

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

or

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

Please contact 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: 9/11/20

Lot / Block / Section: 11 Riata Drive

Street Address of Lot: 11 Riata Drive

Owner's Name: Wael Hilbawi

Current Mailing Address: 3410 Cypressdale Ct

Current City, State, Zip: Spring, TX 77388

Home Phone: _____

Cell Phone: (337) 962-7324

Fax: _____

Email: wael.hilbawi@gmail.com

Builder's Name: Carolina Carports INC

Builder's Address: 187 Cardinal Ridge Trail

Current City, State, Zip: Dobson, NC 27017

Builder's Phone: (800) 670-4262

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 7 day of 9, 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 7/6/20 on the following lot(s) located in The Ranches At Pinehurst:

11 Riata Drive

____ / ____ / ____
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

CCI

Builder's Printed Name and Title

187 Cardinal Ridge Trail, Dobson NC 27017

Builder's Mailing Address

8006704262

Builder's Business and Home Telephone Numbers

Owner's Signature

Wael Hilbawi

Owner's Printed Name

3410 Cypressdale Ct, Spring TX 77388

Owner's Current Mailing Address

3379627324

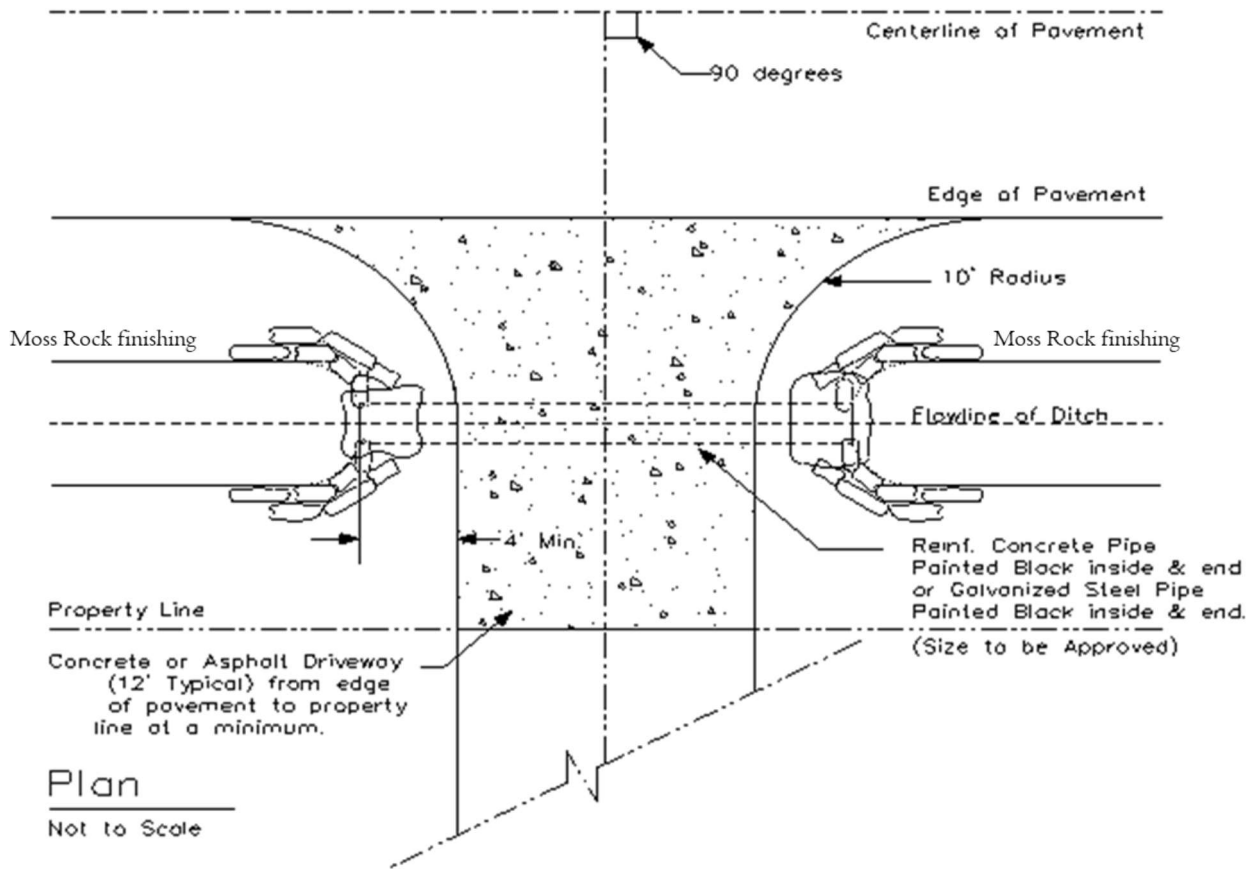
Owner's Business and Home Telephone Numbers

