

# AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS )  
 )  
COUNTY OF MONTGOMERY )

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Sonoma Ridge Homeowner Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Sonoma Ridge Homeowner Association, which have not been previously filed in the public records of Montgomery County are attached hereto, including:

Sonoma Ridge Homeowner Association Building/Improvement Application Updated February 1, 2012  
Sonoma Ridge Homeowner Association Rules & Guidelines Updated February 1, 2012

FURTHER, other dedicatory instruments of the Sonoma Ridge Homeowner Association have already been filed in the public records of Montgomery County and these documents supersede the previously filed documents of same name.

SIGNED on this 25 day of March, 2012.

Signature: Forest H. Townley, Jr.  
By: Forest H. Townley, Jr.  
Title: President, Sonoma Ridge Homeowner Association

STATE OF TEXAS )  
 )  
COUNTY OF MONTGOMERY )

Given under my hand and seal of office this 25 day of March, 2012, the undersigned authority personally appeared before me.



Maricela Garcia  
Notary Public, State of Texas

Maricela Garcia  
Printed Name

My commission expires: 6.17.15



LT1-1-2012033243-1

**SONOMA RIDGE HOMEOWNER ASSOCIATION**  
P.O. BOX 38, TOMBALL, TEXAS 77377-0160

**BUILDING / IMPROVEMENT APPLICATION**

**NON-COMPLIANCE AND STARTING CONSTRUCTION BEFORE APPROVAL IS SUBJECT TO FINES**

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ DATE: \_\_\_\_\_

A. Owner: \_\_\_\_\_ Phone: \_\_\_\_\_ Alt #: \_\_\_\_\_

Physical Property Address: \_\_\_\_\_

B. Owner Mail Address: \_\_\_\_\_

C. Builder/Contractor \_\_\_\_\_ Phone: \_\_\_\_\_

D. Builder Mail Address: \_\_\_\_\_

E. Improvement Square Footage: \_\_\_\_\_

F. Exterior Materials: \_\_\_\_\_

G. Exterior Colors (paint and/or brick) \_\_\_\_\_

H. Start Date: \_\_\_\_\_ Projected Completion Date: \_\_\_\_\_

I. List the building set back lines (B.L.), which affect your lot:  
Side (Right): \_\_\_\_\_ ft. Side (Left): \_\_\_\_\_ ft. Front: \_\_\_\_\_ ft. Back: \_\_\_\_\_ ft.

J. Description of Improvement and Comments:  
\_\_\_\_\_  
\_\_\_\_\_

By signing below, Owner(s) authorizes the Architectural Control Committee (ACC) or its agents to enter upon and inspect the above during reasonable hours, for the purpose of ascertaining whether thereon are in compliance with the recorded deed restrictions and this application. If approved, neither the ACC nor its agents shall be guilty of trespass by reason of such entry or inspections. By signing below, owner(s) agrees to comply with the Sonoma Ridge Rules & Guideline Standards for subdivision construction, which are a part of the Covenants and Restrictions.

Owner's Signature (REQUIRED) \_\_\_\_\_ Date \_\_\_\_\_ Owner's Signature (REQUIRED, if applicable) \_\_\_\_\_ Date \_\_\_\_\_

.....  
*For ACC Use Only*

**PLAN REVIEW**

\_\_\_\_\_ APPROVED – Subject to: \_\_\_\_\_

\_\_\_\_\_ NOT APPROVED – Reason: \_\_\_\_\_

Chairman \_\_\_\_\_ Member \_\_\_\_\_ Date \_\_\_\_\_

## FEES, GUIDELINES AND RESPONSIBILITIES

**\*New Home Construction:** Deposit Fee \$1,250  
Refundable amount upon approval of final inspection. \$1,000  
 (\$250 non- refundable fee retained by the HOA to cover expenses for ACC approval.)  
 Required "Forms" Survey before pour of slab and "Final" at end of construction  
**Architectural Guidelines Requirements for large project construction sites:**  
**Port-A-Can, Dumpster, and Construction Fencing** (between improved properties)

**\*Improvements -- Large:** Deposit Fee \$ 250  
Refundable amount upon approval of final inspection. \$ 200  
 (\$50 non- refundable fee retained by the HOA to cover expenses for ACC approval.)  
 Swimming pools, garage/shop structures (larger than 10' x 14') and / or projects involving  
 heavy equipment and trucks.

