

DOC #2018083326

CERTIFICATION

I, the undersigned, am the duly elected and acting Secretary of the White Oak Ranch Subdivision Homeowners Association, Inc., a non-profit corporation, and I do hereby certify:

That the within and foregoing document of the revised **NEW HOME CONSTRUCTION APPLICATION** for White Oak Ranch Subdivision Homeowners Association, Inc., was approved and adopted in **February, 2018**.



Karleen Berra

Signature of Secretary

KARLEEN BERRA



Print Name

12340 White Oak Pointe
Conroe, TX 77304

KBerra@aol.com

THE STATE OF TEXAS §

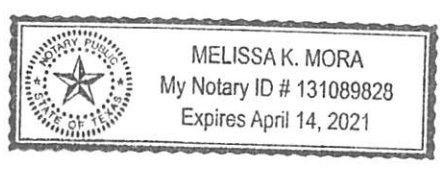
COUNTY OF MONTGOMERY §

THIS INSTRUMENT was acknowledged before me on this the 27th day of August, 2018, by Karleen K. Berra, Secretary of WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Melissa K. Mora

NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS



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WHITE OAK RANCH SUBDIVISION
Architectural Control Committee

New Home Construction Application

LEGAL DESCRIPTION: SECTION: _____ BLOCK: _____ LOT: _____

AMOUNT RECEIVED: \$ _____

PROPERTY _____ CONTRACTOR _____

OWNER: _____ NAME: _____

ADDRESS: _____ ADDRESS: _____

PHONE: _____ PHONE: _____

Email: _____ Email: _____

Proposed Commencement Date _____

Estimated Construction Duration _____ New home construction must be completed within 9 months of commencement.

By signing this building application, you agree that you have read the Declarations of Covenants, Conditions, and Restrictions of White Oak Ranch Subdivision, Section one (DCCR's), along with all amendments, clarifications, and policies of the board that apply to building in the subdivision. You also agree that except as you have specifically noted, you shall comply with the DCCR's and the requirements of this application.

The applicant(s) agree and understand that if the Committee approves this Application and the Agreement or Representations made by the Applicant(s) are not complied with, the Committee will revoke and rescind its approval of the Application. In this case all work will stop until the deficiency is corrected. The Committee has no liability associated with a stop work order.

Please expect 14 working days for approval or rejection of this application following submission of all documents.

Initial Homeowner _____
Initial Builder _____

Initial ACC _____

CONSTRUCTION REGULATIONS AND SPECIFICATIONS

1. Committee approval is required for the construction of a new residence and any outside alterations or additions to an existing residence. Prior to submitting any plans for any new constructions, alterations, additions or remodeling, we suggest you secure a copy of the Declaration of Covenants, Conditions and Restrictions of White Oak Ranch Subdivision (DCCR's or Deed Restrictions) for the Section One White Oak Ranch Subdivision, plus all amendments, clarifications, policies and procedures that apply to the DCCR's. This information should be reviewed by the designer and the builder as well as the owner. Plans that have been flip-flopped or plans cobbled together with inconsistencies on the several sheets in the set will not be considered. ANY COMMENCEMENT OF CONSTRUCTION PRIOR TO WRITTEN APPROVAL FROM THE COMMITTEE WILL RESULT IN A FINE OF \$100.00 PER DAY.

2. APPLICATION FEES

The payment to be made upon submission of the attached application is: \$3,750.00

Prior to start of construction the project may be cancelled by the owner and all money will be refunded at the discretion of the committee. The committee may elect to withhold any out of pocket expenses incurred by the committee in relationship to the project.)

Upon completion of the project, up to \$2,500.00 is eligible for refund if the project has been completed according to the requirements of this application and the DCCR's.

Violation of the construction regulations and specifications can cause a \$100.00 per day or per incident fine if not followed. The most common violations are excessive dirt in the street and using dirt to get over the curb, no protective fencing, accessing or using other lots, and any specific/significant trees that need special or protective fencing.

Time and expenses for addressing construction regulations and specifications after initial review, and for addressing violations during construction will be billed at an hourly rate of \$60.00 (1 hour minimum) and \$25.00 for each written notification of violation, in addition to a fine in the amount of \$100.00 per day.

A portion of the non refundable portion of the application fee covers a one-time review of completed plans. If any additional review is required of the Committee, the amount of sixty dollars (\$60.00) per hour will be assessed to cover any additional costs for the review of building plans (minimum one hour).

Note: The committee has the right to use "refundable" deposit money to correct any deficiency that in the sole opinion of the committee is not corrected in a timely manner. If money on deposit is not enough to correct the deficiency, the difference is to the account of the owner.