Accepted by ACC on _____.

Deposit Received? Yes No. Amount: _____

Signature of ACC Member

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

26th September 2023

Mr. Hilbawi,

Thank you for submitting your 'Application for Construction and/or Improvements' form detailing the plans for a shed on your property at 11 Riata.

Upon review of the material you submitted, we are unable to approve due to infringement on required building setbacks for approved placement of structures.

As noted in our email correspondence, I have provided links to the Declaration of Covenants, Conditions & Restrictions for the Ranches at Pinehurst if you wish to provide further information for your application.

Regards

Julie Pearce, Sandy Duncan, Greg Cutlip

Architectural Control Committee, The Ranches at Pinehurst



PICKERING & ASSOCIATES

PROFESSIONAL LAND SURVEYORS, LLC

7702 Pin Oak Street, Montgomery, Texas 77316

Phone (936) 447-4703, Mobile (281) 804-0785

Texas Licensed Surveying Firm 10165200

Metes and bounds description

All That Certain 7.364 Acre (320,762 Square Foot) tract or parcel of land situated in the John Foster Survey, A-205, Montgomery County, Texas, being out of the 58.628 acre tract described in the Deed from Citizens Bank of Texas, N.A. to Gerry E. Pate, et ux, recorded under Clerk's File No 2003-005325 of the Real Property Records of Montgomery County, Texas, the 0.7836 acre tract described in a Deed from William Galloway, et ux to Gerry E. Pate, et ux, recorded under Clerk's File No. 2005-142135 of the Real Property Records of Montgomery County, Texas, and out of the 10' wide strip described in the Deed from Bac Investments, Inc., to Gerry E. Pate, et ux, recorded under Clerk's File No. 2003-005329, of the Real Property Records of Montgomery County, Texas; said 7.634 acres being the same tract described in a Deed from Gerry E. Pate, et ux To Joseph A. Labadie, et ux, recorded under Clerk's File No. 2009-054273 of the Real Property Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows;

Commencing at a 1 inch iron pipe found for the most southerly corner of said 58.682 acre tract, common to the south corner of the 1.329 acre tract described in the Deed from Eduardo I. Garcia to BAC Investments, Inc., recorded under Clerk's File No. 9701962, of the Real Property Records of Montgomery County, Texas, in the northwest right-of-way line of Hardin Store Road (60' R.O.W.), from which a 1 inch iron rod found for an angle corner of said 58.628 acre tract bears N 00°56'26" E-270.24 feet;

Thence, N 55°39'01" E-256.96 feet along said northwest right-of-way line, to a 5/8 inch iron rod found at the intersection of said northwest right-of-way line and the southwest right-of-way line of Riata Drive (60' R.O.W.);

Thence, N 23°52'35" W-1651.05 feet along said southwest right-of-way line to a 5/8 inch iron rod found in the northeast line of said 10' wide strip, common to the most northerly northeast corner and Point of Beginning of the herein described tract,

