

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: 01/16/2023

Lot / Block / Section: 6/TRP/2

Street Address of Lot: 6 Ranch Creek Way

Owner's Name: Casey and Christine Miller

Current Mailing Address: 6 Ranch Creek Way Magnolia TX

Home Phone: 5129228365

Work Phone:

Fax:

Email: casey.miller@dashiell.com

Builder's Name: Casey Miller

Builder's Address: 6 Ranch Creek Way

Builder's Phone: 512-922-8365

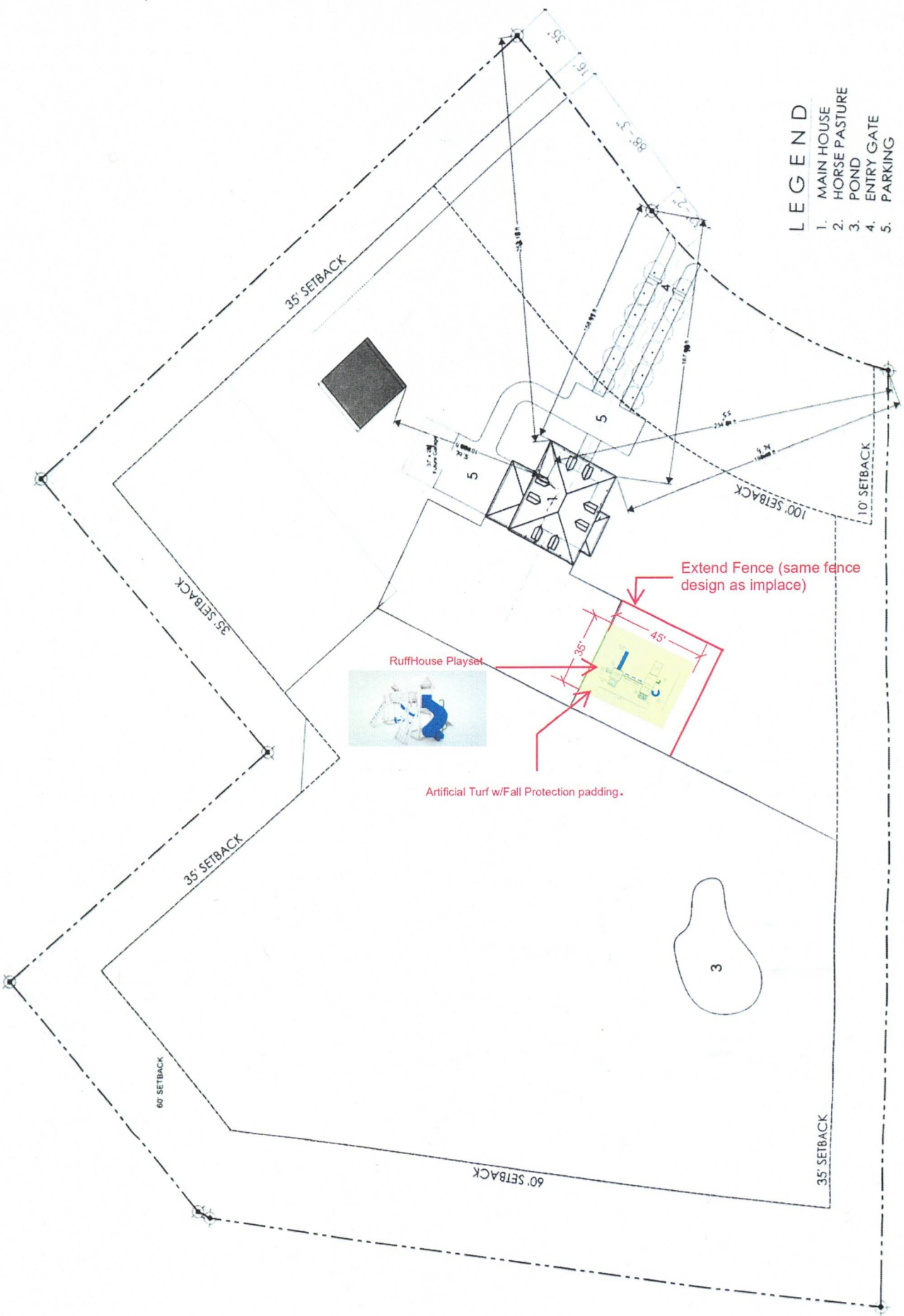
Builder's Email: casey.miller@dashiell.com

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.



