

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

Dear Home or Lot Owner:

The Ranches At Pinehurst Property Owners Association (“TRPPOA”) Architectural Control Committee (“ACC”) has prepared the following information for your use in preparing the information necessary for submittal to the ACC before making virtually any change or improvement to your property as specified by Article IV Sections 2, 3, 4, 5, & 9 of our Declaration of Covenants, Conditions & Restrictions.

The ACC has established the following procedure for approving work covered by Article IV of the Declaration of Covenants, Conditions & Restrictions:

STEP 1: Provide the ACC with all of the information required on Pages 2 through 4 of this information package.

STEP 2: After receiving conditional approval for the proposed work on your lot, it will be necessary for you and your builder (if any) to execute the Improvements Construction Agreement and make the deposit required thereby (unless the ACC waives the deposit requirement in its discretion).

PLEASE NOTE THAT NO DEPOSITS/WORK MAY BE COMMENCED UNTIL BOTH STEPS 1 AND 2 HAVE BEEN COMPLETED AND FINAL WRITTEN APPROVAL RECEIVED.

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

Mr. Richard Hermes acc@trppoa.org

The ACC Members are:

Mr. Richard Hermes Chairman

Ms. Julie Pearce_Durio

Please contact any of the ACC Members if you have questions. The addresses, phone numbers, and e-mail addresses for each Member can be found in the Maps_and_Members document regularly e-mailed to you. All three Members may be reached by e-mail for questions via: acc@trppoa.org.

Julie Pearce, Chairperson

Sincerely,

*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: 5/31/2023

Lot / Block / Section: RANCHOS LOS ENCINOS 01, BLOCK 1, LOT 2

Street Address of Lot: 6 Los Encinos Drive

Owner's Name: Garett & Victoria Oliphant

Current Mailing Address: 6 Los Encinos Drive Magnolia Texas 77354

Home Phone: _____

Cell Phone: 832-244-2676

Fax: _____

Email: garettoli@gmail.com

Builder's Name: Mercado Construction

Builder's Address: 17122 Running Cypress Dr, Cypress, TX 77429

Builder's Phone: 832-622-6433

Builder's Email: N/A

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 31 day of 5, 2023, 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 _____, 20____ on the following lot(s) located in The Ranches At Pinehurst:

2 / 1 / _____
Lot / Block / Section

6 Los Encino's Drive
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

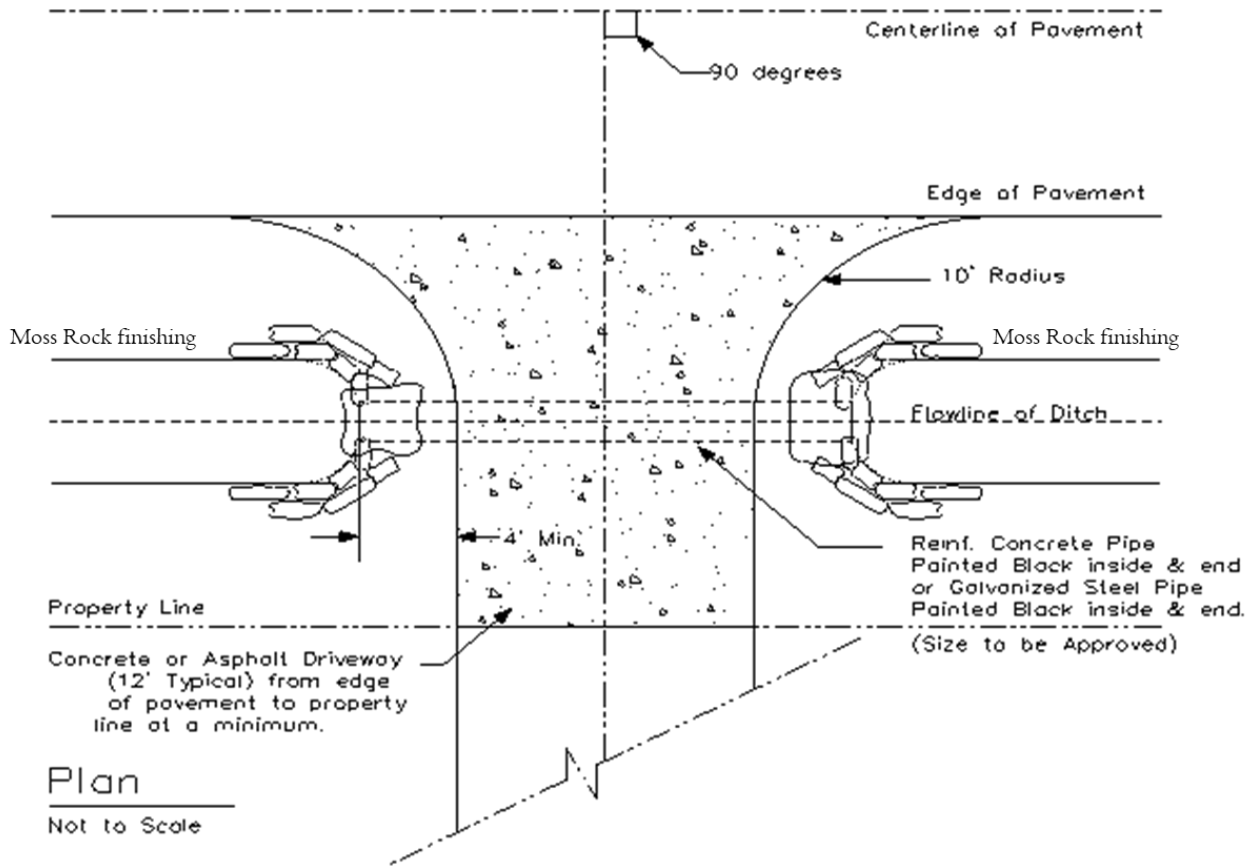
Accepted by ACC on June 12, 2023.



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



6