Thence, S 23°52'35" E-30.00 feet along said southwest right-of-way line to a 5/8 inch iron rod found for the easterly northeast corner of the herein described tract;

Thence, S 66°07'25" W-1115.11 feet, partially along the south line of aforesaid 0.7836 acre tract, common to the north line of the 9.874 acre tract described in a deed from Eduardo I. Garcia to William Galloway, et ux, recorded under Clerk's File No. 2002-025012 of the Real Property Records of Montgomery County, Texas to a 5/8 inch iron rod with cap found for the most southerly southwest corner of said 0.7836 acre tract, common to an angle point of the herein described tract;

Thence, N 89°04'13" W, partially along a 5.290 acre tract described in a deed from Gerry E. Pate, et ux to William Galloway, et ux, recorded under Clerk's File No. 2005-142132 of the Real Property Records of Montgomery County, Texas, at a distance of 713.84 feet passing a found 5/8 inch iron rod with cap which bears N 00°16' W-0.6 feet, and continuing along said 5.290 acre tract a total distance of 812.84 feet to the centerline of Mill Creek and an angle corner of the aforesaid 58.628 acre tract and the herein described tract;

Thence along the centerline meanders of Mill Creek, common to the west line of said 58.628 acre tract the following three (3) courses:

N 54°22'49" W-36.25 feet to an angle corner of the herein described tract;

N 63°33'10" W-123.44 feet to an angle corner of the herein described tract;

N 48°13'40" W-135.14 feet to an angle corner of the herein described tract;

Thence, N 66°07'25" E, at a distance of 100.00 feet passing a 5/8 inch iron rod with cap found for reference and continuing for a total distance of 560.91 feet to a 5/8 inch iron rod with cap stamped "PICKERING 5879" set for an angle corner of the herein described tract, from which a 5/8 inch iron rod with cap found for reference bears S 58°25' W-1.2 feet;

Thence, S 65°55'18" E-713.69 feet to a 5/8 inch iron rod with cap found for an angle corner of the herein described tract;

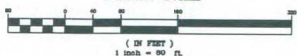
Thence, S 23°52'35" E-30.38 feet to a 3/4 inch iron rod found for an angle corner of the herein described tract, in the northwest line of the aforesaid 0.7836 acre tract;

Thence, N 66°07'25" E-967.00 feet, partially along said northwest line to the Point of Beginning and containing 7.364 acres (320,762 square feet) of land, more or less.

