

# 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](mailto:acc@trppoa.org)

or

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

Please contact [acc@trppoa.org](mailto: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

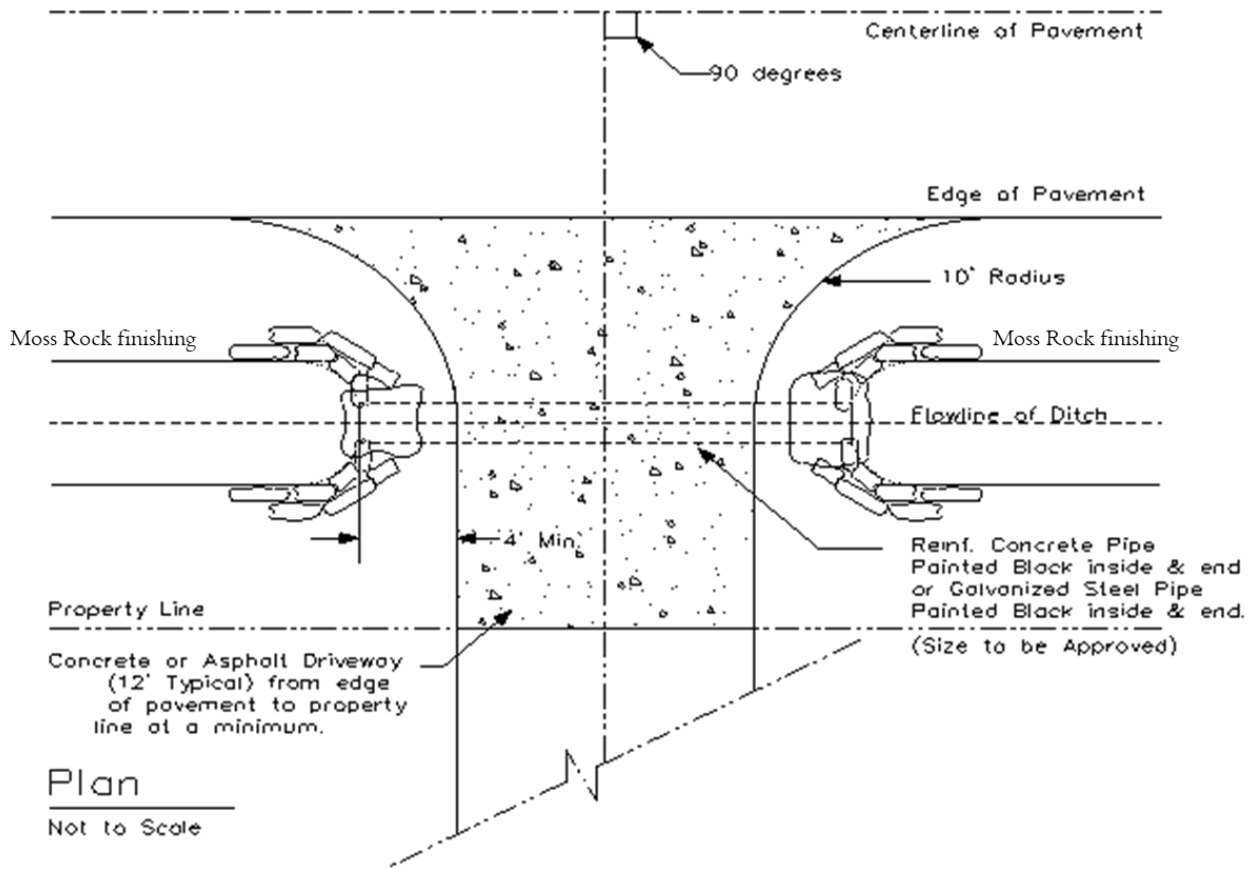
\_\_\_\_\_  
Owner's Business and Home Telephone Numbers

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.

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### **The Ranches at Pinehurst**

## Driveway Culvert Detail

Notes:  
 1. Basis of bearings: Southeast line of subject tract per the Recorded Plat.  
 2. Easements and building lines as shown are per the recorded plat.  
 3. Subject to aerial easement adjacent to utility easements per the Recorded Plat.  
 4. Subject to blanket easement per Vol. 108 from 87' D.M.A.C.T.  
 5. Easements recorded in MCCF Nos. 9453343, 9407333, 9453354, 9453356, and 9908632 do not affect subject tract shown herein.

