

August / September 2014 Bulletin

The **State Water Heaters** had only a 6 year manufactory warranty. There have been reports of corroded water fittings that should be replaced.



Roof Covering Materials: Roof needs to be checked. Some homeowners have reported water damage to the roofing plywood resulting in leaks. Check your attic space.

Most of the homes are 13 to 14 years old. Homes need to be painted every 10 to 15 years to protect your investment. Please review your siding for signs of mold, decay and paint chipping.

Denbury Pipeline:

The company will be on the property and will begin doing surveys July 7th.

The pipeline project starts July 15th. Everything is on schedule. Contact the board ccmhoa@ccmhoa.org if there are any problems during the construction phase.

Mail Structures:

Both Mail Shelters have been completely refurbished - power washed and painted; The mailboxes also have been completely cleaned and painted; The building columns now have concrete bases to protect from weed-trimmers; New bench tops that are screwed (not nailed) down; The old dingy light fixtures have been replaced with recessed modern LED lights.



Front Beautification:

The board hired a professional Horticultural Service to design and install new trees, flowers and plants along with repairing the sprinklers system. They guarantee their work for one year.



CC&R Reminder:

A copy of the Deed Restrictions is available at: http://ccmhoa.org/CCMHOA_Business.html

4.1 to 4.4 **Approval of Building Plans.** The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") for the **Clear Creek Meadows Community Association**, specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee **before** the improvement begins. To assist in your compliance with this restriction, **email your plans and specifications for the proposed improvement to ccmhoa@ccmhoa.org or mail to the PO Box.** See **ARCHITECTURAL REQUEST FORM** below or

3.13 **Walls, Fences, and Hedges.** No hedge in excess of three feet (3') in height, walls or fence shall be erected or maintained nearer to the front Lot line than the walls of the dwelling existing on such Lot. No side or rear fence, wall or hedge shall be more than six feet (6') in height. All fences and walls shall be of cedar construction or better. No chain link fence type construction will be permitted on any Lot.

3.15 **Lot Maintenance.** The Owners or occupants of all lots shall at all times keep all weeds and grass thereof cut in a sanitary, healthful and attractive manner.

ARCHITECTURAL REQUEST FORM

Request must be submitted at least 15 days prior to beginning construction or improvement.

MAIL FORM TO:
Clear Creek Meadows Community Association, Inc
P.O. Box 1707
League City Texas 77574
Or Email: ccmhoa@ccmhoa.org
Web: <http://ccmhoa.org/>

Owners Name: _____ Street Address: _____

Phone Number: _____ Email Address: _____

The inclusion of an e-mail address authorizes the Architectural Control Committee to use electronic mail for official responses to this request.

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The plans and specifications will not be considered complete without the following items:

- A plot plan or survey showing the location and dimensions of all existing and proposed improvements.
- The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements described.
- Estimated time frame for completion of project
- Attach additional Sheets if necessary

Check Type of Project:

Fence Ext. Painting Ext. Remodeling Landscaping Deck Roof
 Driveway Extension Storage Shed Swimming Pool Other

DESCRIPTION OF IMPROVEMENT (Attach additional Sheets as needed):

HOMEOWNER'S SIGNATURE: _____ **Date:** _____

CONSTRUCTION START/COMPLETION DATE: _____

ACC File Number: _____ **Date Received:** _____

Complete Information Received: _____ Yes _____ No

If No, Additional Information Required: _____

Date Notified Homeowner need additional information: _____

Date Received Complete Information: _____

Date Approved _____ Approved with Revisions _____ Denied _____

Revisions Required:

Reasons for Denial:

Notification to homeowner forwarded on: _____ by _____

APPEAL PROCESS

If a request is denied, the requester has the right to appeal the decision of the architectural committee within 30 days of the committee meeting at which the request was denied. This may be done by submitting a request for appeal in writing to the Board of Directors:

Clear Creek Meadows Community Association, Inc
P.O. Box 1707
League City Texas 77574
Or Email: ccmhoa@ccmhoa.org

The appeal will be considered at the next Board of Directors meeting after the appeal is received. An appeal received more than 30 days after the committee meeting at which it was denied will not be considered. If a request has been denied and the requester wishes to change some of the request specification in order to have it approved, a new request should be submitted.