Roger D. Pickering, R.P.L.S.
Texas Registration No. 5879

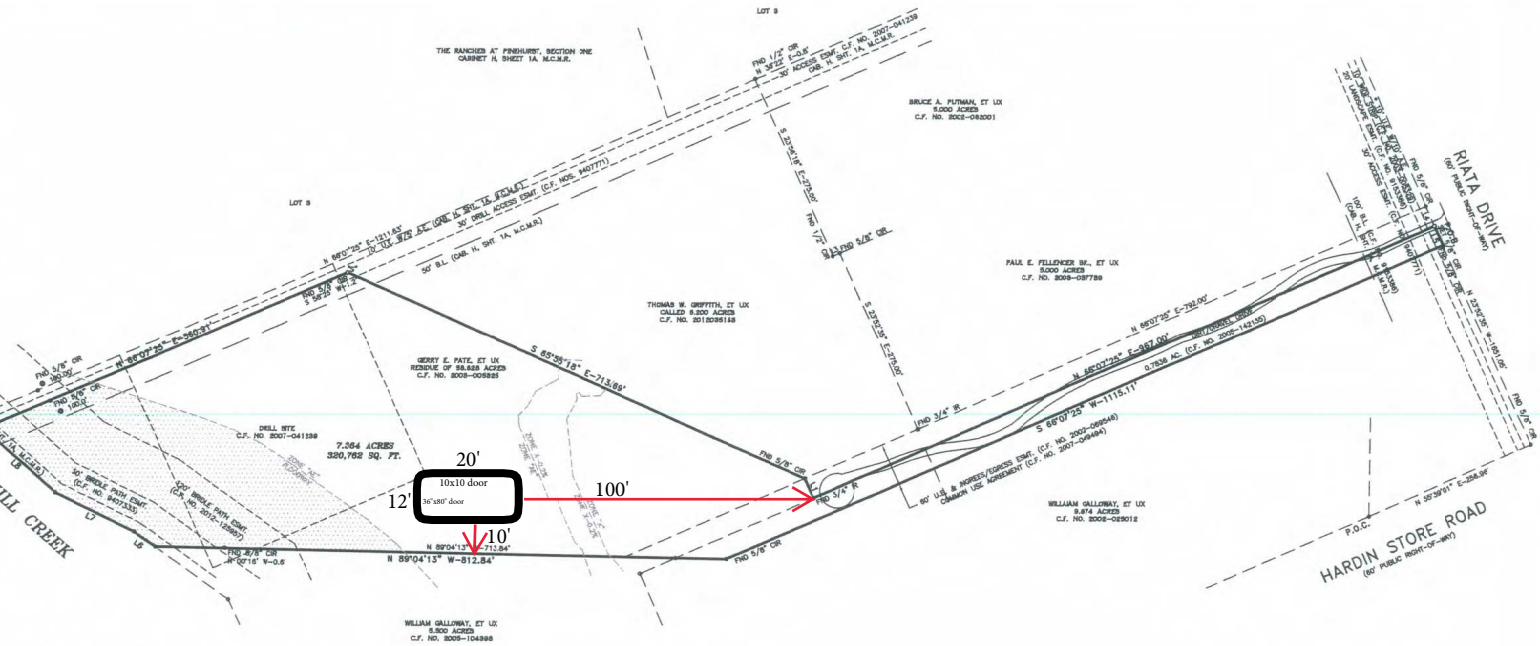


GRAPHIC SCALE



JOHN FOSTER SURVEY, A-205
MONTGOMERY COUNTY, TEXAS

- LEGEND:**
- AC - ACRES
 - A/O - AIR CONDITION
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - B.L.C. - BUILDING
 - CONC. - CONCRETE
 - EB - ELECTRIC BOX
 - TELEPHONE BOX
 - CABLE TELEVISION BOX
 - GAS METER
 - WATER METER
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - SAMPLE WELL
 - DRAINAGE INLET
 - FIBEROPTICS MARKER
 - UNDERGROUND TELEPHONE MARKER
 - A - GAS MARKER
 - P - FIRE HYDRANT
 - W - WATER VALVE
 - G - GAS VALVE
 - M - MOUNDING HELL
 - U - UTILITY POLE
 - E - ELECTRIC METER
 - T - TRAFFIC SIGNAL POLE
 - TC - TRAFFIC CONTROL BOX
 - B - BENCHMANN
 - P.O.C. - PLAT CODE
 - C.F. NO. - CLERK'S FILE NUMBER
 - M.C.R. - MONTGOMERY COUNTY DEED RECORDS
 - M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - S.E. - SURVEYOR'S EASEMENT
 - S.E. - STORM SEWER EASEMENT
 - PL&S - PLASTER LORING & POWER EASEMENT
 - L.E. - LUTHER EASEMENT
 - O.V. - OVERHEAD UTILITY LINES
 - B.W.F. - BARBED WIRE FENCE
 - D.L.F. - DRAIN LINK FENCE
 - W.F. - WOODEN FENCE
 - W.I.F. - WROUGHT IRON FENCE
 - S - SET 5/8" OR (2079)



LINE	BEARING	DISTANCE
11	S 12°32'30" E	30.36'
12	N 42°13'50" W	21.85'
13	N 20°27'24" E	11.02'
14	S 23°03'17" E	30.37'
15	S 12°32'30" E	30.00'
16	N 22°44'30" W	38.29'
17	N 62°30'10" W	128.44'
18	N 48°13'40" W	135.14'

