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**AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS**

LT1-1-2012033243-1

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

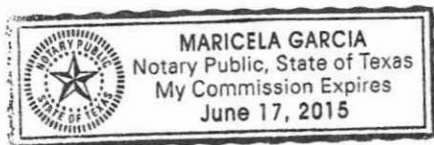
FURTHER, other dedicatory instruments of the Sonoma Ridge Homeowner Association have already been filed in the public records of Montgomery County and these documents supersede the previously filed documents of same name.

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

LT2-7

# 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  
                              \$1,000

Refundable amount upon approval of final inspection.

**(\$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  
                              \$ 200

Refundable amount upon approval of final inspection.

**(\$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: \_\_\_\_\_

**FILED FOR RECORD**

04/13/2012 12:08PM



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



County Clerk  
Montgomery County, Texas