

LONGMIRE ON LAKE CONROE  
Architectural Control Committee  
**HOMEOWNERS INFORMATION AND NEW CONSTRUCTION APPLICATION**

November 18, 2013

Owner(s)/Applicant(s) Information: Name(s) \_\_\_\_\_

Home phone no. \_\_\_\_\_ Cell phone no. \_\_\_\_\_ e-mail \_\_\_\_\_

Property Address \_\_\_\_\_ Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Owner's mailing address, if different from above \_\_\_\_\_

Building Contractor's Information: Co. Name \_\_\_\_\_ Contact \_\_\_\_\_

Phone Number(s) \_\_\_\_\_ e-mail \_\_\_\_\_

*Your project must be in compliance with the applicable Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions); the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for Rainwater Recovery Systems, Display of Religious Items, Roofing Materials (see HINCA update), and Solar Energy Devices; the Homeowners Information and New Construction Application (HINCA) (including the "Agreement" and the "Construction Regulations, Specifications, and Policies"); and applicable local and national codes. Please note that contractor signs are not allowed to be placed on any lot (exception; builder may display a sign on the same lot during construction and sale period of a new home). Contractor must secure a permit from the City of Conroe in addition to the approval of the Architectural Control Committee (Committee).*

**Please check one:**     APPLICATION FOR NEW HOME CONSTRUCTION  
                               APPLICATION FOR ADDITION TO EXISTING HOME

**Note:** Approval of this application constitutes acceptance of the Committee for the project to proceed and the first stage of the approval process, and not to be construed as approval for future stages of construction.

Owner's Signature \_\_\_\_\_

Please mail, fax, or e-mail your application for the ACC review to the address below. Note: An application shall NOT be deemed submitted until it is actually received and date stamped in the office of Investment Management Co.

Longmire on Lake Conroe

fax: 936-756-0023 Phone: 936-756-0032

Attn: Architectural Control Committee

email: [meganberry@imcmanagement.net](mailto:meganberry@imcmanagement.net)

3500 W. Davis, Ste. 190

**PLEASE NOTE - YOU MUST RECEIVE A LETTER OF**

Conroe, TX 77304

**APPROVAL BEFORE BEGINNING YOUR PROJECT**

IMC signature for receipt of application \_\_\_\_\_ Date \_\_\_\_\_

ACC Member signature \_\_\_\_\_ Approved / Denied Date \_\_\_\_\_

Notes: \_\_\_\_\_

ACC Member signature \_\_\_\_\_ Approved / Denied Date \_\_\_\_\_

Notes: \_\_\_\_\_

(Two members' signatures are required for approval)

LONGMIRE ON LAKE CONROE  
Architectural Control Committee  
**HOMEOWNERS INFORMATION AND NEW CONSTRUCTION APPLICATION "AGREEMENT"**  
Revised November 6, 2013

**Owner(s)/Applicant(s) Information:** Name(s) \_\_\_\_\_

Home phone no. \_\_\_\_\_ Cell phone no. \_\_\_\_\_ e-mail \_\_\_\_\_

Property Address \_\_\_\_\_ Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Owner's mailing address, if different from above \_\_\_\_\_

**Building Contractor's Information:** Co. Name \_\_\_\_\_ Contact \_\_\_\_\_

Phone Number(s) \_\_\_\_\_ e-mail \_\_\_\_\_

Project description \_\_\_\_\_

Amounts Received: From Contractor \$ \_\_\_\_\_ From Owner(s) \$ \_\_\_\_\_

Proposed groundbreaking date \_\_\_\_\_ Completion Date (180 days per deed restrictions) \_\_\_\_\_

The undersigned applicant(s) hereby request Longmire on Lake Conroe Architectural Control Committee's ("Committee") approval to construct the improvements described above in accordance with the Plans and Specifications submitted with this application. Applicant(s) represent and agree as follows:

- 1) Applicant(s) and Building Contractor have carefully read and reviewed the following documents and policies and agree to be bound by them and that the improvements will be made in compliance with them: Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions) applicable to the above described Property; Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for Rainwater Recovery Systems, Display of Religious Items, Roofing Materials (except as updated herein), and Solar Energy Devices; and the Longmire on Lake Conroe Construction Regulations, Specifications, and Policies.
- 2) Applicant(s) understand and agree that if the committee approves this application and the agreements or representations made by applicant(s) are not complied with, the Committee will revoke and rescind its approval of the application; at which time all construction endeavors will cease until compliance issues are remedied. Funds will be deducted from deposits as indicated in the various attachments to this application. Should there be insufficient funds on deposit, the balance due must be paid prior to any future application being approved. Repeated non-compliance may result in legal injunction(s) to cease out of compliance activities.
- 3) Each application made to the Committee shall be accompanied by:
  - a) Copy of certified soil sample.
  - b) Three (3) complete sets of stamped and dated engineered drawings (professional architectural plans and specifications) for all proposed construction. Plans that have been flip-flopped or plans cobbled together or with inconsistencies in the set will not be considered.
    - 1) Site plan showing location and dimensions of all structures including boat slips and appurtenances on the lot.
    - 2) Elevations of all sides of the exterior structure.
    - 3) Floor plans.
    - 4) Complete engineered (certified) Foundation Plan including the "detail sheet" showing cross-sections of all beams and piers where used.
    - 5) Framing Plans including:
      - a) Wall sections showing detail of construction,
      - b) Ceiling and floor joist size, direction and spacing.
      - c) Roof sections, structural details and materials.