Please note that White Oak Ranch is in the City of Conroe. The City has its own building requirements including specifications, and permits. It is the owners' responsibility to comply with the Cities Requirements. Google "City of Conroe Building" for links to permits, codes, etc"

Requirements

All work must comply with the National Electrical Code, the International Residential Building Code, and local and state regulations.

Note: The committee has listed many of the requirements in the DCCR's in this document. This is done as a quick reference of requirements the committee often gets questions about. Please refer to the DCCR's for a complete list of requirements.

1. Please submit **two complete sets of drawings**. (Required before application approval) All drawings must be full size (C or D Size). An electronic set of drawings will not be accepted.

Note: the Committee does not review the drawings for fitness for purpose, or compliance to building standards. The committee's interest is to insure the homeowner has a set of drawings they can use to monitor progress, and for the committee to confirm the residence complies with the DCCR's in relationship to location on the lot, size, height, materials used, etc. The total livable square footage of the home must be clearly stated on the drawings.

2. A **drawing of the front elevation** showing height, location of windows, doors, roof line, and siding materials is required. Note that the maximum elevation of any structure is 35 feet. (See Article IV, Section 1(a) of DCCR's.)

3. A **drawing of the side elevations** showing height, location of windows, doors, roof line, and siding materials is required. (Both sides)

4. A **drawing of the rear elevation** showing height, location of windows, doors, roof line, and siding materials is required.

5. A **plan view** of each floor showing all rooms (sizes), doors, windows, and stairs is required. Garages, patios, driveways, and sidewalks should be shown with dimensions on the appropriate drawing.

6. A **site plan** showing outline of the planned construction on the lot with the building line setbacks, utility easements, and drainage easements indicated is required. No walkways, patios, buildings, retaining walls, or any other construction is allowed to encroach on adjoining property. Other than a driveway or walkway, no encroachment on a utility easement is allowed. (Note that the owner is responsible for repairs if a utility company digs up a drive, patio, flowerbed or walkway placed over a utility easement)

7. A **topographical survey** -is required.

a. For interior lots we need to establish a zero point at the property line on one side of the property at the curb. Take an elevation reading on the opposite side of the yard at the curb, on both sides of the property at the front building set back, on both sides of the property at the rear building set back, and on both sides of the property at the rear property line. The readings should be taken after the lot is graded.

b. For water front lots take the readings before you do any dirt work. Set zero at the bulkhead. Take a reading perpendicular to the bulkhead 15 feet in on both sides of the property. Take a reading perpendicular to the bulkhead 35 feet in on both sides of the property. Take a reading on both sides of the yard at the front building set back line. Take a reading on both sides of the yard at the curb.

The objective is to insure that water that falls on your lot does not drain onto a neighbors lot. In some cases the committee may require additional elevation readings to insure proper drainage.

8. A **roof plan** shall be provided. (view of roof looking down on the home)

9. **Foundation and Framing plans** are required.

a. A Engineered foundation plan, from a structural engineering firm, stamped and signed by a registered professional structural engineer is required for all construction. The plan must be specific for this address and based on an actual soil report from the property. The Architectural Committee does not determine if the slab design is adequate.

b. Slabs shall be a minimum of 10 inches above finished grade elevation.

c. Post tension slabs are strongly discouraged due to past problems.

d. Engineered slabs with piers are recommended.

e. Except for piers, all other slab pours must be pumped.

f. Driveways - Brick, stone, concrete, or other materials must be approved.

g. Concrete Driveways - Quality grade concrete, five (5) sack cement/ cubic yard (3,000 PSI) and reinforced with #6 6" X 6" welded wire mesh is the minimum requirement.

h. Driveways width to be a minimum of 9 feet.

i. If two driveways are constructed they must be separated by a minimum of 20 feet measured at the street entrance.

j. Driveways - must be constructed so water does not run onto a neighbor's property.

k. If a subdivision curb must be cut for installation of a driveway, the curb must be saw cut, with an expansion joint. The curb must be repaired prior to completion.

l. Walkways and sidewalks - no walkway or sidewalk shall be constructed across the front of any Lot, nor across the side of any corner lot.

m. A framing plan is required for the roof and walls.

It is the responsibility of the contractor to insure all underground utilities are found, marked, and not damaged.

10. A **form Survey** (By a registered Surveyor by the State of Texas) is required before the slab can be poured. The form survey will verify that no encroachment on building lines exists.

11. **Surface water drainage plan** - Gutters are required on all sloped roofs. Gutters must run into downspouts. Downspouts must run into underground drains. Underground drains must drain to the lake or the street.

A drawing showing where the downspouts tie into underground drains and where the drains run is required. The drawing should also show French drains if they are used. Drawings shall also be provided that show the direction of water flow on the property after final grading.

The drainage plan must be completed and installed before the home is completed. The homeowner shall submit the plans and get approval from the committee to meet this deadline.

