THE RANCHES AT PINEHURST P.O.A.

Architectural Control Committee

15 RANCH CREEK WAY MAGNOLIA, TX 77354 TEL. 281-252-0698

APPLICATION FOR CONSTRUCTION AND/OR IMPROVEMENTS

Date:	07/20/2023
Lot / Block / Section:	
Street Address of Lot:	14 Ranch Creek Way
Owner's Name:	Richard E. Hermes, Jr,
Current Mailing Address:	14 Ranch Creek Way
Current maning read cos.	Magnolia, TX 77354
Home Phone:	713-301-0151
Work Phone:	
Fax:	
Email:	rehermes@sbcglobal.net
Builder's Name:	
Builder's Address:	
Builder's Phone:	
Builder's Email:	

INFORMATION REQUIRED BEFORE AN APPLICATION MAY BE CONSIDERED

The following information is required by <u>Article IV., Section 3, Content of Plans and Specifications</u> 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.

Richard E Hermes Jr 14 Ranch Creek Way Magnolia, TX 77354

Date: July 20, 2023

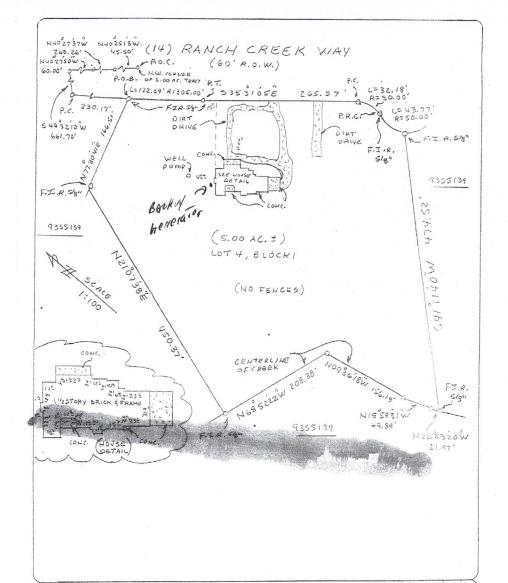
To: The Ranches at Pinehurst POA,

Architectural Control Committee

We are requesting permission to have a 26kW backup generator installed, 3 feet from our house, on the North side, near where all other utilities enter the house. This has become necessary after all the recent power outages, due to a medical appliance.

Respectfully,

Richard Hermes



Approx. 3ft from
House on North
side

Richard E. Hermes and wife, Karen Denise Hermes

14 Ranch Creek Way

PROPERTY Being a 5.00 acre tract or parcel of land, more or less, out of a 136.509 acre tract of land, more or less, situated in the John Foster Survey, A-205 and the James Brown Survey, A-78, in Montgomery County, Texas, said 5.00 acre tract being more fully described by metes and bounds as attached. DESCRIBED PROPERTY



Pearland, Tx. 77588 • Tel: 713-997-158

G. F. 96405330 12-24-96

Date: 12-24-96 Inv. # 13-12-XXXXX-96

JOB# 13-12-XXXXX-96



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), and is correct, and there are to encoachments unless shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

Note: There are no natural drainage courses on this property.

Note: This property does not lie in a flood hazard zone according to H.U.D.

F.I.A. 480 483 0200 D /2-75-89 70/€ €

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IMPROVEMENTS CONSTRUCTION AGREEMENT

			14 Rand	ch Creek Way,		
		Lot / Block	Section	treet Address in Ranches At Pinehurst		
		Culvert/Driveway.	Culvert Detail sheet for requirements.	The driveway entrance must be finished per the detail plan 90 days		
	2.	Porta-Can.	and at such additional times as the ACC	oust be located at least 20' inside the lot during new home construction and may, in its discretion, require.		
	3.	Waste Concrete.	No excess concrete dumping or washing	g-out concrete trucks is allowed anywhere in the subdivision.		
	4.	Construction Debris/	Trash garbage cans bottles, and the lil	ke shall be picked up and hauled away from the lot or burned in a burn		
		Parking	pit located at an ACC approved location	n on the lot at least weekly. The Lot shall be maintained in a neat and ctor parking must on the Owners Lot only.		
	5.	Dirt/Mud/Trash.	The Contractor and Owner shall take st or roads in the subdivision due to his material) should be laid on the propose main roads.	teps to see that no accumulation of dirt, mud, or trash occurs on streets work. A minimum of thirty feet of crushed limestone (or similar ed driveway starting at the road entrance to keep dirt and mud off the		
	6.	Water Run-Off.	Polluted water used in construction, pa	inting or other activity on the house shall never be allowed to run onto		
	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.	limits of not less than \$1,000,000 per o	ne ACC with a certificate of insurance showing general liability occurrence.		
		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. 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.			
	9.	Conflicts.				
	10	. Multiple Originals.	This Agreement may be executed in m	nultiple originals.		
	Th	e Ranches At Pinehurst P	.O.A.	orized member of the Architectural Control Committee ("ACC") of		
	W	ITNESS OUR SIGNATU	RES on the date first above written.	July Ellins		
	Bu	ilder's Signature		Owner's Signature Richard E. Hermes, Jr.		
	Bu	uilder's Printed Name and	Title	Owner's Printed Name / Real West May May within		
	Bu	uilder's Mailing Address		7/3 30/0/5/		
	Bı	uilder's Business and Hom	e Telephone Numbers	Owner's Business and Home Telephone Numbers		
I			22 July 20 22	Tulie Pearce		
	A	ccepted by ACC on _		Signature of ACC Member		