- 6) Electrical Plans.
  - 7) Roofing and exterior materials and colors.
  - 8) Elevation and Drainage Plan in relation to adjoining lots (refer to deed restrictions).
  - 9) Pool plans, specifications, dimensions, location on survey to include rear building line, etc.
  - 10) Solar energy devices, solar panels, rainwater recovery systems, generators, air conditioning units, outdoor lights, and outdoor alarm horns.
  - 11) Landscaping specifications, locations on property, and details. The Committee must approve Landscaping before work commences. Landscaping shall be completed within three (3) months after the residence is occupied. Front, sides, and rear of lots are to be completed. On waterfront lots where extensive landscaping is involved with the rear lot, extensions may be granted by the Committee.
  - 12) Fence designs, specifications, and locations. The Committee must approve all fencing before work commences.
- c) Boat stalls: Construction must not begin prior to beginning residential construction (i.e., foundations forms are in place. This applies to Longmire on Lake Conroe Section 3 only). Applications for boat stalls including boat slip, low profile cover, dock, and any new bulk heading, etc., must be submitted on a separate application for approval by the Committee (use Property Improvement and Repair Application). The applicant must then submit plans along with the written letter of Committee approval to the San Jacinto River Authority (SJRA) for their approval and licensing.
- d) Site Inspection: Applicant acknowledges that construction cannot start until the property has been properly staked out and the site inspection is completed and approved by the Committee. Items to be staked out (marked) include property lines, side lot lines, front and rear building lines, location of the residence and garage staked at all corners, including porte-cochere, driveway, and pool location (if any). Trees and brush which must be removed for construction are to be clearly marked.
- e) In addition to the requirements of the deed restrictions and Architectural Control Committee, the City of Conroe requires a building permit for all residences, pools, etc.
- f) Applications must be submitted and approved for additions to existing homes. For future additions of pools, fences, decks, etc., use the Property Improvement and Repair Application.
- g) With approved application, owner must secure a “contractor gate code” from the Committee.
- h) Owner and/or contractor must coordinate concrete truck entrance with the Committee so that the subdivision gates are not damaged. Contractor will be held liable for any damages.

**Disclaimer.** No approval of plans and specifications and no publication or designation or architectural standards shall ever be construed as representing or implying that such plans specifications will result in a properly designed structure or satisfy any legal requirements.

**Non-Liability for Committee Action.** No member of the Architectural Control Committee, The Property Owner’s Association Board of Directors, their successors, assigns, agents, or the Declarant shall be liable for any loss, damage or injury arising out of, or in any way connected with the performance, or non-performance, of the duties of the Architectural Control Committee.

Owner/ applicant signature	date	Owner/ applicant signature	date
Building Contractor	date		

Owner’s initials \_\_\_\_\_  
 Builder’s initials \_\_\_\_\_

LONGMIRE ON LAKE CONROE  
Architectural Control Committee  
**CONSTRUCTION REGULATIONS, SPECIFICATIONS, AND POLICIES**  
Revised November 6, 2013

Pursuant to the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), Sections 1 and 2, article V, section 4, and Section 3, article VI, section 4, Minimum Construction Standards, the Architectural Control Committee (Committee) has promulgated these minimum construction standards. THESE STANDARDS DO NOT REPRESENT THE ENTIRE RESPONSIBILITIES OF THE OWNER/BUILDER. It is imperative that you familiarize yourself with the requirements of the deed restrictions, the Architectural Control Guidelines and Regulations of Longmire on lake Conroe Owner's Association, and the contents herein prior to submitting any plans for new construction, alterations, additions, or remodeling.

Architectural Control Committee approval is required for the construction of a new residence and any outside alterations or additions to an existing residence. ANY COMMENCEMENT OF CONSTRUCTION PRIOR TO WRITTEN APPROVAL FROM THE COMMITTEE WILL RESULT IN A FINE OF \$100.00 PER DAY.