- SURVEY NOTES:**
- ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
 - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - PROPERTY LIES IN ZONE "A" AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 44302C00000, EFFECTIVE DATE 8-18-14. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OR THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO DISCREPANCIES APPARENT ON THE GROUND AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 7TH DAY OF JULY 2014

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5273

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, L.L.C.
Firm Registration No. 10163200
7702 Pin Oak Street
Montgomery, Texas 77316
Phone: (936) 447-4703
Mobile: (281) 804-0785
pickeringllc@att.net

BOUNDARY SURVEY

ALL THAT CERTAIN 7.264 ACRE (820,768 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JOHN FOSTER SURVEY, A-205, (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

JOSEPH A. AND BRIDGET J. LABADIE

11 RIATA DRIVE
MAGNOLIA, TEXAS 77554

DATE: 07-01-14

SCALE: 1"=60'

REVISION:

BOOK: N/A

DRAWN BY: R.D.P.

APPROVED BY: R.D.P.

PROJECT NO.: 2008-14

PICKERING & ASSOCIATES

PROFESSIONAL LAND SURVEYORS, LLC

7702 Pin Oak Street, Montgomery, Texas 77316

Phone (936) 447-4703, Mobile (281) 804-0785

Texas Licensed Surveying Firm 10165200

Metes and bounds description

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Roger D. Pickering, R.P.L.S.
Texas Registration No. 5879



CCI Corporate Office
 PO Box 1263/187 Cardinal Ridge Trail
 Dobson, N.C. 27017
 Scheduling: (800) 670-4262



Alan's Factory Outlet
 PO Box 6569, Navarre, FL 32566
 Alan's Phone: (800) 488-6903
 Alan's Fax: (800) 385-1204

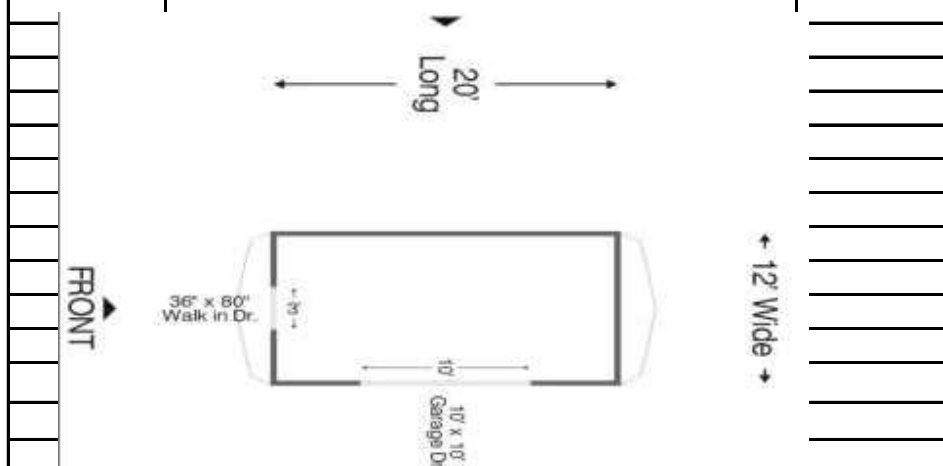
Website: www.alansfactoryoutlet.com

Date: 09/07/2023

Customer Name:	Wael Hilbawi			County:	Montgomery	Tax %	6.75%
Address:	11 Riata Drive		City:	Magnolia	State:	TX	Zip: 77354
Phone	Cell:	(337) 962-7324	Home:		Other:		
Email:	WAEL.HILBAWI@GMAIL.COM						

