

# Lakes of Pine Forest

## ARCHITECTURAL REVIEW APPLICATION

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

*The inclusion of an email address authorizes the use of electronic mail for official responses to this request.*

**The Declaration of Covenants, Conditions and Restrictions** (the "Deed Restrictions") for Lakes of Pine Forest **Owners Association, Inc.** specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee at least 45 days prior to beginning construction or improvement. To assist in your compliance with this restriction, complete this form and submit it with your plans and specifications for the proposed improvement.

**Mail or email the completed form to:**

**Lakes of Pine Forest HOA c/o Bedrock Association Management**

**12808 W Airport Blvd, Suite #253 Sugar Land, Texas 77478**

[info@bedrocktx.com](mailto:info@bedrocktx.com)

The plans and specifications **WILL NOT** be considered complete without the following items:

- ☐ A plot plan or survey showing the location and dimensions of all existing and proposed improvements.
- ☐ Existing and finished grades and lot drainage provisions shall be indicated.
- ☐ The structural design, exterior elevations, materials, colors, textures, and shapes of all improvements.
- ☐ Estimated time frame for completion of project \_\_\_\_\_.

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## APPROVAL REQUESTED

- |  |  |                                      |  |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Basketball Goal   | <input type="checkbox"/> Fence           | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Playscape     |
| <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Deck            | <input type="checkbox"/> Driveway    | <input type="checkbox"/> Ext. Painting |
| <input type="checkbox"/> Storage Shed      | <input type="checkbox"/> Ext. Remodeling | <input type="checkbox"/> Other _____ |  |

Description of Improvement \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I understand and agree that it is the duty of the property owner and any contractor or consultant employed by the owner to determine that the proposed improvement(s) are structurally, mechanically, and otherwise safe and that it is designed and will be constructed in accordance with the architectural restrictions applicable.

I agree that neither the Association, nor any Director, Officer, Committee, Managing Agent, member, or employee thereof, shall be liable for damage or otherwise because of the approval or non-approval of this application or any facet thereof. I hereby release, indemnify and hold harmless the Indemnified Parties from any claim, liability, damage, suit and attorney's fees arising out of any action or omission of any of Indemnified Parties with regard to this application and in regard to the design, plan review, construction or inspection of the proposed improvements, including any potential claims.

Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## **GENERAL INSTRUCTIONS FOR APPLICATION FOR HOME IMPROVEMENTS OR MODIFICATIONS**

These general instructions that are provided to you to help you ensure your application is complete so that your plans can be properly and timely reviewed. FAILURE TO SUBMIT ALL REQUIRED INFORMATION WILL RESULT IN THE APPLICATION BEING DECLINED UNTIL ALL INFORMATION CAN BE PROVIDED AND REVIEWED

The following is a list that represents items that are for various modification (s). If your project is not listed or if you have additional questions, please contact Bedrock Association Management at 832-588-2485 or email [info@bedrocktx.com](mailto:info@bedrocktx.com).

- 1. PATIO COVER, ARBOR, GAZEBO, STORAGE SHED, ROOM ADDITION;** you must submit an engineered or structural drawing showing how the structure will attach to the home or placed on the lot. Indicate size, height, color, materials, roofing and copy of survey indicating the location of the structure.
- 2. PLAY STRUCTURE, SWING SET, BASKETBALL GOAL , ETC.;** you must submit a photo, brochure or drawing. Indicate size, height, color, materials, etc. and show location on lot survey, with measurements from rear and side building lines or easements.
- 3. POOL/SPA:** you must submit a detailed drawing of pool and indicate on lot survey the location, drainage to the street, self-latching gate location and decking material and thickness. The survey must also show access to rear of property (please note you cannot access the property through any common area.) No addition is to affect Lot drainage or your neighbor's.
- 4. PAINTING OR SIDING:** submit sample of color, paint brand name and paint color name. Submit a photo of your home (to indicate brick colors) if the paint will be custom please submit a photo of the existing.
- 5. ROOFS:** please submit manufactures/brand, type of shingles, color name and you must use 30lb felt paper or better (if you do not have the information please submit contractor's bid with full scope of work)
- 6. DOORS OR STORM DOORS:** please provide photo or brochure. Indicate material, stain & or paint samples. Most communities require the glass to be full view and the door color to match the existing trim.
- 7. SOLAR SCREENS OR WINDOW TINTING:** please provide brochure/specifications for the product. No reflective material will be approved.
- 8. WROUGHT IRON GATES/ DRIVEWAY GATES:** please submit drawing or photo of design, measurements, color, and indicate on lot survey placement.
- 9. DECKING/PATIO:** please indicate location on lot survey, materials to be used and height of decking.
- 10. CONCRETE WORK/PAVERS** (sidewalks, driveway extension, etc.): please indicate location on lot survey along with dimensions and materials.
- 11. ANTENNAS:** please give size, height, and color of antennae and show location on lot survey.
- 12. LANDSCAPING OR TREE REMOVAL/REPLACEMENT:** please provide the reason for removal and include an arborist bid if one has been obtained. Submit all details (tree dimension and type) showing placement on lot survey.
- 13. FENCING:** please provide height, materials, location, and a copy of the survey if the fence line will be moved.
- 14. YARD DECORATIONS:** (birdbath, benches, statues, signs, lighting, etc.) submit photo or brochure; indicate location on lot survey, size, and dimensions.

**Please remember that all exterior modifications must be consistent and cohesive with the existing structures of your home and community in general.**

PLEASE ADDRESS APPLICATIONS TO: ARCHITECTURAL REVIEW COMMITTEE -  
[info@bedrocktx.com](mailto:info@bedrocktx.com)