Violation of the Construction Regulations, Specifications, and Policies can cause a \$100.00 per day, per incident fine if not followed, The most common violations are excessive dirt in the street, failure to place timber(s) to bridge the curb, using dirt to bridge the curb, no protective fencing, accessing or using other lots, not saw cutting driveway curbs, loose trash and debris, not protecting any specific/significant trees that need special or protective fencing, concrete trucks washing out in restricted areas.

With three Committee members, it is our belief that one of us should be available most of the time to assist the builder/homeowner with questions he/she may have in completing the various phases of construction or home improvement. Our goal is to improve areas of communication, coordination, and approval processes. Please request the Committee member's contact information from the management company or from the Longmire on Lake Conroe website.

FEES AND DEPOSITS:

Fees and deposits are to be paid directly to the property management company (See Application form).

Payment is to be made upon submission of the application and is comprised of the following:

- A. ONE-TIME NEW RESIDENCE CONSTRUCTION FEE (non-refundable).....\$1,000
- B. ARCHITECTURAL PLAN APPROVAL FEE (non-refundable).....\$ (mgmt. co.to advise)  
This fee is based on a one-time review of completed plans which are submitted to the staff architect. Any additional review of plans required by the Architectural Control Committee will incur additional charges and will be assessed to the owner at the then current rate of the staff architect. Failure to pay additional review fees when incurred will result in the delay of the Committee approval for the project. If a set of building plans is withdrawn by the property owner or builder for any reason, the architectural plan approval fee will be forfeited.
- C. LANDSCAPING DEPOSIT (refundable to homeowner).....\$ 500  
This deposit will be refunded to the homeowner provided the completion of all grass planting and landscaping is completed within 90 days. The Committee may grant extensions.
- D. FORM SURVEY, TREE, SITE MAINTENANCE AND CLEANUP DEPOSIT..... \$2,500  
This fee is refundable to the builder upon completion of project, less any fines for non-compliance.

PRIVACY AND VIEWS:

Privacy and views are design issues and therefore the committee urges homeowners to address these issues with the architect. Window openings and outdoor living areas on common side and rear lot lines in areas where privacy is an issue should be placed with careful consideration of existing and future construction adjacent to your home. Outdoor air conditioning units and generators shall be placed in such a manner so as not to interfere with outdoor living areas of adjacent lots. This is especially critical on waterfront lots. The committee will make every attempt to minimize the loss of privacy to the individual homeowner, but be aware that you are "At Risk" with openings onto side lot lines.

CODES:

All work performed must meet the requirements of the International Residential Building Code, the National Electrical Code, the City of Conroe codes, and other codes as may apply.

SUGGESTED PROCESS TO EXPEDITE APPLICATIONS:

- Turn in the soil report, architectural drawings, drainage plan, completed and signed application, signed agreement, this signed document with initials on all pages, along with fees and deposits to the property management company. The drawings will then go to the staff architect for review.
- The Committee will, upon receipt of the above documents, attempt to expedite the approval process. The application will be returned to the applicant as quickly as possible if found to be inadequate or incomplete.
- The "Site Inspection" by the Committee should be requested at least 72 hours in advance. Two of the three members are required to complete the inspection. See attached "Site Inspection Form". The Committee will inspect the site and advise the owner or builder as to its acceptance or required changes.
- A "Form Survey", drawn to scale and completed by a registered surveyor in the state of Texas, must be submitted to the Committee prior to pouring the foundation.
- A copy of the City of Conroe's on-line record of "form inspection" is to be forwarded to the Committee within seven (7) days after pouring the foundation.

JOB SITE ACCESS:

No construction is to be performed on Sundays or on the following Holidays: Fourth of July, Thanksgiving, Christmas, and New Year's Day.

Owner must secure a "contractor gate code" from the Committee for the builder, his workers, subcontractors, deliveries, etc. The builder is encouraged to make the gate code a part of the address for all deliveries. Property owners are requested not to give a builder or their subcontractors their personal gate access code. Access to the jobsite by workers and delivery personnel is from 7am to 7pm only. Workers must leave the job site by 7pm each day. Please be sure your builder is familiar with these hours and has the gate code. If any work is performed before or after these hours, or on a SUNDAY or a HOLIDAY, a fine of \$250.00 per violation will be assessed to the builder when the house is in the building phase. This fine will be assessed to the property owner for construction projects occurring while the owner is occupying the residence.

