

Pine Forest Architectural Control Committe

Building Restrictions and Guidelines

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Introduction

The form of each residence in the Pine Forest Subdivision should express the character and personality of the individual resident. At the same time, a recognizable sense of continuity within the community shall prevail, as well as a visible respect for the Lost Pine Forest itself. The Architectural Control Committee (PFACC) main purpose is to protect the value and desirability of the properties within this subdivision. The following regulations were developed for residential development in Units 6 through 12.

Please read the following documents carefully and submit your Application package with all of the required supporting documents, permits, plans and specifications.

1. Declarations of Covenants, Conditions and Restrictions for the Pine Forest Subdivision Phase II Unit 6 or Phase III Units 7 through 12 as it applies
2. PFACC Building Restrictions and Guidelines with Appendix A, Before You Build and Appendix B, Environmental Considerations.

Approval shall be granted or withheld based on the Application package being in compliance with the provisions as listed in items 1 and 2 above. Failure to provide required information in your Application would delay your receiving Approval from the PFACC. The thirty (30) day period mentioned in Paragraph 6.04 of the Pine Forest "Declaration of Covenants" will not start until all required information is submitted by the applicant.

Submission of Applications

Residence Construction (new or remodeling etc.)

Prior to the start of any site work except surveying, the Applicant for the property shall submit to the PFACC a copy of the complete Application Package including the following:

1. Application for Construction Form with appropriate non-refundable fee
2. Notarized Statement by Applicant that "No work has started on the site for the proposed construction."
3. Site Plan
4. Foundation plans and specifications
5. Floor plans and specification showing interior facilities
6. Exterior plans and specifications showing elevations
7. All outside facilities must be shown including but not limited to swimming pools, hot tubs, spas, outbuildings, fences, etc...
8. Septic systems plan, specifications and approved permit
9. City building permit if lot is within Bastrop City Limits
10. Houston Toad Permit / Application

Building Restrictions and Guidelines

Non Residence Construction

Prior to the start of any construction the Applicant for the property shall submit to the PFACC a copy of the complete Application package including the following: (See page 4)

1. Application for Construction Form with appropriate non-refundable fee
2. Notarized Statement by Applicant that "No work has started on the site for the proposed construction"
3. Site Plan
4. Drawings and specifications covering scope of proposed work

Submit one set of required Documents to Pine Forest Architectural Control Committee. Application packages may also be left at the Water District Office building in Tahitian Village.

The Application for Construction Form marked "Approved" or "Not Approved" will be returned to you upon the completion of the review by the PFACC members. Every effort will be made to complete the review within a two-week period after receipt. The Applicant is reminded that the review may take up to thirty (30) days, therefore work on the site should not be initiated prior to approval. Non-approved plans will be returned to Applicant. Copy of the approved plans will be retained by the PFACC during the period of construction.

The repeat of any specific residence will be discouraged where the repeat is within 750 feet of the proposed residence. In the case of repeat exterior details, for example, exterior color, decks, porches, roof lines etc., should be redesigned to allow for as great of a distinction as possible between the residences. In no case should two similar units be built immediately adjacent to each other.

Application Form and Fee

Applicant must completely fill out the top section of the Application for Construction Form, a one-time, non refundable fee is due and payable in the form of an attached check upon the submission of the Application package for all new construction. These fees are designed to cover the costs of administering the activities of the PFACC. Checks are to be made payable to the Pine Forest Architectural Control Committee.

The various fees are:

1. For new main and/or secondary residences: \$500.00
2. For each new remodeling, additions and/or alterations to existing residences: \$0.00
3. For new non-residential¹ outbuilding: \$0.00
4. Swimming pools, driveways, spas, fences, etc.: \$0.00
5. Houston Toad Permit, this permit is issued by United States Department of Interior, Fish and Wildlife Service. Costs associated with toad permit vary.

Site Plan

The site plan must identify the property based on a lot survey, the building set back lines, easements, encroachments, location of all buildings, septic system(s), driveways, sidewalks, porches, decks, landscaping, fences, all other planned improvements and undisturbed wooded areas. Setbacks for each unit shall be observed. Be sure that you observe the appropriate Unit restrictions for the property. You must also observe the utility setback and easements. Contact the utility companies for their appropriate distances.

