

Sendera Ranch Property Owners' Association

6406 Ranch Park Drive

Magnolia, Texas 77354

www.senderaranch.com

Construction Conditions:

1. A portable waste facility is required on site prior to commencement of construction. The facility must be placed behind the building line.
2. Equipment and/or materials are not to obstruct or restrict safe passage on the streets. These are also to be maintained within the building lines.
3. Scrap or debris from construction shall be maintained in a workman-like fashion. A trash container is required.
4. A copy of the certified form survey is to be furnished before the foundation is poured.
5. Culverts and an all-weather driveway must be in place prior to building the frame.
6. All construction, including overhangs, must be within building lines.
7. Any deviation from the plans as approved invalidates the permit. A Request for Amendment form must be submitted for approval for changes to original plans approved.
8. Approval of plans and issuance of the Permit does not relieve the builder, contractor, etc., of the responsibility or liability for omissions, errors, accidents, and code infractions. The Sendera Ranch Property Owners Association and property owners are not responsible for the actions of the builder, contractor, etc.
9. All external work must be completed within 1 year of commencement.
10. Desired variances to Deed Restrictions or Guidelines, when thought to be plausible due to unusual or situational circumstances are to be requested in writing to the Architectural Control Committee for determination of approval or denial. The form for this purpose is available online or from the Committee.
11. Forfeiture of all or part of the construction deposit may occur for non-compliance with any of the established conditions.
12. Deed Restriction and Improvement Guideline violations: \$250.00 fine for first infraction. Subsequent infractions will increase by \$250.00 each. The Permit will be cancelled after the third infraction. No further Permit will be awarded for 12 months thereafter.
13. When the project has been completed, the Architectural Control Committee is to be contacted for closure and inspection. After passing inspection and receipt of the completed Deposit Refund Request Inspection and Closure form, the construction deposit minus any violation fines will be refunded.

Note: Construction cannot begin until a permit has been received and approved from Sendera Ranch Architectural Control Committee (ACC) and the permit is posted on the property viewable from the street in an enclosed transparent weatherproof container.

Signature of Property Owner

Date

Signature of Contractor

Date