SITE CLEARING AND MAINTENANCE:

All building sites shall be kept clean and materials stored in an orderly manner. The following restrictions shall apply:

- Each job site will be cleaned daily of loose debris and trash.
- A construction debris enclosure (dumpster) must be provided for the retention of all construction material that may be windblown or otherwise inadvertently placed on adjoining property, and must be replaced when full.
- Debris in view of the public (not concealed in an enclosed container), shall be hauled off the job site.
- Portable toilet facilities must be available at all job sites when site clearing starts and maintained in place until construction is completed.

Allowing trash and construction debris to be blown onto adjoining properties, or excess dirt in the street, will not be permitted and will result in fines. The Committee reserves the right to hire a cleanup crew in the event that accumulated debris is not disposed of in a timely manner. All involved cost will be passed on to the builder.

During site clearing and during construction, access to each lot shall be at the proposed driveway area(s). Dirt will not be used as a bridge for truck access to lots. Only timber will be used for this purpose.

A \$100 per-day fine will be imposed for the failure to maintain a construction debris enclosure and a portable toilet on-site.

#### CLEARING AND TREE REMOVAL – SITE INSPECTION:

Site inspection is required prior to cutting any trees or brush on the property (see attached Site Inspection Form). No brush cutting or tree removal work may be performed on any lot until the following conditions are met:

- 1) Contractor has staked out (marked) the location of the lot boundaries and easements lines by means of "string lines".
- 2) Contractor has shown location of proposed residence, garage (if detached), porte-cochere (if applicable) and driveway by means of "string lines".
- 3) Contractor has marked trees to be removed. See copy of attached "Tree Removal Policy".
- 4) Attached "Site Inspection Form" has been completed and approved by the Committee.

Following an inspection of this activity and a determination of whether the residence and improvements, including access of garage and porte-cochere are in harmony with existing structures, the owner or contractor will be advised in writing by the Committee if brush cutting and tree removal can commence. The Contractor shall be held accountable for damage to trees not scheduled for removal. Tree protection shall be maintained during tree removal and construction as stated by the attached "Tree Removal Policy".

Failure to have a "Site Inspection" completed prior to removal of any trees will result in a fine of \$500.

#### ORANGE FENCING AND SILT FENCING:

The side and back property lines are to be totally fenced in orange protective fencing on interior lots and both sides of waterfront lots as well as trees not marked for removal. In addition, black silt fencing must be used when there is a potential for erosion or runoff from the construction site onto adjacent properties, streets or into Lake Conroe.

#### FORM SURVEY:

A "Form Survey", drawn to scale and completed by a registered surveyor in the state of Texas, must be submitted to the Committee prior to pouring the foundation. The form survey must be drawn to scale showing no encroachments or other problems. Faxed copies will not be accepted. Note: the Form Survey is not to be confused with the Foundation Inspection report from the City of Conroe.

Note: Lots 1 thru 8, Sections 1 and 2, Block 3 shall comply with a 35' Building Line.

The Form Survey must show the location of the forms on the lot prior to pouring the foundation. This survey shall show that the structure will not violate any lot lines, building set back lines or easements as described in the deed restriction. The survey shall also show that the elevation of the finished slab is at least eight inches higher than the highest finished grade at the foundation perimeter (see deed restrictions).

This elevation requirement does not allow or condone the placing of excessive fill that may alter natural drainage patterns and cause additional flows onto adjacent properties. Gutter drains (downspouts) will not be directed toward and allowed to drain onto adjacent property.

Failure to provide the form survey to the Committee prior to the pouring of the foundation will result in a fine of \$500.

FOUNDATION AND DRIVEWAYS:

A copy of the City of Conroe’s on-line record of form inspection is to be forwarded to the Committee within seven business days after pouring the foundation. Failure to furnish a copy of the City of Conroe’s on-line record of form inspection as specified will result in a fine of \$500 per violation.

All foundation concrete is to be PUMPED unless prior approval is obtained from the Architectural Control Committee. Concrete trucks are forbidden to wash out in the neighborhood or on or surrounding streets or shoulder areas. The builder will be required to clean up any washout at his sole expense or a \$1,000 fine will apply for each occurrence.

Driveways (see deed restrictions) may be built of brick pavers, stone, concrete, or other materials approved by the Committee. All concrete driveways shall be constructed with quality grade concrete, four and one-half (4 1/2) sack cement per cubic yard and be reinforced with a minimum of # 6, 6" X 6" welded wire mesh. Driveways width shall be a minimum of nine (9) feet. If more than one driveway is constructed on a common Property, a minimum distance of twenty (20) feet shall separate such driveways at the curb. Driveways shall be constructed so as to prevent normal street flooding from entering upon the adjoining property accessed by the driveway.