In Unit 6, if the property lies within the Bastrop City limits, their requirements are:

1. 10 feet setbacks on sides
2. 25 feet at the rear of the property and
3. 20 feet from the front.

Other areas of Unit 6 require setbacks of:

1. 20 feet from the front and/or side property lines adjacent to any road or street
2. 15 feet from the rear property line and
3. 10 feet from the rear property line and 10 feet from any side property line which is not adjacent to the street.

In Units 7 through 12 setback requirement are

1. no closer than 40 feet from the front and/or side property lines adjacent to roads or streets
2. 10 feet from the rear property line and 15 feet from any side property line which is not adjacent to a road or street

The PFACC encourages positioning all residences near the center of your lot from side to side and towards the front of the lot whenever possible. This location will allow for the maximum preservation of wooded areas between and behind residences.

Houses, driveways and all other improvements shall be carefully located so as to preserve existing trees and shrubs. Total clearing of any lot is prohibited. Clearing of either all pines or all oaks shall not be allowed. The mix of pine, oaks, yaupon and other understory trees is an essential feature of the Pine Forest area and must be preserved.

Plans and Specifications

Plans and specifications covering the proposed construction must cover the complete scope of improvements to the property. An architect/engineering firm must prepare the drawings for any new residences. Drawings for other proposed construction should be prepared in a neat and precise manner showing all of the necessary information required by the PFACC.

Specifications covering the proposed construction shall clearly identify interior and exterior construction materials, exterior color for all structures and list total living space in square footage for each residence excluding attached garages, decks, porches and patios. All outbuilding drawings must show total square footage.

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Unit 6	1,500 square feet
Units 7,8,9,10,11	1,700 square feet
Unit 12	1,500 square feet

The exterior materials of all structures shall compliment the surrounding area and be natural in tone and texture. The use of masonry, wood and glass are encouraged and preferred. The PFACC discourages the use of more than three (3) exterior materials. Wood must be either stained or painted with a minimum of two (2) coats. The PFACC recommends 1 primer coat and 2 finish coats for original construction. Materials other than those identified herein must receive special approval from the PFACC based upon the specific use requested by the Applicant. The use of commercial types of pre-finished panels is discouraged by the PFACC.

Roofs may either be the built-up type, composition shingle, clay tile, wood shingle or metal. Roof type must be appropriate for the style of house and roof design.

Each residence must have a garage for vehicles to provide off-street/road parking:

1. Unit 6-11 two (2) car garage
2. Unit 12 one (1) car garage

Garages may be attached to the residence or detached from it. All garages must compliment the design style and finish of the residence and be located to the side or rear of the residence whenever possible. Carports shall be a wood frame of the same architectural style as the residence. Metal carports are prohibited.

Septic System Permit Drawings & Specifications

Applications for new construction of buildings which contain fixtures requiring wastewater discharges must include in the package a copy of an approved septic system construction permit from the Bastrop County Department of Health & Sanitation for the private septic system. Drawings showing the location and design with specifications covering the materials to be installed must be included. If remodeling additions and/or alterations to existing structures require a new or revised private septic system, the Applicant must include a copy of the approved permit covering, the proposed construction. The materials to be installed and the means and methods of assembly of all sanitary plumbing shall conform to the requirements of the Bastrop County Department of Health & Sanitation and the State of Texas.

City of Bastrop Building Permit

Some sections of Unit 6 are in the Bastrop City limits. Applicant must secure this building permit and provide a copy with your Application Form to the PFACC.

Outbuildings

The moving of used buildings onto any lot in the Pine Forest Subdivision is prohibited. All outbuildings shall be located to the rear of the residence and construction of all outbuildings shall be subject to the approval of the PFACC. All outbuildings should complement the style and finish of the residence.

Manufactured Homes

Manufactured homes, used for single family residential purposes only, are allowed only in Unit 12, All are subject to the restrictions listed in the Declaration of Covenants, Conditions and Restrictions for Pine Forest, Phase III, Unit 12, and as listed herein. Owners must file their Application Form, fees, plans, specifications and permits and receive written approval from the PFACC prior to any activity except survey on their property.

