

Pine Shadows Civic Club

PO Box 1731 - Livingston, TX 77351 - pscctx.org

PSCC Architectural Committee Request Form

Date: _____

Name (s) of Property Owner _____

Pine Shadows address or legal description _____

Mailing address if different _____

Contact info - phone _____ email _____

Completed forms with documentation may be emailed to delbillperkins@yahoo.com or mailed to PSCC at above address.

Below are excerpts from legal document titled Restrictions - Pine Shadows found on PSCC website:

#4. No building shall be erected, placed or altered on any building tract in this subdivision until the plans, specifications and plot plans showing the location of such building has been approved in writing as to conformity and harmony of external design with the existing structures in the subdivision, and as to location with respect to topography and finished ground elevation by the Architectural Committee composed of Emanuel Miller, H.D. Aston, Jr. and Alvin R. Dawson, or by a representative designated by a majority of the members of the said Committee, the remaining member or members shall have full authority to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant shall be deemed to have been complied with. Neither the members of such Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

#8. No tract other than the areas marked "Reserve" and "Boat Landing" shown on the plat of said subdivision filed for record, shall be used except for residential purposes. The term "residential purposes" as used herein shall be held and construed to exclude hospitals, clinics, duplex houses, apartment houses, boarding houses, hotels, and all other commercial uses, and all such uses of said property are hereby expressly prohibited. No building shall be erected, altered, placed or permitted to remain on any residence tract other than one detached single family dwelling and a private garage for not more than two cars.

#11. No structure of a temporary character, trailer, mobile house, basement, tent, shack, garage, barn, or other outbuilding shall be used on any tract at any time as a residence either temporarily or permanently.

Entire copy of deed restrictions may be found at website www.pscctx.org

Required submittals (check appropriate)

___ Provide a copy of lot survey showing location of proposed improvement(s)

___ Provide plans and specification required for any structural changes

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Improvement proposed (check applicable)

- Home Garage, carport and boat cover addition or modification Swimming pool
- Patio cover Room addition Patio addition or modification Fence, new or addition
- Trim or siding Gazebo, pavilion, outdoor kitchen Other

Provide written description of proposed improvement: _____

Owner's Acknowledgment

Signature of Property Owner _____ Date _____

******* For Architectural Committee Only *******

Request Accepted Accepted with stipulations Denied Denied, returned for more information

PSCC Architectural Committee comments:

Signature of PSCC representative _____ Date _____

Please note:

Architectural Committee Response

A formal response should be forthcoming to the Property Owner from the Architectural Committee within five (5) to ten (10) business days. However, the Architectural Committee has a maximum of thirty (30) days to respond to a request. To avoid possible delays, fill out the Architectural Committee form completely and include all required information.

Notices Utilities

With the exception of fences, improvements that propose excavation or digging within the limits of utility easements is discouraged and in most cases not approved by the Architectural Committee. Before digging or excavating anywhere on your property call for service lines to be located either by stakes, paint or flagging. Some lines are in easements and some are not.

Visit us on the web – www.pscctx.org