All drain pipes to the street must go through the curb and not over or behind it. The curb must be saw cut and repaired after installation of the drain pipes. All drain pipes that run to the lake must go through the bulkhead and not behind it.

During construction, it is the responsibility of the applicant to contain the water that falls on the construction site.

12. An **irrigation (Sprinkler System)** sufficient to provide irrigation on the property must be installed and operational within 3 months of construction completion. . Submit a plan before the sprinkler system is installed. We will need to know what type of sprinkler heads go where and what they cover.

13. A **landscape plan** showing and identifying all plant material shall be submitted in time for approval by the committee. The landscape work must be completed within three months of completion of construction. Solid sod is required for grass in both the front and back yards. At least 2 hardwood trees, 6 foot in height, and in a minimum 15 gallon container are required. Landscaping shall be complimentary to the landscaping generally present in the subdivision. No existing trees shall be removed from a lot. If your building plans require the removal of any tree currently on the lot, please indicate this on your plans and ask for a variance.

14. A **sample of the roofing material** is required before application approval.

Roof material may be clay, concrete tile, metal, or composition shingles. The committee must approve a sample including color.

Examples of Composition Dimensional Shingle Types

Shingle Brand	Style	Rating	Color
GAF	Timberline	25 year or better	weatherwood or charcoal
Bird	Architectural	25 year or better	Ebonywood or driftwood
Allied	Shake-Tex	25 year or better	Weatherwood
Elk	Prestique	25 year or better	Weatherwood, barkwood, cedarwood, or slate
Van Guard		25 year or better	Weatherwood
Celotex		25 year or better	Weatherwood or wood tones
Genstar	Architect	30 Year	Weatherwood, cypresswood, ebonywood, or barnwood
Genstar	High Sierra	40 year	Weatherwood, cypresswood, ebonywood, or barnwood
Genstar	Fire Halt	25 year or better	Weatherwood, cypresswood, ebonywood, or barnwood

All house vents must be on the side of the house not visible from the street and painted to match the color of the **roof**. In the event this requirement is not compatible with the home design, please apply for a variance.

The minimum level for the house foundation is 207 as required by the San Jacinto River Authority.

15. A **sample of exterior masonry**, trim, siding, and all exterior colors is required before application approval.

16. **Home minimum size:**

(a) Lots 1 through 9 in Block 2, and Lots 1 through 10 in Block 4 shall have a minimum living area of 2,400 sq feet.

(b) Lots 1 through 5 in Block 1, Lots 16 through 23 in Block 1, Lots 28 through 32 in Block 1, Lots 35 through 38 in Block 1, Lots 43 through 47 in Block 1 and lots 56 through 63 in Block 1 shall have a minimum living area of 2,600 square feet.

(c.) Lots 2 and 3 in Block 2 shall have a minimum living area of 2,800 square feet.

(d.) Lots 6 through 15 in Block 1, lots 24 through 27 in Block 1, Lots 33 and 34 in Block 1, Lots 39 through 42 in Block 1, Lots 48 through 55 in Block 1, Lot 1 in Block 3 and Lots 11 through 16 in Block 4 shall have a minimum living area of 3,000 Square Feet.

(e) Structure shall be one (1) single family dwelling.

Additional Requirements

1. Only below ground electrical service is allowed.
2. If your lot is higher than adjoining properties it is your responsibility, if necessary, to build a retaining wall, or use alternative methods so as not to divert water onto other properties. (Part of the drainage plan)
3. Water into drain barrels (placement and design needs approval), to be used for irrigation is allowed as long as overflow does not flow onto a neighbor's property.
4. Mailboxes must be constructed of materials and colors that match the house exterior.
5. If the owner plans to install solar collectors on the roof, the location and design must be approved.
6. Orange safety fencing and Silt fencing shall be installed at the side, front, and rear of the property lines as required to confine operations and erosion and be maintained throughout the construction. Dirt and debris in the street must be removed promptly.
7. The existing grade on adjacent property must not be altered.
8. Unless written permission is secured from the lot owner, no material, vehicles, trash containers, or any other equipment or refuse associated with the construction project may be stored on adjoining lots. Adjoining lots may not be crossed to gain access without written permission from the lot owner.
9. Construction debris must be picked up and put in containers designed for the purpose. Any trash or construction debris that blows in the street or onto adjoining property must be picked up daily.
10. Site access shall be by means of a wooden ramp at the curb. No dirt ramps are allowed.
11. All waterfront residences shall have a backflow preventer installed in the sanitary sewer. It is recommended that all lots have a pop up valve installed on the clean outs.
12. Only black wrought iron fences, maximum 5 foot tall are allowed. A site plan showing the location as well as a picture or sample of the fence must be submitted for approval. Application and installation of a fence may be made separate from this building application, and requires no additional deposits.
13. Access to the subdivision is by code at the front gate. The Committee will issue a code to the owner he can give to the contractor and his subcontractors. The code is valid from 6:30 AM until 6:30 PM.
14. Workers may not start work prior to 7:00 AM, nor work past 7:00 PM. In certain circumstances, such as pouring and finishing the slab, this time limit may be relaxed. In no case will work be allowed on Sundays, New Years Day, Memorial Day, 4th of July, Thanksgiving Day, or Christmas Day.
15. Care should be taken with the position of bedroom and bathroom windows to protect your and your neighbors' privacy. Obscure glass or special window treatment may be needed to achieve privacy.