Photos required of completed install site for scheduling process to begin

Unit Size	12'x20'	HT.	12	GA	14		All Orders C.O.D.
Color	Top	Barn Red	Trim	Barn Red			\$5,975.00
	Sides	Pebble Beige	G. Door	Barn Red			Options Subtotal
	Color Screws	Yes:	No:	X	Cost (if Applicable):		\$403.31
Options	12x20 Regular Roof Style Garage					\$1,295.00	Taxes
	12' Leg Height					\$430.00	\$0.00
	Both Sides Closed					\$880.00	Labor Charges
	Both Ends Closed					\$2,020.00	(Cost of plans due to CCI in advance)
	(1) 10' x 10' Roll Up Garage Door					\$1,050.00	
	(1) 36" x 80" Walk-In Door; Color: White					\$300.00	\$6,378.31
							Subtotal Plus Tax



	\$1,015.75	Credit Card
	17%	Deposit Amount
	\$5,362.56	Total Remaining After Paid Deposit
	\$5,362.56	Balance Due at Installation
	Balance Payment Method: (Please Choose):	
	<input type="checkbox"/>	Check
	<input type="checkbox"/>	Money Order
	<input type="checkbox"/>	Cash
	<input checked="" type="checkbox"/>	Credit Card or E-Check

Labor Fee/Non-Taxable (If this includes plans, must be pre-paid/are non-refundable)	\$0.00	
Notes Regarding Labor Fee:		

Roof Style	Regular	<input checked="" type="checkbox"/>	Box Eave	<input type="checkbox"/>	Vertical	<input type="checkbox"/>
Barn Style (if applicable)	Horse	<input type="checkbox"/>	Carolina	<input type="checkbox"/>	Seneca	<input type="checkbox"/>
Installation Type	Cement	<input type="checkbox"/>	Ground	<input checked="" type="checkbox"/>	Asphalt	<input type="checkbox"/>
Power Available	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Uncertified	<input type="checkbox"/>
					Certified	<input checked="" type="checkbox"/>

BINDING PURCHASE CONTRACT

LOT MUST BE LEVEL PRIOR TO INSTALL. CHECK WITH YOUR COUNTY/CITY FOR PERMIT/ZONING REQUIREMENTS
 This purchase agreement (the "Agreement") is made by and between Carolina Carport Inc. ("CCI"), a North Carolina Corporation,
 and Wael Hilbawi (the "Buyer")

Buyer agrees, after being fully educated about CCI's various products including the fourteen (14) gauge, twelve (12) gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained on the 2nd and 3rd pages of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same. Prices on this contract are subject to cost increases if order is placed on hold for 90 days or more. Delivery time frames are estimated only and are not guaranteed. Delivery time frame does not begin until permit approved (if applicable).

DocuSigned by:
 Customer: Wael Hilbawi
 BCD24F678116462
 9/8/2023 7:25 AM EDT

CCI: _____
 By: AGB
 Authorized Representative

For Florida Customers Only: CBC1254822



Julie Pearce <juliepearce00@gmail.com>

2023 007 Hilbawi

5 messages

Pearce, Julie D <Julie.Pearce@nov.com>
To: "juliepearce00@gmail.com" <juliepearce00@gmail.com>

Tue, Sep 26, 2023 at 8:38 PM

Good evening Wael,

Given the current provided information (attached), we are not able to approve your request at this time. Please refer to Article IV ACC and Article V and required building setbacks for approved placement of structures.

I am pasting below some information the ACC shared earlier that will help you if you wish to provide further information for your application:





