

**Grand Mission Homeowners Association, Inc.**

**ARCHITECTURAL REVIEW RESPONSE**

2002 W Grand Parkway N, Ste. 100

Katy TX 77449

281-870-0585

modifications@inframark.com

January 12, 2022

Minh C & Hoa T Nguyen  
20430 Windcrest Colony Trl  
Richmond TX 77407

RE: Inframark IMS  
Architectural Submittal for 20430 Windcrest Colony Trl  
**Patio Cover - UPDATED - CONDITIONAL APPROVAL**

Dear Homeowner,

This letter shall evidence receipt of your application in compliance with the architectural review process for the construction and/or placement of the proposed improvement(s) referenced above.

Your application has been reviewed as to conformity with the architectural restrictions set forth in the Declaration, and guidelines adopted by the Association, and harmony of the external design and location with respect to adjacent structures and the overall community. The Committee's review and conclusions are detailed below:

**CONDITIONAL APPROVAL** is granted for the construction of **Patio Cover - UPDATED** per your application subject to it complying with the documents of the Association as well as the following condition(s):

**Condition(s): ALL MATERIALS ON THE PATIO COVER MUST MATCH THE EXTERIOR OF THE HOME. THE HARDY PLANK MUST BE PAINTED TO MATCH THE HOME AND THE ROOF MUST BE SHINGLED TO MATCH THE HOOME.**

**THE PATIO COVER MUST NOT ENCROACH THE REAR UTILITY EASEMENT NOR THE SIDE BUILDING LINE. THE PATIO COVER MUST ADHERE TO THE GUIDELINES.**

**GAZEBOS/PATIO COVERS/ARBORS**

**The installation of a GAZEBO/PATIO COVER/ARBOR is subject to any woods used being either ones with naturally occurring preservatives such as cedar, fir, redwood, etc. or woods treated with preservatives.**

**Treated woods must be painted to match the trim of the home or may be stained a contrasting color.**

**Materials used for the roof may be required to have the visible edges framed so no unfinished edges of the material are visible.**

**Gazebo/Patio Covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.**

**Gazebo/Patio Covers must be situated on the lot to provide drainage solely into the owner's lot.**

**If a proposed Gazebo/Patio Cover/Arbor location is less than five feet (5') away from a side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.**

**All new materials on the addition must match the existing dwelling.**

**The height must not exceed 12ft from the natural ground to the roof peak if a free standing structure.**

**Aluminum materials are not allowed.**

This conditional approval is solely granted to the modification specifically requested in the application submitted for Patio Cover - UPDATED. Should you choose to incorporate additional modifications to your project, you are required to submit an application with all required supporting documentation.

This approval is not in lieu of any other jurisdictional regulations, current or future, which are or may be imposed by any other governmental authority. This is valid for up to six (6) months from the date of this letter.

In the event it is determined that improvement(s) are made without compliance to specific standards provided by the Committee or in contrast to the specifications provided within an application that has been approved, those improvements may be subject to reconstruction and/or the request to remove such improvements. All costs related to the enforcement of this shall be the sole expense of the Owner in violation. The Committee recommends that you retain this correspondence and your request form permanently should a need arise to produce documentation of our communications regarding noted improvement(s).

Should you have any questions, please do not hesitate to contact our office. Your community support and cooperation is very much appreciated, as is your cooperation toward maintaining property values within your community.

Best regards,

Grand Mission Homeowners Association, Inc.  
ARCHITECTURAL REVIEW COMMITTEE

*ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, nor the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.*