

**REQUEST FOR APPROVAL OF PROPOSED CONSTRUCTION
PEDERNALES BEND SUBDIVISION ARCHITECTURAL COMMITTEE**

This request for approval is submitted in accordance with the restrictive covenants of Pedernales Bend Subdivision that state "No building shall be erected or placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Committee."

Name of Property Owner: _____ Lot#: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____ Fax: _____

Description of Proposed Construction: _____

Proposed starting date: _____ Estimated completion date: _____

Contractor: _____ Phone: _____
(Cell) (Office)

_____ I have attached plans and specification or other description of the proposed construction in sufficient detail so the Committee can make a decision.

_____ I have attached the site sketch indicating where on the property the improvement is to be located.

_____ I understand that no work can begin on any improvement, addition or alteration until I have written approval from the Architectural Committee.

_____ I intend to comply with the restrictive covenants of the Pedernales Bend Subdivision, and to comply with any applicable requirements of the state, county, and river authority.

_____ I am the owner of the property and accept responsibility for the property construction and continued maintenance of the proposed improvements.

Signature: _____ Date: _____

Printed: _____

The Architectural Committee received this request with sufficient information on _____.

The proposed construction described above _____ to the subdivision restrictive covenants
(conforms/do not conform)

The construction is _____ as of _____ subject to any notes below.
(approved or rejected) (date)

Michael Pearson

Becky Madison

Rhonda Nesloney

Mail to: Pedernales Bend Subdivision Architectural Committee: PO Box 452, Spicewood, TX. 78669

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512-947-7558

EM: tropical_accents@hotmail.com

Rhonda Nesloney
713-256-1811

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THE RESTRICTIVE COVENANTS OF PEDERNALES BEND SUBDIVISION AS FILED JANUARY 16, 1979

Architectural Restrictions

- No building shall be erected or placed on any lot until the construction plans and specification and a plan showing the location of the structure have been approved by the Architectural Committee as to:
 - the quality of workmanship and materials,
 - harmony of external design with existing structures, and
 - location with respect of topography.
- The Committee's approval or disapproval as required above shall be in writing. In the event the Committee fails to approve or disapprove within thirty days after the complete plans and specifications shall have been submitted to it, approval shall not be required and the related covenant shall be deemed to have fully complied with. However, said property owner does not have the right to violate any of the restrictive covenants set out in this statement.
- Lots fronting on the 715' MSL flood line shall be restricted to houses containing a minimum of 1,000 square feet of floor space, exclusive of porches and garages. All other land in the subdivision shall be restricted to a minimum of 750 square feet of floor space, exclusive of porches and garages.
- No building or structure of any kind shall be erected upon any tract until a residence has been completed. Save and except in the case that Purchaser has a completed residence on adjoining property...prior to commencing construction.
- All structures shall be constructed of new materials.
- No building materials shall be stored upon the premises until immediately prior to the commencement of construction.
- Once construction has commenced, it must be carried forward to the completion of at least the exterior shell of the building within a period of six months, however, the Architectural Committee may, in appropriate cases, extend the time for completion of improvements.
- Each house constructed within the subdivision shall be connected to a septic tank of a design sufficient to meet the requirements of the TNRCC, County of Travis, and the LCRA.
- No mobile homes shall be permitted on the property. Modular or prebuilt housing of a permanent type are permitted, subject to approval of the Architectural Committee as provided herein.
- No temporary structures, including but not limited to mobile homes, tents, shacks and outbuilding shall be erected upon the premises, nor shall any building or structure be moved upon the premises.
- No building or structure of any kind shall be located on any lot nearer to the street line than ten feet, nor nearer to any side line than five feet.
- No sign of any kind shall be displayed to the public view, on any tract within the subdivision, without prior approval by the Architectural Committee, except the usual and necessary marker to designate the home of the occupant.
- Should any tract be fenced, the fencing shall be constructed in a workmanlike manner of new materials and shall be approved by the Architectural Committee prior to any construction.
- The Architectural Committee shall continue to serve for an indefinite period without compensation. A member may resign and the two remaining members shall then appoint a successor who must be a landowner within the subdivision.

Use of Land

- All lots in Pedernales Bend Subdivision shall be used solely for residential purposes.
- Pedernales Bend Park is hereby dedicated as a park area for the use and benefit of the Property Owners within the Pedernales Bend Subdivision, residents of the Laguna Vista Subdivision.
- No noxious or offensive trade or profession shall be carried on upon any tract, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
- All trash or garbage is to be hauled away at the landowner's expense and no site or tract shall be used for the disposition or dumping of trash of any nature whatsoever.
- The keeping of any poultry, cattle, horses, or other livestock of any character is prohibited on any lot. This shall not preclude the keeping as pets of animals other than the above mentioned, provided they are not kept or bred for any commercial purpose.
- No drilling, mining, exploration or other types of operations for oil, gas, and/or minerals shall be permitted.
- No vehicle or vehicles in non-operation condition shall be permitted to remain on any lot longer than 60 days except, however such vehicle or vehicles may remain longer if they are housed in enclosed storage.
- Lots fronting on the 715' MSL may be subdivided into lots containing a 100' minimum at the 715 MSL flood line. All remaining lots may be subdivided into tracts containing a minimum of two acres each, with a minimum of 200 feet in width at road frontage.
- These restrictions, covenants and conditions may be enforced by the owner of any lot in the subdivision or by the Association either by proceedings for injunction or to recover damages for breach thereof, or both.

In 1999, the original Architectural Committee resigned. The following owners of property in the subdivision have been appointed to serve as the Architectural Committee:

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