

**Pedernales Place Architectural Control Committee
Unit One & Unit Two
2021 Annual Report**

1. **Members:** Chairman George Wright, Katherine Peake, Frank King (replaced by Adam Dudley in 2022)
2. **Residence and Structure Requests**
 - a. **Pending**
 - i. May 2019- architect designed 1000 sq. ft. w/273 patio on 4 lots. Existing septic on lot. Approval was conditioned on septic approval by Blanco County
 - b. **Granted**
 - i. 300' fence in front of property (3/6/21)
 - ii. 6' wire fence, 2x4" around property (4/10/21)
 - iii. Storage building 10x16 (5/10/21)
 - iv. New Residence approval (6/10/21)
 - v. 8' fence around lot (8/17/21)
 - vi. Pump house (9/15/21)
3. **Variances-none requested**
4. **Inquiries**
 - a. August-Telephone inquiry by new purchaser about restrictions in general and chickens
 - b. September-Telephone inquiry by potential purchaser about ACC and how long building approvals usually take
5. **Violations**

Notice of Non-Compliance remains on file in the Blanco Co. Deed Records for garage built without residence
6. **Outreach**
 - a. 8/16/21 letter to real estate agents about Restrictive Covenants and Use Limitations
 - b. ACC website is www.ppacc.net
 - c. Annual Report sent to participants of PPPOA meeting
7. **ACC/PPPOA No Action**
8. **Other**
 - a) Frank King resigned and his position was filled by Adam Dudley.
 - b) 5 lots were listed for sale during the year and 4 were quickly sold. Two lots were purchased in a private sale. One new residence has been approved & construction has started, one was approved last year and appears "stalled" and two are in the planning stages.
 - c) PP sign at entrance to the subdivision needs to be changed to reflect ACC website
 - d) 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)
 - e) Property Information/Neighbors can be found at www.blancocad.com under "property search", "advanced", "additional criteria", "subdivision", enter Pedernales Place (SJ0031).

George Wright
g-wright@texasmilagro.com

(979) 574-0833

Katherine Peake, Chair.
kbfpeake@gmail.com

(830) 998-1778

Adam Dudley (joined 2022)
azsdudley@yahoo.com

(512) 913-4483