

# PINE RIDGE ESTATES

## Construction Checklist

**Architectural Control Committee (ACC)** was designed to serve as a system of accountability to maintain and uphold the intended purposes of this developing neighborhood.

**Covenants and Restrictions:** In an effort to make this process go smoothly, this checklist serves as a condensed, yet by no means comprehensive outline of the basic steps a new owner must follow before building. Please review all covenants for additional information.

**The ACC requires 10 business days to examine any documents and give feedback, either acceptance, limited acceptance with changes, or denial. The ACC will give responses in writing.**

### CONSTRUCTION STEPS

*Each of these steps requires the owner/homebuilder to receive written approval by the ACC.*

- 1) **Provide the ACC with a preliminary front elevation and projected square footage.**
- 2) **Provide FINAL architectural and site plans for approval by the ACC.**
- 3) **Construction Fees submitted prior to construction**
  - a) Construction road damage assessment of \$1,000
  - b) Architectural Approval fee \$100
  - c) Make checks payable to Pine Ridge HOA
- 4) **Provide Samples of the construction materials to be submitted and approved by the ACC.**
  - a) Brick and/or stone
  - b) All exterior paint colors (including front door)
  - c) Roofing materials etc...
  - d) Location and design of driveway
- 5) **If any changes to the home's design, placement, appearance, driveway location, etc. are made during the construction process, an approval form must be filled out and submitted to the ACC for review before changes are started.**
- 6) **Approval and implementation of landscape/irrigation plan. Within 120 days of occupancy.**

---

#### ACC contact person:

Ed Last

Mail to: ed.last@hotmail.com

903-561-6625

Or contact any other ACC member or member of the Board of Directors