Dear Owner,

Pecan Bend South is a deed restricted community. The restrictions are captured in the Declaration of Covenants, Conditions and Restrictions for Pecan Bend South (commonly known as the “Deed Restrictions”) and serve to maintain the value of the community and provide the residents with security that their investment will not be eroded by non-compliant activity or construction.

There are four separate sections within Pecan Bend South. The Deed Restrictions are largely the same for each section but do contain some differences. Please ensure that you are referencing the correct Deed Restrictions for your lot number.

Part of the Deed Restrictions that is common across all four sections is the mandate for approval of permanent structures and improvements on a lot by the Architectural Control Committee. Section 1.02 of the Deed Restrictions states:

*“No building, wall, or other structure shall be commenced, erected, or maintained upon any lot nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of same shall have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design and location in relation to surrounding structures, topography and finished grade elevation.”*

In support of this requirement, the Architectural Control Committee has established a process for Owners to submit information for approval of the activity referenced in Sec 1.02.

1. Complete the **Application for Architectural Approval** and submit the required information by hand to the Architectural Control Committee Chairman.

**Matt Polhemus, 20710 Bent Oak Ln, Damon, Texas 77430**

In the case of permanent dwellings, garages, barns, sheds or storage buildings the Architectural Control Committee requires the minimum following information:

* 1. Elevation drawings for all four sides of the structure, including dimensions and details on roof, porches, patios, overhangs and exterior finish (type and color).
  2. Site plan showing all driveways and identifying location of the proposed structure in relation to lot boundaries, setbacks, easements and existing improvements
  3. Floor plan clearly identifying all living, storage and garage areas.
  4. Foundation plan showing elevation relative to natural grade, type of foundation and support details.

1. You will receive a written response from the Architectural Control Committee either approving or dis-approving the submittal. While every effort will be made to respond in a timely fashion, the review may take up to 30 days. Please plan accordingly.
2. In the case of permanent dwellings, garages, barns, sheds or storage buildings an **Application for Approval to Construct** is also required prior to beginning ANY work on the foundation other than placement of soil. If the information is available, the Application for Approval to Construct may be submitted at the same time as the Application for Architectural Approval and will be reviewed concurrently by the Architectural Control Committee.

Pecan Bend South - APPLICATION FOR ARCHITECTURAL APPROVAL

Section and Lot No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date Submitted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owners Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Current Mailing Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

It will be a \_\_\_\_ Home \_\_\_\_Barn \_\_\_\_Garage \_\_\_\_Shed / Storage Building \_\_\_\_Fence

\_\_\_\_Other (please describe) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*\*PLEASE ATTACH THE FOLLOWING PLANS – THESE WILL NOT BE RETURNED\**

Minimum data required are Elevation Drawings, Site Plan, Floor Plan and Foundation Drawings

**Dwg No. Title / Description Revision Revision Date**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_

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Submitted By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_

Owner Signature

Received By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: ­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_

Architectural Control Committee Chairman

The information listed above has been reviewed by the Architectural Control Committee and is

Approved Not Approved

ACC Chairman Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

ACC Member Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

ACC Member Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

ACC Member Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

ACC Member Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

HOA President Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Notes:**

1. **Architectural Approval DOES NOT include Approval to Construct. Additional information is required prior to beginning construction.**
2. **If the submitted information is revised a subsequent approval is required.**