The PFACC may inspect the proposed mobile home and may make any requirements, which in its sole judgment is deemed proper, including the following requirements:

1. The mobile home shall be new at the date of application, be an attractive design and appearance.
2. The mobile home must be built by a commercial manufacturer
3. The mobile home must be under pinned within fourteen (14) days from the date that it is set on the property with materials approved by the PFACC. Drawings and specifications covering the underpinning must be submitted in the application package.

Remodeling, Additions and Alterations

Remodeling, additions and alterations requires an Application Package by the owner to the PFACC for review and approval. Guidelines for such improvements shall be the same as for the original residence, except for the fee. If the addition is larger than the existing residence, then the higher fee is required. Any new construction of this type to an existing outbuilding requires and application for review and approval by the PFACC.

Lot Use

All lots shall be used for single-family residential purposes only. No lot shall be used or occupied for any vicious or immoral purposes, nor in violation of the laws or restrictions of the Pine Forest Subdivision, County, State or Federal governments. No animals or poultry shall be maintained on any lot other than household pets, which shall be confined to owner property. Horses are allowed in specific areas. No animals can be kept, bred or maintained for any commercial purpose.

NO HUNTING OR DISCHARGE OF FIREARMS OF ANY TYPE SHALL BE PERMITTED.

Building Restrictions and Guidelines

Fences

Fences may be installed to provide containment of owners animals and to protect owner's property. Fences installed by owner within the utility easements of Units 6 through 12 are subject to the rights of the Utility Companies. Fences constructed on the property lines shall not block the view of adjacent property owner(s) unless said property owner (s) give written approval to the Applicant prior to filing the Application for approval by the PFACC. Fences across the front of the property will not be allowed to block the view. Fences constructed outside of any easement and not on the property lines do not require adjacent property owner (s) approval.

Fences seen by the public from the public roads and streets shall be constructed using brick, cedar, redwood, stone or wrought iron. Fences not seen by the public from the public roads and streets may be constructed with chain-link fencing.

All fences built to contain horses must be three-board wooden fences without wire or metal of any kind and are only allowed at specific locations in Units 7 through 12.

Accent and ornamental fences may extend beyond the front face of a residence to enclose air conditioning units, and patios, etc. and to provide security of the property.

Construction

Residence Construction

All residences must be constructed on site with one exception being the installation of mobile homes in the mobile home section of Unit 12. In Units 6 through 12. USED BUILDINGS WILL NOT BE PERMITTED.

All construction, either new or remodeling, must be completed within a six-month period from the date the construction starts, with exterior construction being completed at the earliest date.

All building materials and equipment must be confined to the site. The lot, adjoining properties, streets and roads must be kept clean of all materials during construction.

The Applicant must provide a dumpster for all excess materials caused by the approved construction and must remove the dumpster by the completion of construction.

No burning of excess brush or materials will be allowed. Fires will be reported to the Fire Department and costs incurred will be billed to the Applicant.

Approved temporary sanitation facilities must be on the site during construction of new residences.

Drainage culverts between driveways and designated roads or streets shall be installed before the completion of the work.

The PFACC will continue to function during the construction period to see that the work meets the plans and specifications submitted by the Applicant. Deviations from the plans and specifications without approval by the PFACC will be justification to order a work stoppage. The six-month construction period will not be increased due to work stoppage ordered by the PFACC.

Non-Residence Construction

All construction of these items e.g. outbuildings, additional septic systems, fences, additional driveways, construction starts. Applicant must follow the appropriate guidelines shown in Paragraph 1 titled "Residence Construction Section L."

Utilities

Water

In Unit 6, water is furnished by the Bastrop County Water Control and Improvement District #2, located at 1001-A Tahitian Drive, telephone 321-1688. In some areas of Units 7 through 12, water is furnished by Aqua Water Supply Corporation, located at 305 Eskew, telephone 303-3943. In other areas of Units 7 through 12 not serviced by Aqua, the owner of the lot may need to drill a private water well in accordance with all governmental agencies.

Electricity

All electrical service shall be arranged with Bluebonnet Electric located on Highway 71 west of Bastrop telephone 321-3917. The PFACC recommends underground electrical, telephone and cable TV circuits from the road or street to the residence.

Gas

Natural gas service is not provided. See the yellow pages of the Bastrop telephone book for companies providing propane service. The PFACC recommends that the propane tank be located out of sight from the road or street.