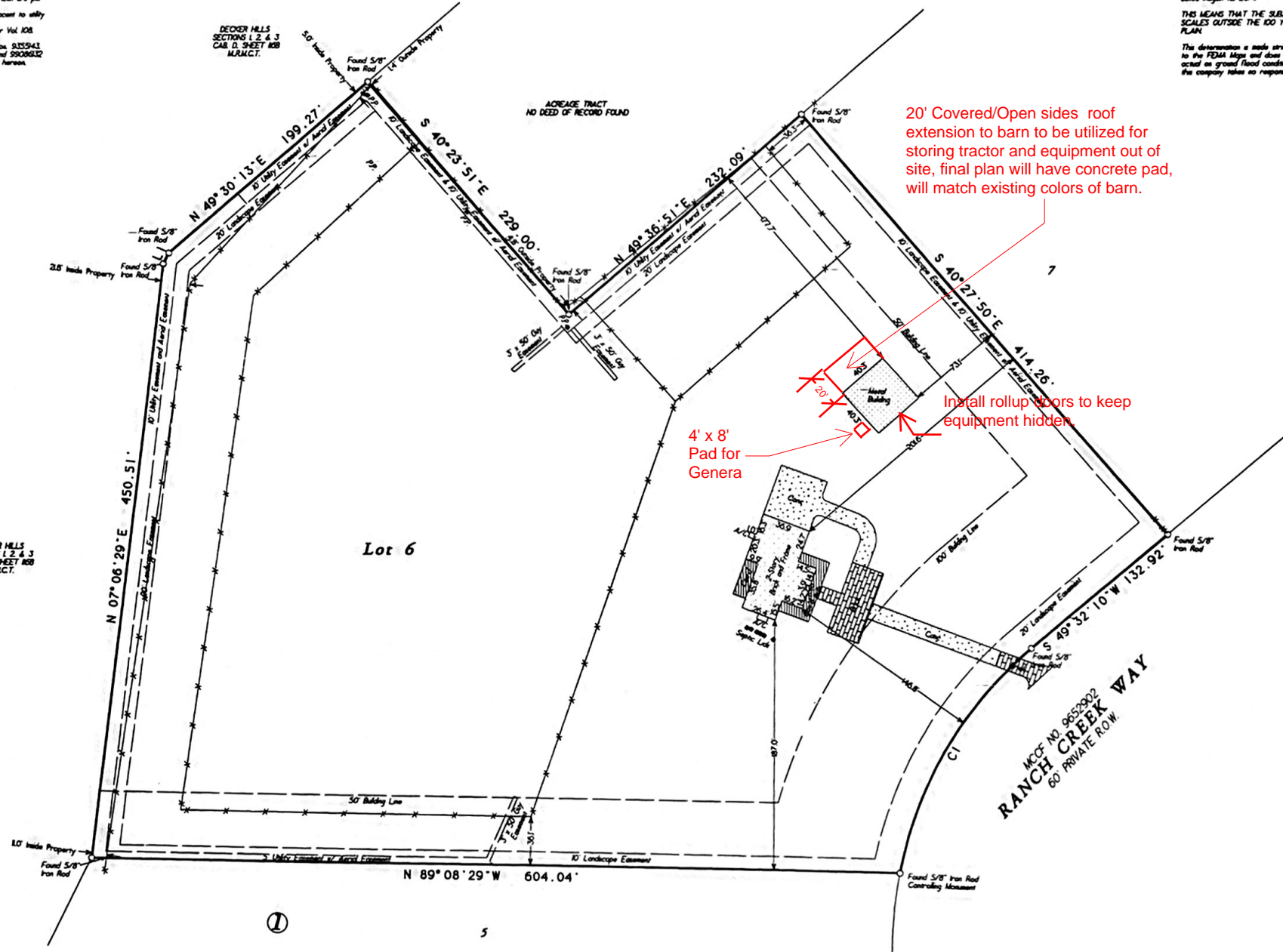
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	LINE	BEARING	DISTANCE
C 1	37°26'49"	305.00'	199.34'	103.38'	195.81'	S 30°48'46"W	L 1	N 26°42'49"E	9.10'

The property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0495G dated August 28, 2004.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAN.

The determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, the company takes no responsibility for such.

--- FENCE  
 P.P. - Power Pole



20' Covered/Open sides roof extension to barn to be utilized for storing tractor and equipment out of site, final plan will have concrete pad, will match existing colors of barn.

Install rollup doors to keep equipment hidden.

4' x 8' Pad for Genera

DECKER HILLS SECTIONS 1, 2, 4, 3 CAB. D. SHEET 98B M.A.C.T.

Lot 6

MCCF NO 9652902  
 RANCH CREEK WAY  
 60' PRIVATE R.O.W.

Lot Six (6), in Block One (1), of THE RANCHES AT PINEHURST, Section Two (2), a subdivision according to the map or plat thereof recorded in Cabinet 1, Sheet 98, of the Map Records of Montgomery County, Texas.

Date: December 28, 2009  
 Job No: 28-0104  
 Address: 6 Ranch Creek Way  
 City, State: Magnolia, Texas  
 Zip: 77354

**C & C Surveying, Inc.**  
 P.O. Box 1009490  
 7424 P.M. 1438, Suite A, Magnolia, Texas 77354  
 Office: 281-359-4377 Mobile: 281-356-5172  
 E-mail: survey@ccsurveying.com



Certified To: James Thompson, P.E., Site Agency Resident and First American State Geospatial Surveying Annuals Program and James Priddy  
 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE DATE, AND THAT THIS PLAN CORRECTLY REPRESENTS THE FIELD MEASUREMENTS OF THE SURVEY AND THAT THIS SURVEY IS FINANCIALLY GUARANTEED BY THE GEOSURVEYORS SOCIETY OF PROFESSIONAL SURVEYORS, INC. (G.S.P.S.), INCORPORATED IN TEXAS. I, STEVEN L. CREWS, A LICENSED SURVEYOR IN THE STATE OF TEXAS, DO NOT KNOW OF ANY UNDISCLOSED INTERESTS IN THIS SURVEY.

Steven L. Crews EPLS # 498