**\*Improvements -- Small:** Deposit Fee None  
 Storage Buildings / Garden sheds / green houses (all less than 10' x 14').  
 Out Buildings must be anchored and on slab/skid type foundation; Colors in harmony with home.  
 Fences, decks, and smaller miscellaneous projects.

**\*MUST submit plans and have ACC approval before starting any project**  
Upon completion and ACC approval, the construction deposit will be returned to Home Owner / Builder,  
less any amounts required for corrective action (fines or violations) by the ACC.

Additional fees may apply for processing letters or making any changes once approved.

### **VIOLATION FEES** (Per occurrence & Non-Refundable)

Starting NEW construction or building without ACC Approval	\$1,000
Starting construction on property Improvement without ACC Approval	\$ 250
Unattended Fire OR Tree removal	\$ 250
Cement Waste Left in Ditch or Roadway	\$ 250
No Dumpster or Uncontained Trash	\$ 250
No port-a-potty / no construction fence on home construction adjacent to homes	\$ 250

**NON-COMPLIANCE AND STARTING CONSTRUCTION BEFORE APPROVAL IS SUBJECT TO FINES**

**ACKNOWLEDGED AND AGREED:**

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder's / Contractor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Sonoma Ridge Homeowner Association

## Sonoma Ridge Rules & Guidelines

P. O. Box 38, Tomball, Texas 77377-0160

[www.SonomaRidge.net](http://www.SonomaRidge.net)

The Declaration of Covenants, Conditions and Restrictions for Sonoma Ridge covers the Architectural requirements. The NEW construction rules in these guidelines apply to any home built in Sonoma Ridge after January 1<sup>st</sup> 2012. The Guidelines noted below will assist you with the specific ACC Improvement requirements, for Approval, by the Architectural Control Committee (ACC). If you have any questions or concerns, after reading the Restrictions, Rules, or Guidelines, contact the Sonoma Ridge ACC committee at [www.SonomaRidge.net](http://www.SonomaRidge.net) or email [SRacc@SonomaRidge.net](mailto:SRacc@SonomaRidge.net)

To process a request for a property improvement or change, an application must be completed and signed by both the owner and builder/contractor and returned with the completed plan information, ownership verification, for new residents, all applicable application fees and required supporting documentation of the project.

The Sonoma Ridge Declaration of Covenants, Conditions and Restrictions states the following, Article III, Use Restrictions, ... "No building shall be erected, altered, placed or permitted to remain on any Lot ... must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the Lot...."

### **NEW Home Construction:**

1. Two story homes must have a minimum of \*2,500 square feet
2. One story homes must have a minimum of \*2,200 square feet
3. Attached garages must be located on the side of the house
4. Front of the house must be set back at a minimum of 65 feet

### **Fencing Requirements; 3.09**

1. Split Rail (3 rails) Treated Cedar or vinyl.
2. Privacy fence 4 ft to 6 ft with up to 2x12 rot board. Maximum fence height not to exceed 7 ft tall.
3. Privacy Fences or Privacy Gates cannot protrude past front corners of main residence.
4. Wrought iron, painted tube steel (rust free), or aluminum 4 ft or 6 ft with sample submitted for ACC approval via picture or a sample of the actual material to the ACC committee before start of any construction.
5. Chain link fencing is **NOT** accepted materials.
6. Gates that protrude past the front of the house and cross the driveway must be approved.
7. **ALL Fencing plans and planned location must be approved and compliant to the Restrictions; 3.09.**