Maintenance of Property

Lot owners shall not excavate, remove or sell the soil, not cut, sell or remove timber other than as necessary for the construction of the PFACC approved facilities and as may be necessary for the reasonable use upkeep and maintenance of the property, which would not in any manner decrease the value of the property. Lots shall at all times be maintained in conformity with the general plan and scheme of residential development as set forth herein.

No leaves, brush, timber, debris or trash of any nature shall be permitted to be placed, disposed of, or buried within roads or street right-of-ways.

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All excess building materials retained by the Applicant shall be kept as neat and orderly as possible and stored at the rear of the residence.

All garbage and/or trash will be promptly hauled away by the lot owner at their expense. Garbage and trash collection by private companies is available to property owners. See the listings under "Garbage Collection", in the Bastrop telephone book. Property owners must make their own arrangements for this service. Recycling of materials may be available at specific centers and the owner should contact the Bastrop.County Environmental Network for information at 321-3535.

Appendix A

Before You Build

Site Assessment

As with any major undertaking, careful planning is the key to success. Before you proceed with your plans to build, spend some time on your lot, preferably at various times of the day and year, to develop a sense of the special qualities of your lot that you will later want to preserve and take advantage of.

Light

Notice the orientation of your lot towards the rising and setting sun. If possible, site your house so you can take advantage of the shade provided by large oak and pine trees during the summer, and of passive solar energy during the winter months. Your house design should also take advantage of light and shade.

Views

Many lots in Pine Forest have lovely views of distant hills. All sites provide beautiful views of the forest itself. Consider building a two or three story house to make the most of distant views, and be sure your plan includes windows on at least two walls in each room to let in good natural light and allow for cross light

Trees

Take time to get to know the trees growing naturally on your lot before you make any decisions about clearing. Most lots have a mix of pine and two or three different types of oaks. Most lots will have several large, beautiful trees. Be sure to protect these during the construction period. In addition, native yaupon trees, cedar and beautyberry make up the understory. These small trees and shrubs are an important part of the forest, providing food and cover for a variety of birds. Don't clear these from your lot just because they seem unimportant. A mature yaupon holly could be decades old, and only have a 4" diameter trunk!

Other plants

There are also native grasses in our area, most commonly little bluestem grass. This is a clump grass that is a lovely blue-green color in summer, and a russet red in fall. It is perennial. If you would like to plant additional areas of this grass, seed is commercially available.

We also have a variety of native wildflowers. When in doubt as to whether a plant is a wildflower or a weed, the best thing to do is to watch it and see if it flowers. If it does, keep it. There are also burrs growing in the area. Pull them up by the roots as soon as you

Building Restrictions and Guidelines

identify them. In all cases, it is best to pull weeds by hand rather than resorting to dangerous, toxic chemical applications. Pine Forest is a clean, non-polluted area. We must all work to keep it that way. (See Appendix B: "Environmental Considerations".)

Because you are building in a living forest; it is natural for trees to die. When a tree dies near your house, and poses a threat to your structure, of course you must cut it down. But when a tree dies in the wooded areas of your lot, it is best to let it stand. Dead arid dying trees provide essential sources of food for woodpeckers and other birds, as well as prime nesting sites. Fallen dead trees return nutrients to the soil. Dead brushy areas provide cover for birds, and nesting sites. You should keep dead brush cleared from the area immediately around your house, however, to reduce the fire hazard. It goes without saying that the forest itself is a potential fire hazard. Avoid open burning of any debris.

Terrain

Most of the soils here are rocky, with lower lying areas being sand. The rocky soils are prone to erosion. Keep this in mind as you clear your construction site and decide where to locate your house.

Homesite

The most important decision you will make, after choosing your lot, is where to site your house. Some lots, because of their terrain, will have only one buildable site. Others are generally level and offer many choices. In this case, choose a site that will minimally disturb the larger pine and oak trees on your lot. Many of these trees are a hundred years old and irreplaceable in your lifetime. They are also important sources of food and provide nesting sites for area birds. It is important to site your house so that the majority of your lot can remain undisturbed. Once you complete your new home, you will be sharing the forest with many other creatures who lived here long before the land was subdivided. If you have a one acre lot or larger, you are supporting a significant number of small mammals and birds, insects and amphibians. By siting your house towards the front and center of your property, you will provide the largest possible undisturbed forest area. Once you've moved into your house, you will appreciate this area as much as the birds will. You can clear paths through your woods, and provide secluded sitting areas for yourself and your family. And you can still have plenty of areas to landscape and garden in the areas near your house. A well-sited septic field will provide an excellent opportunity for landscaping, and gardening. Keep this in mind as you plan.

