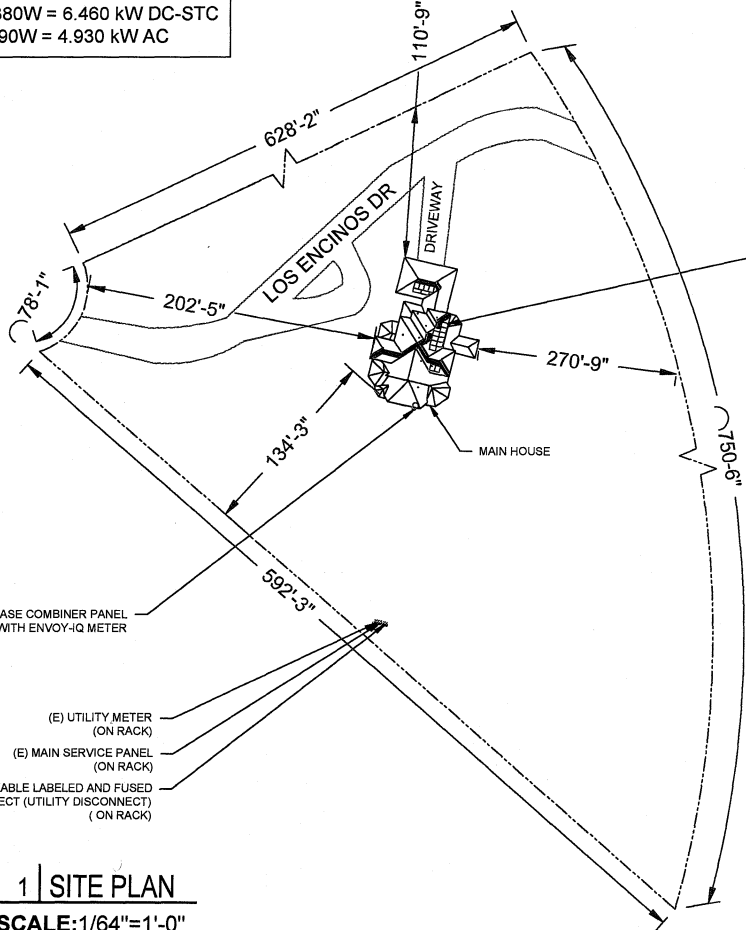
I, Lee Turner, APPROVE THE PROPOSED DESIGN AND ESTIMATED* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

DocuSigned by:

 DD7A3292DE66444

MARCJONES CONSTRUCTION <small>residential-commercial-solar</small>	3 Los Encinos Drive, Magnolia, TX 77354	
	Install:	6.46 kW Solar Panel System
SUNPRO SOLAR ENERGY SPECIALISTS	Jurisdiction:	Montgomery, County of (TX)
	Utility:	CenterPoint Energy (TX)
	Designer:	Christopher Jones
Date:	1/25/2022	REV: 1 Sheet: 1 of 1

DC SIZE 17 X 380W = 6.460 kW DC-STC
 AC SIZE 17X 290W = 4.930 kW AC



(17) LG ELECTRONICS LG380N1C-A6
 (17) ENPHASE IQ7PLUS-72-2-US
 ADDRESS : 3 LOS ENCINOS DR
 CITY ZIP : MANGOLIA, TX 77354
 METER NO: 89855646
 ESID: 1008901023806029450100

17 LG ELECTRONICS LG380N1C-A6 MODULES WITH ENPHASE IQ7PLUS-72-2-US MICROINVERTERS UNDER EACH MODULE (240V)

TOTAL HOME SQUARE FOOTAGE IS: 4812.56 FT²
 TOTAL ARRAY SQUARE FOOTAGE IS: 331.5 FT²
 % COVERED BY SOLAR IS: 6.89%

LEGEND

- FIRE SETBACK
- PROPERTY LINE
- JUNCTION BOX
- SKYLIGHT (ROOF OBSTRUCTION)
- CHIMNEY (ROOF OBSTRUCTION)
- VENT, ATTIC FAN (ROOF OBSTRUCTION)

1 | **SITE PLAN**
 SCALE: 1/64"=1'-0"

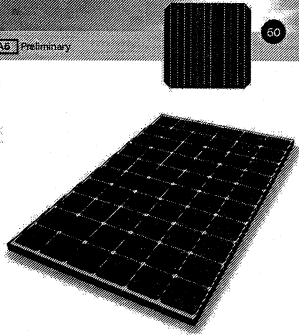
CONTRACTOR	
SUNPRO	
22171 MCH RD MANDEVILLE, LA 70471 PHONE: 9152011490	
PROJECT NAME & ADDRESS LEE TURNER	
3 LOS ENCINOS DR, MANGOLIA, TX 77354 METER NO: 89855646 COUNTY: MONTGOMERY COUNTY	
SYSTEM SIZE DC SIZE: 6.460 KW DC-(STC) AC SIZE: 4.930 KW AC	
SHEET TITLE SITE PLAN	
DRAWN DATE	1/31/2022
DRAWN BY	AS
SHEET NUMBER A-101	

LG NeON²

LG370N1C-A6 | LG375N1C-A6 | **LG380N1C-A6** Preliminary

370W | 375W | **380W**

The LG NeON² is a 166 half-cell solar module and one of the most powerful and sleekest modules on the market today. The cells are designed to appear all-black at distance, and the performance warranty guarantees 90.6% of labeled power output at 25 years.