- LEGEND**
- 1. MAIN HOUSE
 - 2. HORSE PASTURE
 - 3. POND
 - 4. ENTRY GATE
 - 5. PARKING



Extend Fence (same fence design as in place)

Artificial Turf w/Fall Protection padding.

IMPROVEMENTS CONSTRUCTION AGREEMENT

On this 16 day of January, 20 23, 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 01/16, 20 23 on the following lot(s) located in The Ranches At Pinehurst:

6 TRP 2
 Lot / Block / Section

6 Ranch Creek Way
 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.

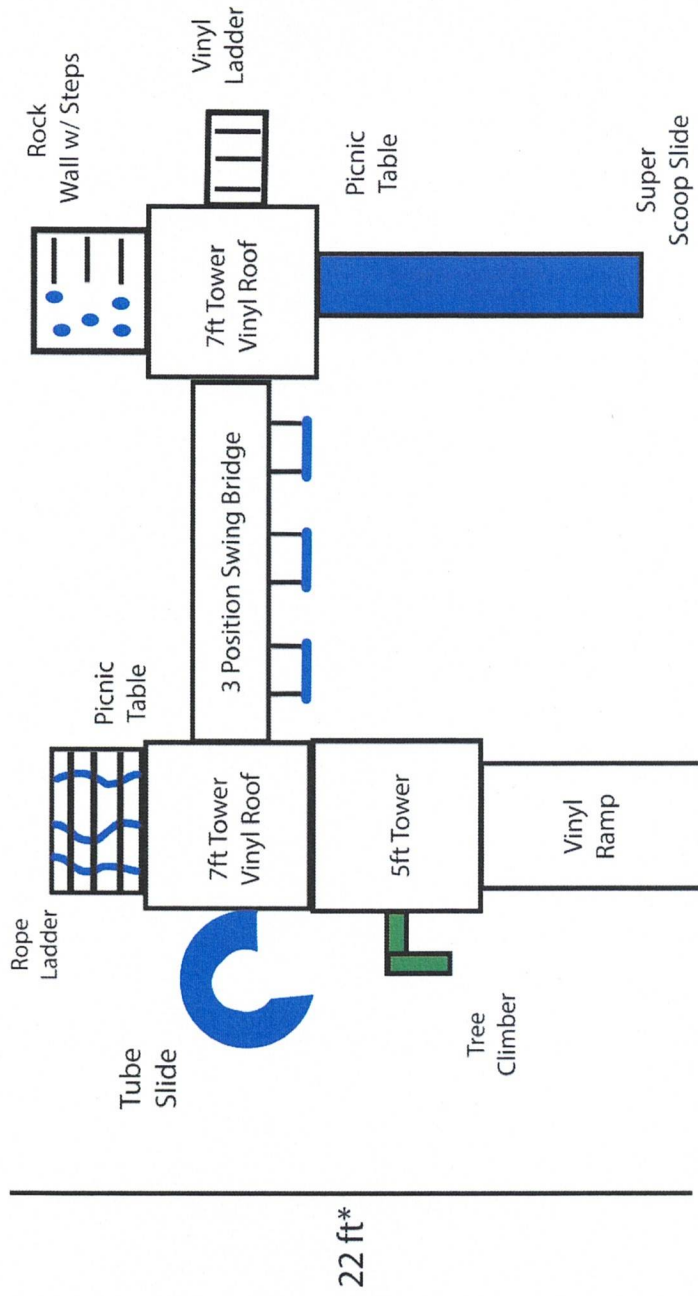
WITNESS OUR SIGNATURES on the date first above written.

Casey Miller
 Builder's Signature
Casey Miller
 Builder's Printed Name and Title
6 Ranch Creek Way Magnolia TX
 Builder's Mailing Address
512-922-8365
 Builder's Business and Home Telephone Numbers

Casey Miller
 Owner's Signature
Casey Miller
 Owner's Printed Name
6 Ranch Creek Way Magnolia TX
 Owner's Current Mailing Address
512-922-8365
 Owner's Business and Home Telephone Numbers

Accepted by ACC on 1-16, 2023. Robert E. [Signature]
 Signature of ACC Member
 Deposit Received? Yes No Amount: \$ _____
 Initials of TRPPOA Treasurer