Driveways connecting into subdivision streets shall be saw cut when constructing the concrete driveway. An expansion joint shall be installed at each saw cut and at the property line. Any repairs to the curb made necessary because of the driveway shall be made during construction (see “use restrictions” in deed restrictions). Broken curbs must be repaired or replaced in accordance with the deed restrictions.

Timber(s) must be placed at the curb for bridging. With approval by the Committee, the curb may be cut to allow construction equipment to egress the property; only at the point of the driveway installation and only if proper drainage can be assured. Aggregate or crushed concrete must be spread 10 feet or more from the street into the property.

EXTERIOR MATERIALS AND COLORS:

The exterior materials of the main residential structure and any garage (attached or unattached) and porte-cochere must meet the requirements set forth in the deed restrictions. The exterior material shall meet the 80% masonry requirement (See deed restrictions). The front elevation shall be 100% masonry. Hardi-plank is an approved siding but is not a substitute for the 80% masonry requirement. Hardi-plank must be applied over an approved substrate. All exterior materials and colors require approval by the Committee.

The mailbox is to be designed to match the outside front masonry of the home and built of the same material. The mailbox shall be installed on a concrete foundation.

ROOFING AND SHINGLE POLICY:

Roof shingles and roof components must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner’s Association for roofing materials (except as updated herein), and be approved by the Architectural Control Committee (Committee). Materials and installation thereof must be in compliance with local and national code requirements. Shingles must be installed in accordance to the manufacturer’s specifications. In addition:

All buildings shall be roofed with “composition” shingles unless otherwise approved by the Committee. Shingles on boat houses, pergolas, gazebos, detached garages, etc., must match the main residence. Shingles must have a “laminated” design (also referred to as “architectural” or “dimensional”) and have a stated warranty of at least 30 years. “Three-tab” shingles are specifically prohibited. Wood shingles are specifically prohibited for safety reasons.

Shingles and shingle color must be approved by the Committee. Shingle color must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.

An example of an acceptable shingle is GAF Timberline HD, or equal, in color choices of Weathered Wood, Barkwood, Charcoal, and Slate. Other shingles may also prove acceptable.

Owner’s initials \_\_\_\_\_  
Builder’s initials \_\_\_\_\_

Painted steel accent roofing sections are acceptable when used in conjunction with, and painted to match the approved shingles used on the home.

Roof overlays (placing new shingles over the old ones) are not allowed. All old materials must be removed such that only clean decking remains. Any damaged or deteriorated decking must be removed and replaced.

With advance written approval by the Committee, "alternative" shingles may be allowed which are designed primarily to be wind and hail resistant, or provide greater cooling and heating efficiencies, or provide solar energy capture capabilities. Alternative shingles must resemble, be more durable to, and of equal or superior quality to, the shingles used or authorized on other structures within the Association. Alternative shingles must match the aesthetics of other properties surrounding the subject residence.

If previously approved for use on the same home, the existing shingle style, material, and color shall be acceptable when replacing all or a portion of the roof shingles.

All roof protrusions such as vents, vent stacks, roof jacks, and other roof items must be painted to match the shingles. Ridge vents are encouraged but not required.

On new homes and new home additions, the exterior encasement of fireplace chimneys must be of masonry construction (stucco, stone, or brick) including that portion which extends above the roof.

SATELLITE DISHES:

As service with a small rooftop dish is routinely available from satellite television providers, the installation of large satellite dishes referred to in the deed restrictions will not be approved.

GARAGES:

Homes with front-loading garages shall have a porte-cochere attached to the garage front unless otherwise approved by the Architectural Committee. A modified porte-cochere with less than a five (5) foot extension from the front of the garage will be considered for approval when lot line limitations are involved.

PLUMBING:

All waterfront residences shall have a backflow preventer installed in the sanitary sewer. It is recommended that all interior lots have pop-up valves on the clean-outs.

TREE POLICY:

In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "The removal of existing trees from lots must be approved by the Committee". "Unless otherwise approved by the Committee, no tree larger than eight (8) inches in diameter shall be cut or removed except to provide room for construction of improvement, or prevent a hazard to the structural integrity of the slab, or to remove dead or unsightly trees".

It is the Architectural Control Committee's (Committee) position that persons who violate this restrictive covenant should be held accountable for the damage they cause to the subdivision. Therefore, the Committee hereby gives notice that it intends to demand payment of damages from persons who violate the foregoing restrictive covenant. A fine of up to \$1,000 per tree may be imposed against the owner for this violation.

