

**Architectural Control Committee
Application for Approval**

Date Received: _____

Date Approved: _____

Date Disapproved: _____

Additional Information Request: _____

**Oakwood Creek Estates Property Owners Association
Application for Architectural Approval**

OWNER: Name: _____

Telephone/ Home: _____ Work: _____

Mailing Address: _____

PROPOSED USE: Single Family Residence _____ Garage _____
Driveway _____ Fence _____
Storage Building _____ Site Plan _____
Double Culverts _____ Well House _____
Piers _____ Septic/Water Well _____
Other _____ Exterior Remodeling _____

JOB ADDRESS: Section: _____ Block: _____ Lot: _____

SQUARE FOOTAGE:

First Floor _____ Second Floor _____
Porches _____ Garage _____
Decks _____

Total Living Area: (excluding porches and garage) _____

TYPE OF WORK:

New Construction _____
Addition _____
Relocation _____

SETBACK: Front: _____ Rear: _____
Left side: _____ Right Side: _____

ROOF: Material: _____
BRICK: Percent of Ext. _____
SIDING: Material: _____
FENCING: Material: _____
Location: _____

Architectural Control Committee:

Billy Glover 281-787-1512
Bruce Visor 979-864-0070
David R. Linder 979-549-8785

NOTE: Only a completed application will be considered for review. A complete application shall consist of the following:

One set of professionally prepared blueprints or a detailed drawing with the following:

- Dimensions
- Room identification
- Four elevation drawings of proposed structure
- Total Square footage of living space
- Detailed specifications regarding all exterior material including brick, siding and roof material
- Type of foundation

A plot Plan showing:

- Location of improvements
- Dimension of lot
- Side yard, rear yard, and front set backs
- Sewer
- Water well
- Drive and walkways

Construction Standards and Procedures

A. Application

- Any improvements to any lot shall require submittal of a completed Application for Architectural Approval.
- Prior to construction of any improvement, an executed approval sheet is required (this form.)

B. Standards

- All construction must be completed within one year of the start date.
- All approvals are valid for one year from issuance.
- All structure and/or improvements must be constructed as indicated on the blueprints submitted.
- All construction must be in compliance with State Windstorm Inspection Requirements or standard building codes.
- Any structure built using any method other than concrete slab must be indicated on the blueprints provided to the architectural committee for review.
- A structure without water or septic may not be occupied.
- Any water well that is not located in the garage, must be enclosed in a well house or other approved structures.

Structures -Permitted Uses

A. Single Family Dwellings

One (1) single-family dwelling and attached or detached garage

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Prohibited uses:

- Duplex housing
- Apartment house
- Utilization for a business
- Utilization for commercial or manufacturing purposes
- Any pre-constructed, as defined as constructed in whole or part, structures (i.e. trailers, mobile homes, manufactured or modular homes)
- See Deed Restrictions & By Laws

B. Temporary Structures

- Details and specification shall be submitted to the Architectural Committee for approval.

C. Gazebo

- Must be a permanent structure and anchored to the ground
- Should blend with the surroundings of the residence
- May be built on an adjacent lot. Adjacent lot shall be defined as any lot boarding or neighboring the primary lot.

D. Driveways and Sidewalks

- Should be of stable material such as concrete or asphalt
- Double culverts are required under driveways

E. Fences

Set backs:

- As defined in the deed restriction

Size and Type:

- Privacy Fence: Six Foot (6') only, cedar or treated pine.
- Other: Four (4) to Six (6) foot, chain link, masonry, brick, cedar, treated pine, wrought iron, decorator PVC, split rail, or any other material presented and accepted by the AC Committee.

FENCES MUST BE MAINTAINED IN A NEAT, SAFE AND ATTRACTIVE MANNER AT ALL TIMES.

RIGHT OF APPEAL: ANY PERSON MAY APPEAL THE DECISION OF THE ACC TO THE BOARD.

FILED PLANS WILL BE RETURNED UPON COMPLETION OF THE WORK UPON REQUEST. PLANS NOT PICKED UP WITHIN 60 DAYS OF COMPLETION WILL BE DESTROYED.

This concludes the Architectural Application for Approval. The holder of this application must not violate any plat or Deed Restrictions of the Oakwood Creek Subdivision restrictions as indicated in the Deed Restrictions.

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Final Review of Plans Submitted

Additional Information required

Oakwood Creek Estates Architectural Control Committee:

| | Approve | Decline |
|---------------------|---------|---------|
| Billy Glover | | |

Bruce Visor

David R. Linder

Comments: _____

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Acknowledgment

MUST BE SIGNED BEFORE APPLICATION CAN BE APPROVED

Owner acknowledges and represents that he/she has reviewed and understands the conditions of this form and the attached Standards and Procedures.

Owner represents that he/she is in good standing with the Oakwood Creek Estates Homeowners Association with respect of annual fees.

Owner acknowledges and understands that there are specific requirements that need to be complied with, concerning minimum construction standards, the location, height, and extent offences, the orientation of structures with respect to easements and set backs, pursuant to the recorded deed restrictions and plat(s).

Owner acknowledges and agrees to have all trash and debris removed from the lot weekly. Excess building materials must be removed from the lot prior to occupancy.

Owner acknowledges and agrees that he/she must complete the approved structure within 12 months of start date.

Owner acknowledges and agrees that any approval for construction is valid for only (1) year from issuance.

Owner hereby acknowledges, consents and agrees that, should he/she fail to construct all improvements as submitted the association may at the expense of the property owner, remove any nonconforming structure or improvement. The owner hereby agrees to indemnify and hold harmless the Association and its agents from and against all claims. Demand, suits or liability with respect to any action taken by or on behalf of the Association with respect to the subject matter of this application.

Committee member

Printed Name Date

Signature of Owner

Printed Name Date

Signature of Owner

Printed Name Date

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