

**THE FOWLER LAW FIRM**

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May 22, 2014

Board of Directors  
The Dominion Ridge Homeowners'  
Association, Inc.  
c/o Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304

RE: *Corporate Matters*

Dear Board of Directors:

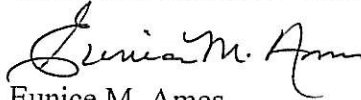
Enclosed please find the original Corporate Certificates with the attached dedicatory instrument(s) listed below:

1. **ARCHITECTURAL COMMITTEE APPROVAL APPLICATION** (*Clerk's File No. 2014037250*).

This instrument have been recorded in the Real Property Records of Montgomery County, Texas, under the clerk's file number indicated above. Please place the instrument in the Association's permanent file; we have retained a copy for our records. Thank you for your attention to this matter.

Sincerely yours,

THE FOWLER LAW FIRM



Eunice M. Ames  
Legal Assistant

:ea  
Enclosure

**CORPORATE CERTIFICATE  
THE DOMINION RIDGE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned certifies that he is the Attorney-in-Fact for The Dominion Ridge Homeowners' Association, Inc. (the "Association"). The Association is the property owners' association for Dominion Ridge, Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the **Dominion Ridge Architectural Control Committee (ACC) Approval Application**.

Signed this 22<sup>nd</sup> day of April, 2014.

**THE DOMINION RIDGE HOMEOWNERS'  
ASSOCIATION, INC.**

By: *Bryan P. Fowler*  
**BRYAN P. FOWLER, Attorney-in-Fact**

STATE OF TEXAS §

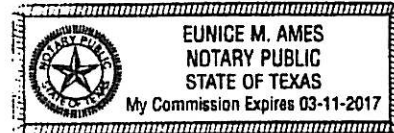
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 22<sup>nd</sup> day of April, 2014, by **BRYAN P. FOWLER**, Attorney-in-Fact for THE DOMINION RIDGE HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation.

*Eunice M. Ames*  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

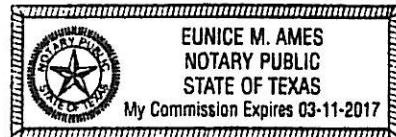
COUNTY OF MONTGOMERY §



This instrument was acknowledged before me on the 22<sup>nd</sup> day of April, 2014, by **BRYAN P. FOWLER**, Attorney-in-Fact for THE DOMINION RIDGE HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

*Eunice M. Ames*  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**  
The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301



**DOMINION RIDGE ARCHITECTURAL CONTROL COMMITTEE (ACC)  
APPROVAL APPLICATION**

I (we) \_\_\_\_\_ am (are) hereby applying for architectural approval for the home or improvement being built at \_\_\_\_\_ (street address) on Lot \_\_\_\_\_ in Block \_\_\_\_\_, Section \_\_\_\_\_ of Dominion Ridge. Included with this application I have submitted the plans and specifications meeting all requirements as defined in the applicable Section (1, 2 or 3 and their unique amendments) of Dominion Ridge Declaration of Covenants, Conditions and Restrictions and any amendments thereof. Also enclosed is my non-refundable construction fee (for new home construction only) in the amount of \$500.00. All fees indicated in this Application Approval form for new home construction and for individual property improvements are indicated below, and are non-refundable, unless otherwise noted for certain items. These monies are dedicated to a "Specific Fund"/account to be used for community improvements as requested by Dominion Ridge residents, with the final approval of the ACC committee. Checks should be made payable to Dominion Ridge HOA.

**ALL ARTICLES OF THE DOMINION RIDGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANY AMENDMENTS THERE OF WILL BE STRICTLY ENFORCED, WITH PENALTIES LEVIED FOR BUILDERS, THEIR SUBCONTRACTORS AND DOMINION RIDGE RESIDENTS, AND PROPERTY OWNERS FOR VIOLATIONS OF COVENANTS AND THE FOLLOWING CONSTRUCTION GUIDELINES. THE NECESSARY PURPOSE OF THESE GUIDELINES IS SET FORTH TO PRESERVE AND CONTINUE THE ORIGINAL VISION AND UNIQUENESS OF THE 85 HOMESITES OF THIS COMMUNITY. FINES ARE NECESSARILY LEVIED BY THE ACC ON BEHALF OF THE PROPERTY OWNERS OF DOMINION RIDGE, AND THESE MONIES ARE ALSO DEDICATED TO THE "SPECIFIC FUND". BUILDERS WHO FAIL TO FOLLOW THE COVENANTS AND GUIDELINES SET FORTH AND DO NOT CORRECT VIOLATIONS OR PAY FOR DAMAGES, WILL NOT BE PERMITTED TO BUILD IN DOMINION RIDGE AND WILL BE REPORTED TO THE PROPER AUTHORITIES, INCLUDING THE BETTER BUSINESS BUREAU. IT IS NOT THE INTENTION OF THE RESIDENTS AND THE VOLUNTEER ARCHITECTURAL CONTROL COMMITTEE (ACC) TO IMPEDE IN ANY WAY THE PROPER BUILD-OUT OF ANY LOT BY ANY BUILDER OR LOT OWNER. THE FOLLOWING IS A SUMMARY OF KEY ELEMENTS OF COVENANTS AND ACC GUIDELINES THAT WILL BE STRICTLY ENFORCED:**