Any trees not approved for removal that are damaged during construction, or by excessive fill required due to foundation pad elevation, shall be replaced with "equivalent trees" as indicated on a landscaping plan. The Committee may expend such amounts of the "Form Survey, Tree Deposit, Site Maintenance and Cleanup Deposit" (deposit) as are required to replace the trees which were improperly removed or damaged. If the damage exceeds the balance of the deposit, the excess amount shall be paid by owner/builder. In addition, a fine of \$1,000 per tree will be imposed for damage or removal of "significant" trees. A "significant" tree is defined as one of significance to Longmire on Lake Conroe and/or its residents. The significance may be related to a historic event, uniqueness of shape or species, location, age, size, or functionality. The significance of any tree shall be at the sole determination of the Committee.

Only after the "site inspection" and approval by the Committee shall any trees or brush be cut or removed from any lot to provide room for construction of improvements.



If the owner wishes to remove trees other than those approved for construction of improvements, he may, upon approval of the Committee, replace such removed trees with "equivalent trees" as follows:

NOTE: This does not apply to "Significant" trees.

<u>Existing tree size *Caliper (inches):</u>	<u>Number of trees, **6 foot height min. (15 gallon container min):</u>
Ornamental trees and 4" - 6" .....	2 trees
Greater than 6" and less than 12" .....	3 trees
Greater than 12" .....	4 trees

\* Caliper shall mean the diameter of a tree as measured six (6) inches above the root collar for trees up to and including four (4) inches in diameter and twelve (12) inches above the root collar for trees having a larger diameter.

\*\* Prior to removal of an existing tree, the Committee must approve the equivalent trees.

The City of Conroe has a tree policy that requires each new residence to plant three (3) trees with a minimum caliper of two (2) inches. At least one tree must be located in the front yard. The city will allow a credit for existing trees. It is the owner's responsibility to obtain and familiarize him/herself with Conroe's tree policy.

With concern for views to and from the lake, new trees planted beyond the rear building line must be shown in the landscaping plans and be approved by the Committee. In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "all trees within fifty (50) feet of the waterfront shall be trimmed of limbs eight (8) feet from the base of the tree". In addition, no part of any limb shall hang down below eight (8) feet from the base of the tree.

SIGN POLICY:

Longmire on Lake Conroe has a sign policy which applies to all signs within the subdivision. All signs must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (Deed Restrictions). For purposes herein, references to the "Association" shall mean the Property Owner's Association Board of Directors. References to the "Committee" shall mean the Architectural Control Committee.

In accordance with the Deed Restrictions, "No signs, billboards, posters, or advertising devices of any character shall be erected, permitted or maintained on any Lot or plot without the express written consent of the Association" and ... "shall conform to the Committee's predetermined sign policy" (this instrument). Signs shall be permitted for the purpose of "advertising the property for sale or rent, or signs used by a builder...to advertise the property during construction and sale period." "The....Association or their agents shall have the right to remove any sign not complying with the above referenced policy...."

All signs must have forest green lettering on a white background, to include any logo. No other colors are allowed. The size of any sign shall not be more than two feet (24") high by three feet (36") wide. Only one sign is permitted on any lot with the exception that a waterfront lot may have a second sign in the rear of the lot facing the lake. A sign in the front of the property must be set eight feet (8') from and parallel to the street. A sign on the rear of a waterfront property must be set eight feet (8') from and parallel to the bulkhead. Signs must free-standing and placed in the ground, in accordance with the manufacturer's instructions, such that it is maintained in a vertical position, self-supported, and free of guy wires or other supporting methods.