Features

Enhanced Performance Warranty
 LG NeON² has an enhanced performance warranty. After 25 years, LG NeON² is guaranteed at least 90.6% of initial performance.

25-Year Limited Product Warranty
 The NeON² is covered by a 25-year limited product warranty. In addition, up to \$450 of labor costs will be covered in the rare case that a module needs to be repaired or replaced.

Solid Performance on Hot Days
 LG NeON² performs well on hot days due to its low temperature coefficient.

Roof Aesthetics
 LG NeON² has been designed with aesthetics in mind using thinner wires that appear all-black at distance.

When you go solar, ask for the brand you can trust: LG Solar

About LG Electronics USA, Inc.
 LG Electronics USA, Inc. is a wholly owned subsidiary of LG Electronics (NYSE: LGS). LG Electronics is a global leader in consumer electronics, home appliances, and mobile communications. LG is committed to providing high-quality products and services to our customers. For more information, please visit www.lgusa.com.



LG NeON²

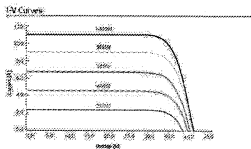
LG370N1C-A6 | LG375N1C-A6 | **LG380N1C-A6**

General Code	Manufacturer Code
166 Cell Module	LG
Cell Configuration	166 Cells (6x11) 1/2 Cell
Module Dimensions (W x H x D)	1328mm x 1012mm x 35mm
Weight	18.5kg
Front Glass	Tempered Glass with AR Coating
Cell Mounting	Monocrystalline
Power Output	380W (Pmax)
Operating Temperature	-40°C to +85°C
Storage Temperature	-40°C to +85°C
Humidity	95% RH (1-30°C)
IP Rating	IP67

Certifications and Warranty	Details
UL	UL 6173 (UL 1741) Type II, Class II, 150V, 20A, 1000VA
IEC	IEC 61215 (IEC 61835) Ed. 2, Class II, 150V, 20A, 1000VA
CE	CE Marked (EN 50620)
RoHS	RoHS Compliant
UL Fire Rating	UL 9540 (UL 9540A) Class II, 150V, 20A, 1000VA
UL Power Rating	UL 1741 (UL 1741A) Class II, 150V, 20A, 1000VA
UL Temperature Rating	UL 1741 (UL 1741A) Class II, 150V, 20A, 1000VA
UL Humidity Rating	UL 1741 (UL 1741A) Class II, 150V, 20A, 1000VA
UL IP Rating	UL 1741 (UL 1741A) Class II, 150V, 20A, 1000VA

Temperature Coefficient	Value
Power (Pmax)	-0.43%
Voc	-0.21%
Vmp	-0.34%
Isc	+0.06%

Electrical Properties (MPP)	Value	Unit
Maximum Power (Pmax)	380	W
Open Circuit Voltage (Voc)	42.5	V
Maximum Power Voltage (Vmp)	36.8	V
Short Circuit Current (Isc)	9.2	A
Maximum Power Current (Imp)	10.3	A

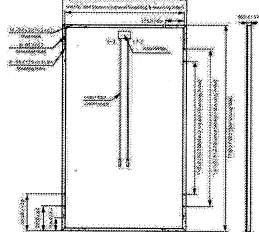


Preliminary

Electrical Properties (STC)	Value	Unit
Maximum Power (Pmax)	380	W
Open Circuit Voltage (Voc)	42.5	V
Maximum Power Voltage (Vmp)	36.8	V
Short Circuit Current (Isc)	9.2	A
Maximum Power Current (Imp)	10.3	A

Operating Conditions	Value
Operating Temperature	-40 to +85
Storage Temperature	-40 to +85
Humidity	95% RH
IP Rating	IP67
RoHS	RoHS Compliant
UL Fire Rating	UL 9540
UL Power Rating	UL 1741
UL Temperature Rating	UL 1741
UL Humidity Rating	UL 1741
UL IP Rating	UL 1741

Dimensions (mm)	Value
Module Width	1328
Module Height	1012
Module Depth	35



CONTRACTOR
SUNPRO
 22171 MCH RD
 MANDEVILLE, LA 70471
 PHONE: 9152011490
 PROJECT NAME & ADDRESS
LEE TURNER
3 LOS ENCINOS DR, MANGOLIA, TX 77354
 METER NO: 89855846
 COUNTY: MONTGOMERY COUNTY
SYSTEM SIZE
 DC SIZE: 6.460 KW DC (STC)
 AC SIZE: 4.930 KW AC

SHEET TITLE
RESOURCE DOCUMENT
 DRAWN DATE 1/31/2022
 DRAWN BY AS
SHEET NUMBER
R-001

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