**1. PRESERVATION AND MAINTENANCE OF GREEN BELTS AND "NO CUT" AREAS**

- A. Lots along League Line (sections 1 & 2) have a 10' greenbelt next to the street. All other lots have a 20' greenbelt at the back of the lot. No cutting of any type is permitted in this area. (Removal of completely dead trees is always permitted in all greenbelts).
- B. Buildings (permanent structures on a slab) cannot be placed within 26' of the rear lot line adjoining League Line Rd. without HOA approval for a variance. All other lots the distance is 20'.
- C. Lots with one or more sides facing streets in Dominion Ridge have a 20' greenbelt. This is for Sections 1, 2 & 3. Buildings any type cannot be closer than 20' to the side lot line facing a street. There is NO VARIANCE allowed for anything closer than 20' as described.
- D. 10' greenbelts are preserved as no cut zones between adjoining lots (20' total). A building (slab) cannot be closer than 10' to the adjoining lot line. There will be NO VARIANCE ALLOWED.
- E. To summarize all greenbelts: 30' at the front lot line, 20' at the rear ( 10' along all lots backing up to League Line), 20' along lot sides facing subdivision streets and finally, 10' no cut greenbelts along adjoining lot lines (20' combined total). All vegetation outside of the no cut greenbelts can be cleared for slab and driveway construction with prior approval of the ACC.
- F. No vegetation larger than 6 inches in diameter (measured at 12" above ground) can be removed until approval by the HOA committee. Once the slab is poured and framed, the home owner can submit a "Finalized" landscaping plan for the front and back yards that is approved by the HOA. Then and only then, can vegetation be cleared outside the greenbelts.
- G. There is a 50 ft., or greater, building "setback" line from the front lot line. Only those areas required for slabs and driveways may be mechanically cleared. Any area to be cleared must be inspected and signature-

approved by a HOA representative before commencement of clearing (this is further defined in this document and potential punitive action may be levied if these requirements are ignored or violated).

**2. CONSTRUCTION GUIDELINES CONSISTENT WITH DOMINION RIDGE COVENANTS AND CONTINUANCE OF THE UNIQUENESS OF THIS COMMUNITY:**

- A. **NO "MASTER PLANNED" DEVELOPMENT OF FUTURE HOME SITES WILL BE PERMITTED.** Each lot in Dominion Ridge has its unique shape, topography and natural vegetation. With the established greenbelt and no cut requirements as defined and continued for all future home site development, builders and future homeowners **should carefully evaluate their vision for a home as it will be impacted by the requirements of the lot itself.**
- B. Garages (no less than 2 cars or more than 6) must be a side or rear entry if at all possible. Any street facing garages will require a variance approval. **Any proposed slabs with a street facing garage will be discouraged.**
- C. First step is to submit in final design, the lot position of the slab and elevation to the ACC committee for approval to proceed. The lot is not to be altered in any way until this form is submitted with fees and final plans and approved by the ACC. The lot can be surveyed and the position of the proposed slab marked with tape to visualize home site position meeting all requirements as described. No vegetation is to be altered at this time. The ACC committee meets for official approvals once a month. The ACC committee is staffed by volunteer homeowners, and will accommodate whenever necessary and reasonable, above and beyond the official monthly meetings.
- D. Once the HOA has approved the final design and layout, construction or vegetation removal **will not commence** w/o the HOA representation visually inspecting the Builder's taping of all green belts and the position of the HOA approved final design. (signed approval by ACC representative required).
- E. After slab and driveway clearing of vegetation (**up to 15' allowed around slab perimeter and 3' along driveway**), all greenbelts shall be maintained by tape, and construction fencing will be established to minimize greenbelt damage.
- F. Driveway interconnects must be saw cut with minimum 12" footings. When planning driveways it is pertinent that you allow room on each side of the driveway for the appropriate choice of 4 monument styles for Dominion Ridge. If not included in the original final slab and site plans, **a separate ACC application must be submitted for driveway monuments and fencing.** It is best to submit monument style for approval with the final slab and site plans, since adjacent or across-the-street-home owners cannot have the same style monuments.
- G. Builders have no more than 9 months after breaking ground to complete the home for move-in. The landscaping, fencing and monuments are then completed within 1 year after the homesite slab is poured. (see attached fee schedule on page 5 for late completions)