### **Garage/Shop Building -- Detached from house; 3.24**

1. Approved building materials are: Wood, Hardie-Plank, Stucco, Brick, or Stone. Garage/Shop Building must be constructed with the same materials used on the main residence as to be harmonious with the main residence's appearance.
2. The front of the Garage/Shop Building must have Stucco, Brick, or Stone to match the appearance of the front of the main residence.
3. Roofing material must follow the "Sonoma Ridge POA Guidelines for roofing materials".
4. ALL Garage/Shop plans and planned location must not encroach into any building setback or easements.
5. Driveways and Foundations must consist of concrete; see 3.04 & 3.05

\* ACC reserves the right to amend size per section 3.01

**Garden Sheds; 3.01**

1. Maximum Garden Shed size 10 ft. x 14 ft.
2. Exterior paint must be the same as the main residence.
3. Metal or PVC exteriors are not acceptable.
4. All garden shed plans and planned location must not encroach into any building setback easement.
5. ALL plans and locations for Garden Sheds must be submitted to ACC for approval prior to installation or construction.

**Decks and Gazebos (requirements refer to ground level decks); 3.26**

1. Must be constructed of treated wood or man-made composite.
2. Must remain between the rear corners of the main residence.
3. Must not exceed the height of the main residences foundation.
4. All plans and planned location must not encroach into any building setback or easements.
5. ALL plans and location for Decks and Gazebos must be submitted to ACC for approval prior to installation or construction.

**Greenhouses; 3.26**

1. All Greenhouses must be approved by the ACC before any construction occurs.
2. All Greenhouse plans and planned location must not encroach into any building setback or easements.
3. ALL plans and location for Greenhouses must be submitted to ACC for approval prior to installation or construction.

**Dog Runs; 3.09**

1. All dog runs must be screened from street view by mature plants or ACC approved fencing that completely hides the dog run from street view.
2. All dog run plans and planned location must not encroach into any building setback or easements.
3. ALL Dog Run plans, size, and location must be submitted to ACC for approval.

**Swimming Pools, Hot Tubs, and Spas; 3.26**

1. All swimming pools must be in-ground Concrete or Gunite pools.
2. Swimming pools, Hot tubs, and Spas must be within a fenced yard.
3. Temporary above ground pools are NOT permitted.
4. Pool, Hot tub, and Spa equipment must not encroach into any building setback easement and must be screened with plantings or approved fencing material, if visible to the street.
5. The excavation of the pool and dirt must not affect the drainage or water flow to adjacent lots, nor alter or affect the natural drainage. Dumping of excavated dirt, on adjacent properties, is prohibited. Additionally, the pool design must have an overflow for the pool water and must drain to prevent drainage problems to adjacent properties.
6. ALL plans and location for swimming pools, Hot Tubs, and Spas must be submitted to ACC for approval prior to installation or construction.

**Tree Preservation; 3.17**

1. Clearing of any lot may not commence until a new home plan has been approved by the ACC. The ACC may consider a clearing plan as part of a preliminary site plan review.
2. Trees that will not be removed must be tagged, fines will result if said trees are removed.
3. Trees within 6ft. of the improvement can be removed without ACC approval.
4. Trees outside 6ft. of the improvement require ACC approval.
5. Trees that are less than 3 inches in diameter can be removed without approval.
6. Trees that are larger than 3 inches in diameter, live or dead, need to be approved by the ACC before they can be removed.
7. ACC must approve the Tree preservation plan before construction begins.

**Landscaping: 3.17**

1. Landscaping plans are required for all homes and must be approved by the ACC prior to occupancy.
2. Landscaping plans must include location of all beds and proposed plants.
3. The ACC reserves the right to require additional landscaping, including after approved landscaping plans were installed if deemed necessary.
4. Sod, or approved grass seeding shall be installed in the front of the house, on the side of the house, as required, if on a corner and exposed to the street.
5. Appropriate plantings shall be installed so as to visually screen air conditioning, pool equipment, and other obtrusive utility installations from front or side views.
6. ACC must approve all final Landscaping construction before any deposits can be returned.

**FILED FOR RECORD**

04/13/2012 12:08PM

*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.

04/13/2012



*Mark Tumbull*

County Clerk  
Montgomery County, Texas

