

The Falls Owners Association, Inc.

ARCHITECTURAL CONTROL COMMITTEE - IMPROVEMENT REQUEST FORM

(Rev. 08/12/2025)

In accordance with the recorded covenants, conditions and restrictions of the association, and in order to protect each individual owner's rights and values, it is required that:

Any owner who is considering improvement of his deeded property to include, but not be limited to patio covers, decks, outside buildings, fencing, building add-ons, etc., NOTE: Above ground LP or Fuel tanks are prohibited

All approved applications must start in 12 months of approval date or application must be resubmitted again for approval. It is the responsibility of the lot owner to ensure the construction site is kept clean. Trash should be put into trash containers and not left on the ground to blow throughout community. Silt Fence should be installed around construction area to prevent erosion of property and others property.

Submit the following to the Architectural Control Committee prior to initiating work on the planned improvements:

- (1) A completed Improvement Request Form
- (2) Complete and detailed building plans, material listing and specifications
- (3) A property site/plot plan showing the location of the proposed improvement
- (4) Note: A certified survey will be required on any new construction, building improvement & fence applications

FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1, 2 & 3) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT.

If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from his property.

Any homeowner considering any exterior improvement to his property is urged to review the recorded deed restrictions prior to initial request.

PLEASE PRINT THE FOLLOWING INFORMATION:

Owner Name _____

Address: _____ LOT# _____ Block # _____ Section# _____

Home Phone: _____ Work Phone: _____

Email address: _____ Lender, Texas _____

Briefly describe the improvement which you propose?

Who will do the actual work on this improvement? Provide contact information.

Location of improvement (check actual areas that apply):

_____ Front of dwelling _____ Back of dwelling _____ Side of dwelling

_____ Roof of dwelling _____ Garage _____ Patio _____

Describe Other _____

Material to be used for the improvement (check applicable items):

_____ Brick - Color _____ Cement _____ Stucco _____
_____ Wood - Color _____ Roof Type/Color _____
_____ Siding Wood _____ Aluminum _____ Glass Type _____
_____ Paint - Color _____ Stain - Color _____
Other/Explain) _____

I understand that the Architectural Control Committee will act on this request within 30 days of receipt and contact me in writing regarding their decision or requested additional information

I agree not to begin property improvement without written approval from the Architectural Control Committee. I understand that all construction will meet with City codes and that the Architectural Control Committee approvals do not override the City codes but rather, am intended to work with them.

_____ Dated: _____
Homeowner Signature Date

_____ Construction Start Date Estimated Completion Date

_____ Dated: _____
ACC Member Initials

Approved or Disapproved
Comments: A formal Letter of acceptance or disapproval will be submitted to applicant.

RETURN THIS COMPLETED FORM AND ATTACHMENTS TO:

Robert Russell russell-robert@att.net
101 Pine Valley Court
New Ulm, TX 78950
979-733-3368

All applications can be delivered to Attention: Any of the following board members

Robert Russell russell-robert@att.net
Gus Blanco gblanco@pagethink.com
Devin Elster devster_07@yahoo.com