**Pedernales Place Architectural Control Committee**

**Unit One & Unit Two**

**Report for 2024**

1. **Members**  Current members are Katherine Peake (Chair), Adam Dudley & Brook Schaaf.
2. **Residence and Structure Requests (Forms are available at ppacc.net)**

a. Pending-none

# b. Granted

# Additional storage shed- March 2024

# Standalone office, no septic- April 2024

# Shed/Carport- June 2024

# Carport for 2 vehicles- July 2024

# Tiny home/trailer (granted with conditions) August 2024

# Carport/Studio-October 2024

**3. Variances (Forms are available at ppacc.net)**

a.Pending-none

# b. Granted

# i. Size waiver for structure- April 2024

# ii. Setback waiver for 10x12 shed-Oct 2024

**4. Inquiries/Correspondence**

* + 1. Feb. 2024-reminder about restrictions- phone call follow up discussion
    2. March 2024- email about living in trailer while building house
    3. March 2024- email about general building restrictions
    4. April 2024- email about website information
    5. May 2024- email with inquiry about suitability of proposed house plans
    6. Dec. 2024- email about deed restrictions, parking trailers and boats

# 5. Violations

Notice of Non-Compliance remains on file in the Blanco Co. Deed Records for Unit One, Block 1, Lot 19

(garage without residence)

# 6. Outreach

The ACC website [www.ppacc.net](http://www.ppacc.net/) is hosted by GoDaddy. There have been 1,045 visits in last 12 months and 8 “conversations” generated. Annual Reports are available on the website. Annual reports were mailed in March 2023 to all landowners.

# 7. Other

At least 4 unimproved lots and one residence are currently listed for sale; (3 acres #21244 -$160,00, 3

acres #21243-$172,500), 1780 Live Oak Canyon (Albert’s house) $599,000

PPPOA has indicated they want k to stabilize the PP sign at entrance to the subdivision

Restrictive Covenants and Use Limitations are found in the Blanco County Deed Records

Unit 1, recorded 1979 in vol. 99, p. 427-436, (plat recorded vol. 1 p. 85-86 Map Records)

Unit 2, recorded 1980 in vol.101, p. 935-943 (plat recorded vol. 1 p. 97-99 Map Records)

Property Information/Neighbors can be found at [www.blancocad.com](http://www.blancocad.com/) under “property

search”, “advanced”, “additional criteria”, “subdivision”, enter Pedernales Place (SJ0031).

**Questions and Suggestions are always welcome.**

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| Katherine Peake, Chair. kbfpeake@gmail.com | Adam Dudley azsdudley@yahoo.com | Brook Schaaf [brookschaaf@gmail.com](mailto:brookschaaf@gmail.com) |