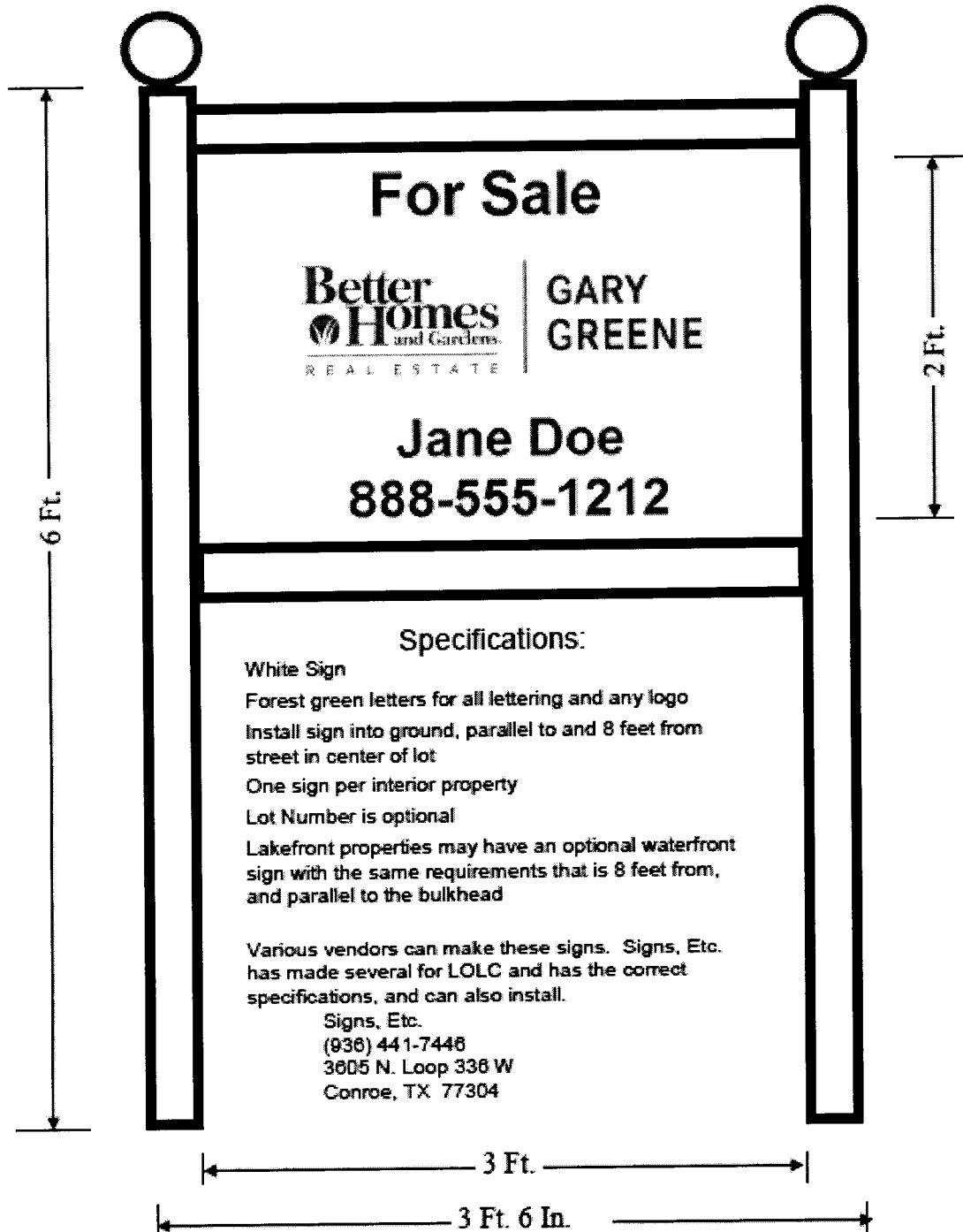
No "contractor" signs are allowed to be placed on any lot. Temporary signs complying with the above referenced colors may be employed by the Association to post notices of Property Owners Association meetings and other information deemed necessary by the Board of Directors.

A "home builder" may display a sign on the same lot during construction and sale period of a new home, but not before construction begins nor after completion of the sale.

Realtors, Real Estate Agents, & Brokers may display a "for sale" or "for rent" sign on a lot during the period that the lot is under contract for such purpose, and must be removed immediately thereafter. Indication of the lot number on the sign is optional. The sign must be placed as close as possible to the center of the lot, side to side.

Any sign not in compliance with the intent of this policy must be removed within 24 hours of notice. Notice may be given in writing and via any avenue.

The following drawing is an example of a sign in compliance with this policy for size and color:



FENCE POLICY:

Fences must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions) and be approved by the Architectural Control Committee (Committee). Fences and gates must be in compliance with local and national code requirements. In addition:

No walls or fences shall be erected or maintained nearer to the front of any lot than the front of the residential dwelling constructed on the lot, or on corner lots, nearer to the side lot line than the side lot building line parallel to the side street as shown on the recorded plat. A small patio which is an integral part of the residence may be enclosed with a fence or wall. No fence shall be installed which will impede the natural flow of water across the lot.

Fences on waterfront lots must be of plain ornamental iron construction, without designs, black in color, and a maximum of 5 feet (60") overall height to include pickets, points, and posts. Minimum height (and any fence installed on top of support walls or decking) is to be 4 feet (48") but in no case shorter than code requirements. Metal pickets are to be 1/2" square-bar and be of plain finish or with the common spear point, PSM30. The primary pickets shall not be spaced less than 3-7/8" apart as measured inside to inside, but in no case spaced farther apart than allowed by code requirements. Puppy bars may be installed at a maximum height of 2 feet (24"). No pilasters are allowed on waterfront lots.

Interior lot fences, as modified below, may be of ornamental iron, as described above; masonry, in harmony with the main residential structure; or wood construction. No chain link or barb (barbed) wire fences are allowed. Maximum overall height of interior fences shall be as follows: ornamental iron, 5 feet (60"); masonry, 6 feet (72"); and wooden fences, 6.5 feet (78") to include base board and top cap, if any. Pilasters which are in harmony with the main residential structure shall be used in conjunction with all ornamental iron fences (except as modified herein).