Architectural Style

Once you choose your lot and home site, your choice of a house plan will play a very important role in the enjoyment of your lot and in helping to maintain the beauty of Pine Forest. First, drive around the area and look at existing houses. Talk to their owners about their experiences, and ask what they'd do differently, given a second chance. In nearby Bastrop, there are many beautifully restored historic houses and new homes designed to

blend in with the older neighborhoods. Take some time to drive around through town, especially on Pecan, Main and Church streets.

House design in Pine Forest reflects the individual personality of the owner, as it should. There are contemporary designs, early American reproductions, early Texas reproductions, rustic log cabins, and traditional ranch houses. Some have attached garages, some have detached garage structures. Most have decks and/or porches. Some are limestone or brick masonry, some are wood. Whatever style you choose, you will get useful Ideas by looking at the many magazines currently available on home design. Some settings. Other magazines filled with ideas' are House and Garden (HG), Metropolitan Home, Home, Fine Home Building, Early American Life, Countryside, and Colonial Home. These magazines are available at libraries, Bookstop in Austin, lumber and hardware stores in Austin, and at the grocery store. Back issues are available at Half Price Books in Austin. In addition to the many articles of home construction, design, decorating, and landscaping, these magazines also list sources for special items you won't find locally, including special hardware, light fixtures, special building materials, and architectural plans. Architectural plans are available from many sources. Be sure to look at several different designs before you select one and order blueprints. Don't rely on your contractor or builder as your only source for design ideas. There are many architects and designers who specialize in historic house plans, and magazines like Country Living, Southern Living, and Colonial Home publish new designs monthly. Blueprints for these plans are available from the magazines. You can also design your own house, but you should consult a professional designer before finalizing any plans.

Assistance

The Pine Forest Architectural Committee encourages you to contact a committee member and request assistance in evaluating your property, before you build.

Appendix B

Environmental Considerations

Pine Forest is a place of beauty, peace and solitude. It is part of the famous Lost Pines of Texas, a unique stand of loblolly pines that was once connected to the great pine forests of East Texas and the Southeastern United States. As inhabitants of this unique and beautiful region, we must plan our home sites carefully to cause the least amount of disturbance to the native environment and the plants and animals that we share it with. There are a few things to keep in mind as you plan, build and eventually, live in Pine Forest

the Lost Pines

Clearly, the most unique feature of this area are the pine trees themselves. It is essential that they be preserved and utilized as a major part of your landscaping designs. There are many people who do not care for pine trees, preferring only the oaks that also grow here. If you want a landscape with only oak trees, than you should buy property in an area where oaks predominate naturally. Cutting of all pine trees (or all oak trees) because of a dislike for that type of tree is prohibited in Pine Forest You should also plan for undisturbed wooded areas as part of your overall lot plan to allow habitat for wildlife. Among the wildlife you will find here are deer, roadrunners, opossums, raccoons, coyotes, squirrels, red-bellied woodpeckers, crows, chickadees, cardinals, and many other species of birds. Please do not attempt to feed and tame the deer. There is no hunting within Pine Forest, but there is hunting on adjacent properties. Tamed deer are all too easily shot, while the shy, wild deer have a better chance of survival.

the Houston Toad

Perhaps the most famous inhabitant of the area is the Houston Toad, a Federally classified endangered species. The toad needs deep, loose sandy soils to live. Many lots in Pine Forest have this type of soil. The toad is also susceptible to toxic chemicals from pesticide and herbicide runoff. If you have sand, be careful that you don't compact the soils. And most importantly, don't use pesticides and herbicides on your lawn and garden. There are many effective, safe and inexpensive alternatives available. Contact the Bastrop County Environmental Network for information and advice on how to handle a specific problem. Their number is 321-1600. Also, deliberately causing the death of a Houston Toad is punishable under federal law.