28 ft*



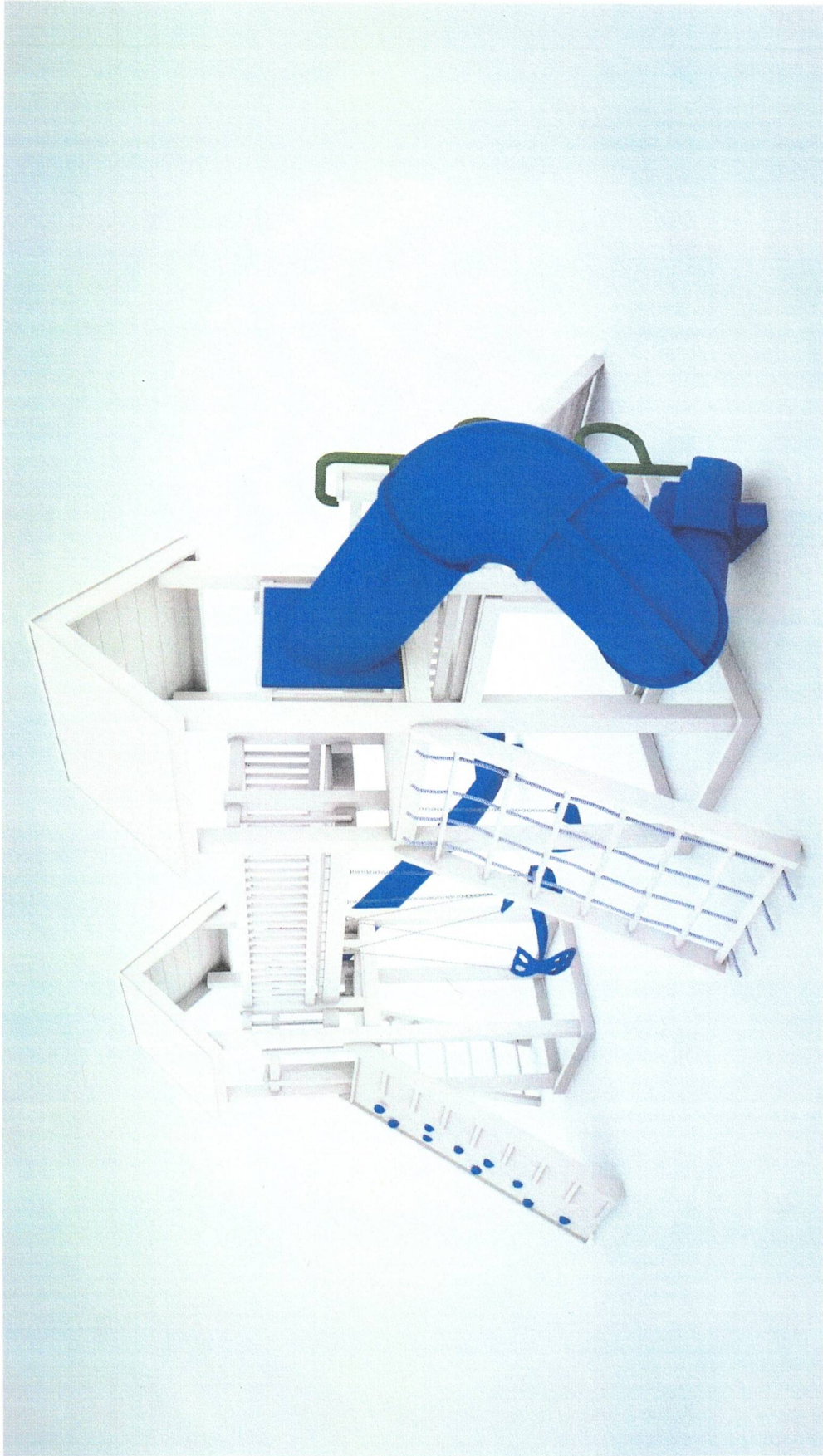
22 ft*

Includes:
White Vinyl
Mist System

Miller Playset

*make sure to have 6ft in perimeter around the playset as a fall zone





Includes:
White Vinyl
Mist System

Miller Playset

*make sure to have 6ft in perimeter around the playset as a fall zone

**RUFFHOUSE**
VINYL PLAY SYSTEMS LLC



Miller Playset

*make sure to have 6ft in perimeter around the playset as a fall zone

Includes:
White Vinyl
Mist System