

Pine Grove Subdivision
Architectural Control Committee
Waller, Texas

APPLICATION FOR CONSTRUCTION INFORMATION AND GUIDELINES

This Information and Guidelines document is provided as a supplement to the Architectural Standards as defined in Article V of the Pine Grove Subdivision Declaration of Covenants, Conditions, and Restrictions. (Deed Restrictions).

The property owner should review both the Deed Restrictions and the Information and Guidelines document when presenting an Application for Construction to the Architectural Control Committee (ACC). All applications must include a plot plan of applicant's property showing location of new construction and existing buildings, fences, driveways etc. All applications must be approved by the ACC prior to the start of any construction.

1. NEW HOMES
 - a. Roofs will be composition shingles or equal.
 - b. Design and exterior materials of detached and/or attached garages and carports must be compatible to the home being constructed.
2. SHOPS AND STORAGE BUILDINGS
 - a. No structure shall exceed fourteen feet (14') at eave or eighteen feet (18') at roof peak.
 - b. Metal building exterior, roof panels and trim will be baked on painted metal sheeting.
 - c. Roofing of outbuildings may be baked on painted metal sheeting, composition shingles (or equal).
 - d. No corrugated galvanized sheeting is allowed.
 - e. Structural beams and other support items to be primed/painted or galvanized finish.
 - f. Metal building to be constructed on concrete pad.
 - g. Design and color scheme should be similar to other structures in the subdivision.
 - h. Building to have at least three sides and these sides must extend to the floor of the structure.
 - i. Size and overall number of buildings on the property will be evaluated by the ACC as part of the approval process.
3. OUTBUILDINGS – BARNs, LOAFING SHEDS
 - a. No structure shall exceed fourteen feet (14') at eave or eighteen feet (18') at the roof peak.
 - b. Metal exterior and trim will be baked on painted metal sheeting.

- c. Building with wood exterior will be painted "T-111" siding, Hardi-Plank or equal.
- d. Roofing of outbuildings may be based on painted metal sheeting, composition shingles (or equal).
- e. Paint and trim colors should match residence or be compatible with other structures in the subdivision.
- f. No corrugated metal sheeting is allowed on any structure.
- g. Buildings to have at least three sides and these sides must extend to the floor of the structure.
- h. Size and overall number of buildings on the property will be evaluated by the ACC as part of the approval process.

4. FENCES

- a. Materials used should be cedar, treated pine or equal. "T" post are not allowed.
- b. Fence will be three or four rail -1"x6" material.
- c. Height of fence is five foot (5') maximum and four foot (4') minimum.
- d. Distance between line posts not to exceed eight feet (8').
- e. Minimum dimensions of line or corner post are four inch (4") x four inch (4").
- f. No flat galvanized panel "farm" gate may be used.
- g. Wood gates similar to fence or round tube metal gates may be used.
- h. Finish of fence material is to be natural or water proof sealed.
- i. No painted fences are allowed.
- j. No solid "privacy fencing" is allowed. Exceptions will be considered for fencing around swimming pools.

5. DRIVEWAYS

- a. Note: Approval from the Waller County Road and Bridge Department must be obtained by the property owner for culverts and that portion of the driveway covering the culverts.
- b. Driveways and approaches will be constructed of concrete with appropriate reinforcement (wire/rebar) for internal strength and support.
- c. Width of driveway will be a minimum of ten feet (10') with appropriately sized approaches from street to driveway.
- d. Depth of concrete will be a minimum of four inches (4")
- e. Driveway approach at the roadway will be constructed in such a manner as to blend into the roadway and cause no roadway damage.


6. ADDITIONS TO EXISTING HOMES OR STRUCTURES/BUILDINGS

- a. Additions must be done in such a manner as to compliment existing homes, structures or buildings.
 - b. Equal or similar materials must be used.
 - c. Porches or patio covers may not be constructed using corrugated steel sheeting.
7. KENNELS AND DOG RUNS
These must be approved by the ACC. Size, location on property and type construction will be considered as part of the approval process.
8. SWIMMING POOLS
a. Pools must be out of view from street (behind home and properly screened).
b. Must be approved by ACC as to the size, location on property and type of pool (in ground, above ground) and material utilized.
9. RECREATIONAL VEHICLES (RV'S) AND CAMPERS
Any structure to be used as covers or "Ports" for RV's or Campers must be submitted to the ACC for consideration and approval prior to installation.

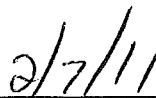
EXPIRATION OF APPROVALS:

Approvals granted by the ACC shall be valid for six (6) months from date of issue. If construction has not begun within said six (6) month period, property owner will need to reapply to the ACC.

Approved by the Board of Directors.



Darrell Cooke
President
Pine Grove Property Owner's Association



Date