All fences on common interior rear lot lines with a view of the lake shall be ornamental iron, as above, and without pilasters. This includes lots 1 – 15, block 2, sections 1 and 2, and lots 1 – 20, block 2, section 3.

All wooden fences exposed to view from the street shall be built so that the finished side faces the street. In addition, wooden fences shall be installed such that the finished (picket) side faces outward unless the adjoining side or rear property is improved with a home. In that case the fence between two improved properties may have the finished (picket) side facing inward. Pickets must be cedar and installed vertically.

Gates should open outward with spring closure and positive closing latch. All referenced heights are as measured above finished grade. Plans and specifications shall be submitted with applications for approval.

**LONGMIRE ON LAKE CONROE  
ARCHITECTURAL CONTROL COMMITTEE  
SITE INSPECTION FORM**  
Revised November 6, 2013

**(To be completed by the Committee prior to tree or brush removal)**

Owner(s)/Applicant(s) Information: Name(s) \_\_\_\_\_

Property Address \_\_\_\_\_ Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

1. Location of lot boundary lines: \_\_\_\_\_
2. Location of lot easements: \_\_\_\_\_
3. Location of resident, garage, porte-cochere, and driveway: \_\_\_\_\_
4. Marked trees and brush to be removed: \_\_\_\_\_
5. Remaining trees to be protected with orange fencing: \_\_\_\_\_

Remarks: specific/significant, (8" or greater), trees to remain, etc.

**ACC INSPECTION AND APPROVAL:**

ACC Member signature \_\_\_\_\_ Approved / Denied Date \_\_\_\_\_

Notes: \_\_\_\_\_

ACC Member signature \_\_\_\_\_ Approved / Denied Date \_\_\_\_\_

Notes: \_\_\_\_\_

(Two members' signatures are required for approval)

TERMINATION OF CONSTRUCTION:

In the event that construction is terminated, the site/lot must be restored within the following guidelines:

1. If excavation has occurred, the site shall be backfilled, restored to its original grade, natural drainage restored, seeded, and left free of any debris
2. If a fill pad has been placed on the lot, the lot shall be graded, natural drainage restored, seeded, and left free of any debris.
3. If a slab has been poured, proper drainage shall be completed in accordance with approved plans, and the lot seeded and left free of any construction debris.

These activities shall be accomplished within two (2) weeks of work stoppage. The "Form Survey, Tree Deposit, Site Maintenance and Cleanup Deposit" (deposit) will be forfeited if the lot is not restored as outlined above. The Committee reserves the right to finish an incomplete restoration and may expend such amounts necessary to complete such unfinished restoration. If the restoration exceeds the balance of the deposit, the excess amount shall be paid by the owner.

SIGNATURES:

By applying for, and accepting a new construction application from the Longmire on Lake Conroe Architectural Control Committee, the property owner(s), as well as the building contractor, agree to all of the foregoing Construction Regulations, Specifications, and Policies, and acknowledge their agreement by signing and dating in the spaces below:

\_\_\_\_\_  
Owner/ applicant signature                      date

\_\_\_\_\_  
Owner/ applicant signature                      date

\_\_\_\_\_  
Building Contractor                              date

**CORPORATE CERTIFICATE  
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION**

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe 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 Longmire on Lake Conroe Property Owner's Association's HOMEOWNERS INFORMATION AND NEW CONSTRUCTION APPLICATION (November 18, 2013).

Signed this 26<sup>th</sup> day of November, 2013.

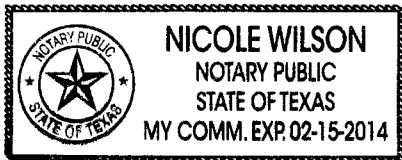
**LONGMIRE ON LAKE CONROE PROPERTY  
OWNER'S ASSOCIATION**

By:   
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26<sup>th</sup> day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

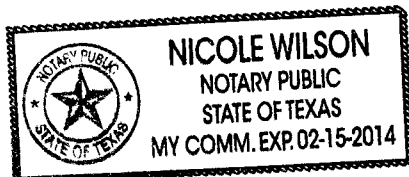


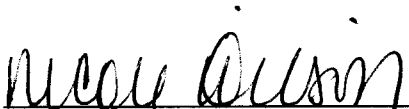
  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26<sup>th</sup> day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**

Bryan P. Fowler  
The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301

PI145-2013128832-15

**FILED FOR RECORD**

12/02/2013 3:59PM



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.

**12/02/2013**



County Clerk  
Montgomery County, Texas