16. The applicant is responsible for damage to the infrastructure of the sub division including Gates, Streets, and all Utilities. If damage exceeds the amount of deposit, the homeowner will be billed directly for the additional repair cost.
17. The committee reserves the right to restrict the location of structures on a waterfront lot if needed to preserve the view of the lake by the neighbors.
18. Garage shall be for a minimum of 2 cars and a maximum of 4.
19. Sheetrock between the garage and main structure shall be 5/8" firecore. The ceiling of garages and second floor ceilings shall be 5/8" firecore.
20. Burning of construction debris is strictly prohibited.
21. A construction debris dumpster is required on site. A \$100/day fine plus a \$25 processing fee will be imposed for violation of this directive.
22. Port-a-Can facilities shall be available on the job site.
23. Signs may not be placed on site without prior approval of the committee.
24. When practical all garages shall be side loading. If the lot configuration and home design requires a front loading garage, the garage must have a Porte Cochere attached, extending a minimum of 6 feet 0 inches from the face of the garage.
25. No garages will be permitted on waterfront lots with loading facing the lake.
26. All detached garages must be connected to the main house by a covered walk or Porte Cochere.
27. Specific requirements may be found in the Deed Restrictions, clarifications, and amendments. It is the responsibility of the applicant to insure he fully complies with all the requirements whether they are specifically addressed in this document or not.
28. It is not prohibited, but it is discouraged to pour concrete or install rock or masonry walkways or patios within 15 feet of a bulkhead. The extra weight could compromise the integrity of the tie backs on the bulkhead. The tiebacks normally run 10-15 feet into the yard from the bulkhead. On some lots they may extend more than 15 feet. **It is the owner's responsibility to locate the tie backs before excavation in the area in order to protect the integrity of the bulkhead.**
29. The exterior materials of the main residential structure and any garage (attached or unattached) and porte cochere must meet the requirements set forth in the DCCR's. **NOTE: THE EXTERIOR MATERIAL SHALL MEET THE 90% MASONRY REQUIREMENT WITH THE FRONT ELEVATION BEING 100% MASONRY.** Hardi-plank is an approved siding but is not a substitute for 90% masonry requirement. Hardi-plank must be applied over an approved substrate. Stucco is considered to be an acceptable masonry product.
30. The construction project shall be completed within 9 months of commencement of construction.
31. Construction of any Residential Dwelling must be commenced within 3 months of approval of the construction plans.
32. Application for refund of the refundable portion of the deposit may be made after construction is completed, irrigation, drainage and landscaping has been completed, utilities have been installed, all debris and equipment has been removed from site and/or adjoining sites, and the home is considered ready for occupancy.
33. The maximum elevation of any walkway, deck, or swimming pool, built between 15 foot and 35 foot of the bulkhead is two (2) feet above the natural grade measured at the point closest to the bulkhead. A variance is required if the garage slab is designed to be below the top of the curb at the street.

Note: The building requirements are covered in this document, the Declarations Covenants, Conditions and Restrictions White Oak Ranch Subdivision, Section One (Commonly called Deed Restrictions or DCCR's), Amendments to the DCCR's, Clarifications to the DCCR's, Board Policies, and Board Procedures. If you need a copy of any of these documents they are available at CIA Services.com.

Note: No approval of plans and specifications and no publication or designation of architectural standards shall ever be construed as representing or implying that such plans or specifications will result in a properly designed structure or satisfy any legal requirements. Further, no person exercising any prerogative of approval or disapproval by the Committee shall incur any liability by reason of the good faith exercise thereof.

NOTE: By submittal of this application along with your deposit check, you are agreeing you will comply with the requirements of this application and the DCCR's. All exceptions you want to take must be listed as variances.

By signing this application you are agreeing to the requirements specified in this document. If you are asking for a variance to any of the requirements, please state the request for variance below.

Below are the building requirements the property owner is asking for a variance to. (Add additional pages if needed.)

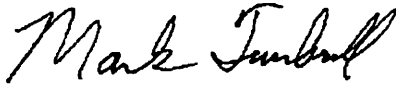
Property Owner

Building Contractor

Date Signed

ACC Approval and Date

FILED FOR RECORD
08/27/2018 02:38PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

08/27/2018



County Clerk
Montgomery County, Texas