**3. COMMENCEMENT OF HOA APPROVED CONSTRUCTION, REQUIREMENTS FOR BUILDERS AND THEIR SUBCONTRACTORS:**

- A. All builders must place a portable toilet and a dumpster on site during construction.
- B. Street Address may be posted on a temporary pole for identification of site.
- C. Gate lamps are required on all driveways and are to be mounted on 4"X4" (minimum) steel posts on each side of driveway next to monuments. Coach lights must retain a consistent style similar to those in Section 1 of Dominion Ridge. They must be wired in to a photo cell and have a 110 VAC Plug-in box wired for ground and safety.
- D. Fencing along front (and side for corner lots) must be approved **Almond colored 3 rail vinyl fencing** set back 18' from the street. 2x4 non-climbable wire may be attached to the inside of the 3 rail fence for containment of children and pets. The Dominion Ridge website has suppliers stated.
- E. Mail boxes must be of the same style as others in the subdivision. The supplier can be found on the website at **www.dominionridge.org**.
- F. Pool equipment, A.C. units and any other outdoor equipment must be screened from street view by a fence and/or shrubbery.

- G. Rain Barrels must be located in the back yard and must have prior approval from the HOA committee.
- H. Builder must grade ditches for proper drainage for the full length of the lot frontage when construction is complete, regardless of original grade of ditches. Ditches must be grassed when complete.
- I. Construction work is allowed only between the hours of 6:30 a. m. and 7:00 p.m. daily.
- J. Construction equipment to be moved only during allowable working hours. This means no trucks, deliveries, or equipment is allowed to enter Dominion Ridge before 6:30 a.m. All vehicles must observe posted speed limits and other traffic control devices.
- K. No equipment, supplies, or debris will be placed, or allowed to remain outside the fence line, or on adjacent lots. It is agreed that the ACC may remove any equipment material, or debris left outside the fence line, and fees for the removal, storage and/or disposition will be the responsibility of the lot owner.
- L. At the beginning of ground breaking, before pad construction, a temporary drainpipe and limestone or gravel apron must be in place, from the asphalt paving to the fence line. No red clay aprons will be allowed.
- M. Any dirt or mud brought into the pavement from the job site must be cleaned daily. The Association may remove any mud, dirt or debris left on Dominion Ridge streets after the workday, and fees for such removal will be the responsibility of the homeowner.
- N. No burning or burying of brush or materials is allowed on site, nor is the dumping of materials on other vacant lots. No fires of any sort are allowed by construction crews.
- O. All builders must provide a wash out container located on the lot for concrete trucks to wash out and must direct all drivers to comply. The depositing of **ANY** concrete material in the Dominion Ridge ditches, vegetation easements, or right-of-ways will result in forfeiture of the entire building deposit.
- P. In the event that a complete landscaping plan in accordance with Article IV Section 3 of the Covenants, Conditions and Restrictions is not submitted with original plans, this approval will be contingent upon submission of such a plan before construction is complete. Property owner will be bound by any changes required by the ACC.
- Q. If not included in the original site plan, a separate ACC application must be submitted for rain barrels, solar panels and storm shingles and any other modification outside the scope of the initial home building. Additional ACC submissions will require an additional fee as outlined on the attached document on page 5.
- R. All applications will receive approval, request for information or rejection within 30 days of submission of application.

By signing below, the property owner(s) and builder agree that they understand and will comply with these guidelines, the Dominion Ridge Covenants, Conditions and Restrictions, and any additional requirements specified by the ACC. It is also agreed that this serves as suitable notice, and authorizes the ACC and the Dominion Ridge Home Owners Association to seek immediate action ( to include legal action as necessary ) to remedy any violation of these guidelines. Violation of any of the above guidelines may result in forfeiture of your deposit. This is at the sole discretion of the ACC and the Association. Your signature below is agreement that any action(s) required by the ACC to remedy any violations will be billed to your property account. It is understood that fees levied by the ACC for normal applications, or for non-compliance, for any matter, are payable immediately after official notice. All fees not properly paid in a timely manner will be added to the homeowner's annual HOA maintenance fee with accrued interest.

The Architectural Control Committee strongly recommends that builders and owners obtain General Liability Insurance and Completed Operations Insurance, and have all foundation designs reviewed and approved by a licensed Engineer prior to construction. The ACC also recommends that during construction a licensed Inspector inspect the building at the required stages.

Property Owner Contact Information (required):

Applicant Builder Contact Information (required):

Name:

Company:

Address:

Name:

City, State, Zip:

Address:

Home Number:

City, State, Zip:

Cell Number:

Phone Number:

Business Number:

Cell Number:

Fax Number:

Fax Number:

E-mail address:

E-mail address:

We agree to abide by all conditions and guidelines noted above, and acknowledge that my deposit may be forfeited and additional charges incurred without further notice if my builder, vendors, or sub-contractors are not in compliance.

