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

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 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.

Richard E Hermes Jr

14 Ranch Creek Way

Magnolia, TX 77354

Date: July 20, 2023

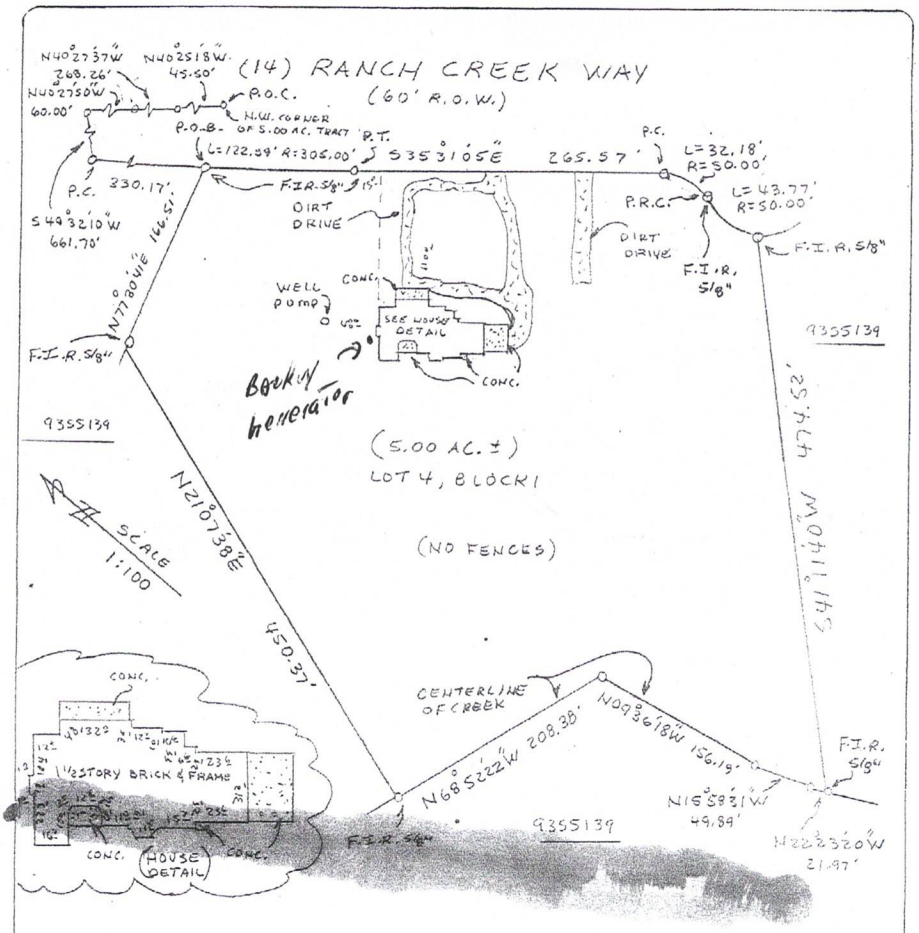
To: The Ranches at Pinehurst POA,

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

BUYER Richard E. Hermes and wife, Karen Denise Hermes — 14 Ranch Creek Way

DESCRIBED 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.

TEXAS LAND COORDINATORS, INC.
P.O. Box 1697
Pearland, Tx. 77588 • Tel: 713-997-1585

G. F. 96405330
Date: 12-24-96
Inv. # 13-12-XXXXX-96
JOB# 13-12-XXXXX-96

STATE OF TEXAS REGISTERED HARRY E. KAIN 3953 PROFESSIONAL LAND SURVEYOR

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 no encroachments 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. 480483 0200 D 12-15-89 ZONE C

12/26/1996

RM
DM
V