Fire Ants and Leaf-cutting Ants

There are some fire ants in the area, but they are not the problem here that they are in other parts of the state. If you have a mound or two of fire ants, the Texas Department of Agriculture recommends leaving them alone, as they are probably native fire ants, not Brazilian fire ants. The native ants establish few mounds per acre, and keep the imported ants from moving into a territory. The imported ants establish dozens of mounds per acre. If a native fire ant mound is in a bad location, such as along a walkway or in a children's play

area, then the best method to use to eliminate them is the least toxic method that works. Begin by pouring boiling water into the mound. This usually either kills the mound, or causes the ants to move to another, less problematic, area. For more serious problems, use a bait like Logic. Sprinkle the bait around the mound. Timing is critical for Logic to work. The ants must be actively foraging, something they do in warmer weather. If you apply Logic at the right time, the ants will soon be eliminated. Do not use chemicals like Diazinon, which seriously harms birds and fish. And do not treat your entire yard. Spot treatments are more effective and less expensive.

A more serious problem in the area is the **leaf-cutting ant**. These ants establish large colonies, then build an underground tunnel system to food sources. They can strip the leaves from a tree or garden area in a single night. They cut the leaves and carry them into their tunnel, back to the mound, and then grow a special fungus on the leaves. This fungus is their only food. There is no chemical available that will kill a leaf-cutting ant mound. Using any chemical in the attempt to control or eliminate these ants will only cost you money and time, and will only degrade the quality of our environment. Don't bother, and don't believe anyone who says they will come and spray your yard and eliminate the ants. It is not possible.

While it is difficult to grow flowers and vegetables once the ants find your garden, you can do so with some success. First, grow plants that the ants don't like. Rosemary, curry plants, and southern wood are aromatic herbs that seem to repel the ants. They are not attracted to tomatoes, but do like peppers. Some plants are able to withstand a periodic leaf stripping and recover. Native sages and even azaleas fall in this category, as do the native yaupon hollies. Many wildflowers and native grasses will do well here, in spite of the ants. Also, in some cases, the ants will attack a newly planted tree or shrub, but having stripped it once, or attempted to strip it and been repelled, will leave it alone in the future.

It is possible to control these ants, to some extent during the warm months. Keep an eye on your plants every evening. If you see a few leaf-cutter ants, distinguished by their dark brown bodies and large heads with pincers, you should sprinkle Diatomaceous earth (an organic natural repellent) on all your plants. The diatomaceous earth will repel the ants. Diatomaceous earth is available in Austin at Whole Foods and at Gardenville.

You can also trace their trail back to their-tunnel hole, and pour boiling water down the hole and along the trail. This will discourage them. You can also use Tanglefoot (available at garden centers) at the base of trees and shrubs as a barrier. This is a frustrating problem, and one you will not find an easy solution to. Just remember, no chemical will work, and you will do far more harm than good if you attempt to control the leaf-cutter with pesticides.

One other ant you will often see in the area is the red harvester ant. These ants are large and entirely red. They are beneficial ants that you should not kill. They establish territories and help discourage invasions by fire ants.

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Landscaping with Native Plants

As you plan your landscaping, keep in mind that we often have droughts in Texas, and our native plants are more suited to our climate than imported plants. There are several excellent books and magazines devoted to Texas gardening and plants. One of the best is Native Texas Plants by Sally Waskowski. Texas Gardener is an excellent magazine, published six times per year. Plan for small lawn areas, and consider trying one of the native grasses such as buffalo grass or zoysia grass. Or take advantage of the natural mulch of pine needles and plant no grass at all! Whatever your preference, you will gain much useful information from the above-mentioned book and magazine. Also, in Bastrop there are several excellent gardeners. As you drive through town, notice the beautifully xeriscaped yards, planted with native plants and requiring minimal maintenance. Native plants are available at the Lost Pines Nursery in Bastrop, and at Gardenville, Barton Springs Nursery, Gardens and other Austin nurseries.

Local Environmental Groups

Bastrop County has two active environmental groups that meet regularly. The Bastrop Chapter of the Audubon Society meets monthly and holds regular field trips as well. The Bastrop County Environmental Network meets twice a month to discuss environmental issues affecting the county. The public is invited to all meetings. The BCEN also publishes a quarterly newsletter, the Beacon, with articles on a variety of local, regional, national and international environmental issues. Call 321-3535 for more information on dates and times.