Owner Signature

Date

Owner Signature

Date

Builder Signature

Date

**SIGNATURE APPROVALS REQUIRED FOR ALL PROPERTY BUILD OUTS**  
(Signatures and approvals not limited to the following items)

1. ACC committee formal approval of home elevation, slab and its position on the lot. Monument selection (only 4 possible choices as defined in the Dominion Ridge Deed Restrictions, and depending upon existing offset lot monuments), initial Landscaping, lawn irrigation system and fencing plans can be submitted and approved at this time.
2. On site, signed approval by an ACC representative for proper marking and identification of green belts, for any ACC approved initial landscaping alterations and for slab positioning, **BEFORE** the building contractor can commence clearing of slab and driveway areas.

ON-SITE LOT INSPECTION FOR OFFICIAL APPROVAL BY THE DOMINION RIDGE ACC

Approval signatures, dates and comments for ON-SITE green belt identification, and slab positioning: (photo documentation is suggested)

Dominion Ridge ACC Representative Signature and date of Approval or Not approved

Approved \_\_\_\_\_

Reason(s) for non approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Builder's onsite representative's signature and date \_\_\_\_\_  
\_\_\_\_\_

### Fee Schedule for ACC Application

**ALL ITEMS LISTED REQUIRE AN ACC APPLICATION SUBMITTAL WITH APPROPRIATE FEES INCLUDED, FOR ACC EVALUATION, RECOMMENDATIONS, AND APPROVALS**

Category	Fee Amount	Additional Information
Complete House Plan Application from Homeowner/Builder.	\$500.00	Non-Refundable.
Construction Deposit and Street Use Fee From Builder.	\$2000.00	\$1000.00 refundable after all compliance requirements.
Variance.	\$500.00	Non-Refundable
Fee for unauthorized changes made to initial building plans after plans are approved (field changes made without committee approval).	\$1000.00	Non-Refundable. This includes changes to driveway configuration, monument changes.
Fee for requested changes to be made to ACC approved building plans after beginning construction. (requires ACC re-approval).	\$250.00	Non-Refundable.
Unauthorized cutting into green belt area(s).	Varies	1-50% breach - \$1000.00 50-75% breach - \$1500.00 Over 75% breach - \$2000.00 plus reforestation of area.
Unauthorized cutting down of healthy trees greater than 6" dia. measured at 12" above ground level. A specialist can be consulted to evaluate health and value of tree(s) in question @ expense of property owner.	Varies	6.25" – 10" \$500.00 10.25" – 12" \$1000.00 12.25" – 24" \$3000.00 24.25" - ? valued by specialist.
Initial landscaping, monument selection and/or lawn irrigation system plan(s) not included with original ACC approved house plans.	\$50.00	Non-Refundable.
Builder fails to complete home, ready for move-in, within 9 months of ground breaking.	\$500.00	Then \$1,000.00 every 6 months thereafter. Non-refundable
Initial landscaping plan submitted <i>after</i> one year, once the home slab is poured.	\$500.00	Then \$1,000.00 every 6 months thereafter. Non-refundable.
Noncompliant fencing or installation.	1000.00	Non-refundable. To be removed at property owner's expense. (Effective as of the date of this filed document).
Front of lot fencing and monument installation beyond 1 year after completion of house.	\$500.00	Then \$1,000.00 every 6 months thereafter. Non-refundable
Noncompliant monument installation.	1000.00	Non-Refundable. To be removed at property owner's expense. (Effective as of the date of this filed document).
Rain barrel installation and location approval.	\$25.00	Non-Refundable.
Flag Poles and Solar Panels.	\$25.00	Non-Refundable.
Drainage Systems.	\$100.00	Non-Refundable.
Retaining Walls.	\$100.00	Non-Refundable.
Decks.	\$100.00	Non-Refundable.
Patios.	\$100.00	Non-Refundable.
Sun Rooms or Screened Enclosures.	\$250.00	Non-Refundable.
Shade Arbors.	\$100.00	Non-Refundable.
Room Additions.	\$250.00	Non-Refundable.
Swimming Pools (in ground only).	\$500.00	Non-Refundable.
Spas or Hot Tubs (in ground).	\$250.00	Non-Refundable
Spas or Hot Tubs (enclosed standalone units.)	\$25.00	Non-Refundable



PLEASE NOTE THAT ALL POLICIES, PROCEDURES, FORMS AND FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

The ACC application submitted by \_\_\_\_\_ on \_\_\_\_\_ for a  
\_\_\_\_\_ is hereby approved / approved with conditions (see below) / rejected.

Dominion Ridge HOA Directors Signatures:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**FILED FOR RECORD**

04/24/2014 3:43PM

*Mark Tumbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

04/24/2014



*Mark Tumbull*

County Clerk  
Montgomery County, Texas