1. Comprehensive details regarding the role & remit of the ACC can be found in [Article IV of the Declaration of Covenants, Conditions & Restrictions for the Ranches at Pinehurst](#)
2. A gentle reminder, as per Section 4 of Article IV above, an ACC Application Form is required for Improvements greater than \$500:
 - o Section 4. Definition of "Improvement". Improvement shall mean and refer to anything or device, the placement of which upon any Tract may affect the appearance of such Tract, including, but not be limited to, all buildings, and roofed structures, parking areas, fences, walls, hedges, mass plantings, poles, sidewalks, driveways, ponds, lakes, swimming pools, tennis courts, signs, changes in any exterior color or shape, glazing or reglazing of exterior windows with mirrored or reflective glass, and any new exterior construction or exterior improvement exceeding \$500.00 in cost which may not be included in any of the foregoing. It also includes both original improvements and all later changes and improvements.
3. The updated ACC Application Form can be found [here](#)
4. All submitted Application Forms plus the ACC's decisions will be stored and made available to all in the [ACC Repository](#)
5. Contacting the ACC:
 1. Please use the ACC email address for all ACC correspondence (acc@trppoa.org)
 2. Please use the ACC email address to submit your ACC Application Form, if submitting digitally
 3. Please use the following address for hardcopy ACC Application Forms & correspondence: TRPPOA ACC P.O. Box 306 Pinehurst, Texas 77362

Regards

Julie

5 attachments

location.png
863K

-  **Property SurveyPlat Drawing-With structure.pdf**
1682K
-  **Shed-Riata.pdf**
494K
-  **11riata - shed permit.pdf**
1543K
-  **Property SurveyPlat Drawing with shed location.pdf**
1681K

Julie Pearce <juliepearce00@gmail.com>
To: Wael Hilbawi <wael.hilbawi@gmail.com>
Cc: Sandy Duncan <sld310@sbcglobal.net>, Greg Cutlip Sr <gcutlipsr@outlook.com>

Tue, Sep 26, 2023 at 8:41 PM

Good evening Wael,

Given the current provided information (attached), we are not able to approve your request at this time.





Please refer to Article IV ACC and Article V Building Use, and Construction Standards and Restrictions for approved placement of structures.

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5 attachments



location.png
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Julie Pearce <juliepearce00@gmail.com>
To: Sandy Duncan <sld310@sbcglobal.net>, Greg Cutlip Sr <gcutlipsr@outlook.com>, Julie Pearce <Juliepearce00@gmail.com>

Tue, Sep 26, 2023 at 8:45 PM

Good evening,

Hope you are both well.

I had communicated back and forth several times with Wael regarding his application without success in getting current, clearly marked plans that were within restrictions and thus meeting the minimum criteria with which we could review.





I have shared information with him to attempt to prompt him to review the requirements and the covenants so he can resubmit if he wishes.

I will follow up with a letter as per our requirements.

Regards
Julie
[Quoted text hidden]

5 attachments

location.png
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Wael Hilbawi <wael.hilbawi@gmail.com>
To: Julie Pearce <juliepearce00@gmail.com>
Cc: Sandy Duncan <sld310@sbcglobal.net>, Greg Cutlip Sr <gcutlipsr@outlook.com>

Wed, Sep 27, 2023 at 6:57 AM

Morning! I went through the articles and it seems that the only issue is that the structure is not far at minimum 50' from the tract line. Can you confirm if that's why it was declined? I can rearrange the location.

Thank you,

Wael

From: Julie Pearce <juliepearce00@gmail.com>
Sent: Tuesday, September 26, 2023 8:42 PM
To: Wael Hilbawi <wael.hilbawi@gmail.com>
Cc: Sandy Duncan <sld310@sbcglobal.net>; Greg Cutlip Sr <gcutlipsr@outlook.com>
Subject: Fwd: 2023 007 Hilbawi

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Regards

Julie

Julie Pearce <juliepearce00@gmail.com>
To: Wael Hilbawi <wael.hilbawi@gmail.com>
Cc: Sandy Duncan <sld310@sbcglobal.net>, Greg Cutlip Sr <gcutlipsr@outlook.com>

Thu, Sep 28, 2023 at 8:36 AM

Good morning Wael,

We will need an updated, current (this year) plat showing exact not approximated location, elevations etc as per requirements before we can review and make a decision. I don't want to get ahead of ourselves and answer without seeing any resubmitted application material.

Thanks

Julie

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