



Pendleton Harbor
Property Owners' Association, Inc.
200 Sand Dollar Dr., Hemphill, Texas 75948
409-625-4813 409-625-0604 fax

POLICY LETTER #21

Subject: ARCHITECTURAL CONTROL COMMITTEE

Purpose: To establish The Architectural Control Committee and to list the duties and responsibilities of the committee.

1. Membership and duties of the Architectural Control Committee
 - a. The Architectural Control Committee (ACC) shall be composed of not more than three (3) persons. The following person(s) are hereby designated as the initial member(s) of the AC: Jerry Perkins.
 - b. The ACC shall consider and act upon any and all Plans and Specifications submitted for its approval pursuant to this Policy and perform such other duties assigned to it by this Policy or as from time to time shall be assigned to it by the Board. The ACC shall review Plans and Specifications submitted for its review and such other information as it may require. The ACC shall have the authority to disapprove any proposed Improvement based upon the restrictions set forth herein and the decision of the ACC shall be final and binding so long as it is made in good faith. The ACC shall not be responsible for inspecting any proposed Improvement, nor shall its approval of any Plans or Specifications be deemed approval of any Improvement as to structural safety, engineering soundness or conformance with any building or other codes.
2. ACC Chairman's Right of Appointment. Chairman, its successors and assigns, shall have the right to appoint and remove all members of the ACC. Chairman may delegate this right to the Board by written instrument. Thereafter, the Board shall have the right to approve and remove all members of the ACC.
3. Review of Construction, Alteration or Removal of Improvements.
 - a. Whenever in this Policy the approval of the ACC is required, the ACC shall have the right to consider all of the Plans and Specifications for the Improvement or proposal in question and all other facts, materials, construction samples and other information which it considers, in its sole discretion, to be relevant. Prior to commencement of any construction, alteration or removal of any Improvement on any lot, the Plans and Specifications therefore shall be submitted to the ACC, and

construction, alteration or removal thereof may not commence unless and until the ACC has approved such Plans and Specifications in writing. All such construction, alteration or removal shall conform to the approved Plans and Specifications.

- (i) An Owner proposing to construct, alter, or remove an Improvement on any Lot, shall submit a Building Permit application to the ACC together with (2) sets of the Plans and Specifications for such construction, alteration or removal and the Building Permit fee (\$250). Within thirty (30) days after receipt by the ACC of such Plans and Specifications and fee, it shall act on the Plans and Specifications.



Lisa Slate
President