

**Pedernales Place Architectural Control Committee
Unit One & Unit Two
2022 Annual Report**

- 1. Members:** Chairman Katherine Peake, George Wright, Adam Dudley
- 2. Residence and Structure Requests (REMINDER- forms available at ppacc.net)**
 - a. **Pending**
 - i. none
 - b. **Granted**
 - i. Freestanding 20'x24' metal car port approved May 2022
 - ii. Addition to existing structure approved June 2022
 - iii. Solar Panels approved Sept 2022
- 3. Variances-none requested (REMINDER- forms available at ppacc.net)**
- 4. Inquiries**
 - a. Question regarding construction of new fence. Dec. 2022
- 5. Violations**

Notice of Non-Compliance remains on file in the Blanco Co. Deed Records for a garage built without residence.
- 6. Outreach**
 - a. ACC website is www.ppacc.net. There have been 240 visits and 24 in the last 30 days.
 - b. The 2022 Annual Report is available on the website.
 - c. March 2022 letter (attached) with 2021 annual report mailed to all landowners.
- 7. ACC/PPPOA** See below.
- 8. Other**
 - a. All ACC members met with Brook Schaaf, president of the Pedernales Place Property Owners Association (PPPOA) in Jan. 2022 in an effort to coordinate the ACC and the PPPOA.
 - b. Several lots were purchased in private sales in 2021. One 10-acre lot remains for sale.
 - c. The PP sign at entrance to the subdivision needs to be stabilized and changed to reflect ACC website.
 - d. A letter of compliance was issued at the request of realtor, October 2022.
 - e. 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)
 - f. Property Information/Neighbors can be found at www.blancocad.com under "property search", "advanced", "additional criteria", "subdivision", enter Pedernales Place (SJ0031).

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