

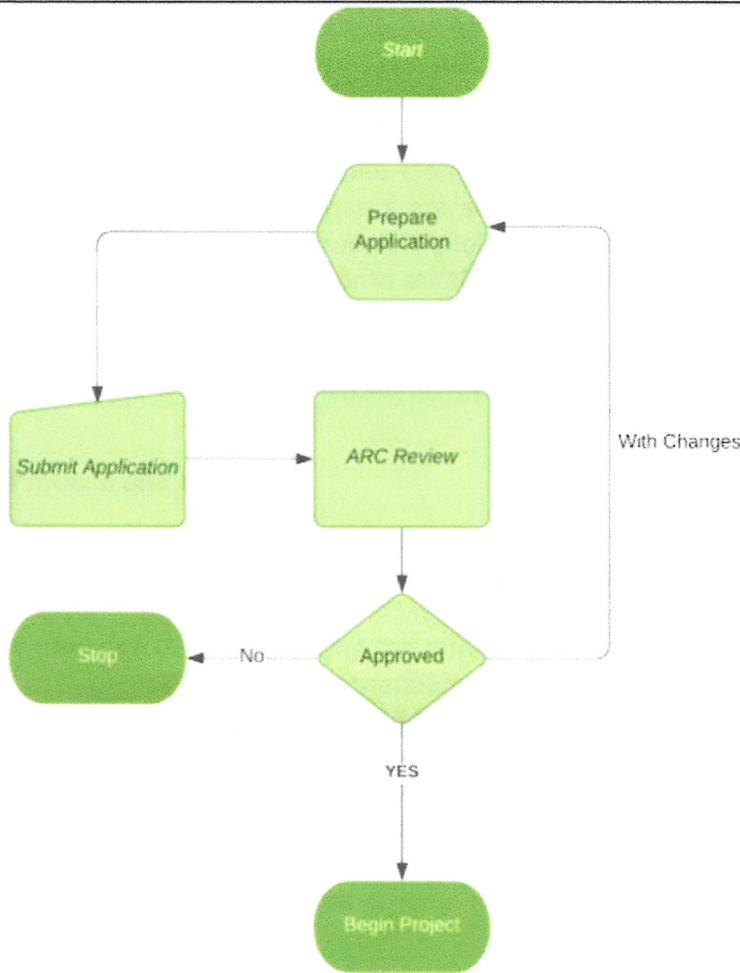


Ponderosa Ridge and Shady Ridge POA

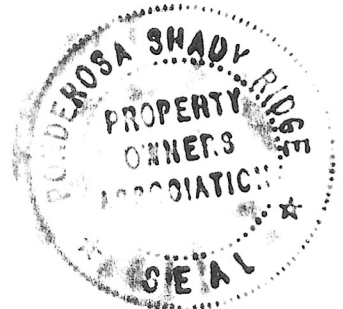
P.O. Box 1781 Onalaska, TX 77360 ponderosashadyridgepoa@gmail.com
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ARC Guidelines

The process will typically proceed as follows:



Applications, including required documents, are submitted with the then-current guidelines. The completed applications are sent to the ARC for review. An application that remains incomplete after 30 days will be automatically declined.



Purpose

This publication is intended as the official Ponderosa and Shady Ridge Property Owners' Association (hereinafter referred to as "the Association" or "PSRPOA") guide and information resource for homeowners in Ponderosa Ridge or Shady Ridge and their contractors and consultants. The requirements included and combined with the governing documents of the Association present a vision for the appearance and character of Ponderosa Ridge and Shady Ridge. Successful implementation of these guidelines will create and maintain harmony in the overall manifestation of Ponderosa Ridge and Shady Ridge vision.

Authority

The By Laws and Declaration of Covenants, Conditions, and Restrictions (DCCRs) are the governing documents of the Association establish the Architectural Review Committee (the "ARC") and empower it to review and approve plans and specifications for every improvement within Ponderosa Ridge and Shady Ridge. This means all additions to the properties require the ARC's prior approval, obtained by submitting a project plan that describes the proposed changes for review. No work shall be started without submitting a written application and receiving written approval from the ARC following that submission. The ARC, in its sole discretion, may deny the proposed modifications or make approval contingent upon certain changes to the proposed plan. This is to ensure consistent standards in keeping with the overall character of the community. Interpretation of this document is at the discretion of the governing Architectural Review Committee. Certain proposed changes may require permits and/or inspections from the City of Onalaska. Those requirements are separate from and beyond the scope of this document. It is the homeowner's and/or contractor's responsibility to ensure compliance with city and/or county codes and ordinances and to secure any required permits prior to starting any project. Moreover, simply because the ARC has granted its written approval for a project does not imply that required governmental permits will be granted. Nothing in this document or any action taken by ARC shall authorize or permit any homeowner's encroachment onto any of the Association's property. Any such encroachment must be duly authorized in writing by the PSRPOA Board of Directors.

Application Process and Review

The construction or installation of any improvements or changes to improvements requires the submission of an approval application with plans and specifications to the ARC for review. Written approval from the ARC is required before any construction or installation activity is begun. The individual preparing the application should carefully review this document before submitting the application. Plans and specifications based on these guidelines will expedite project approval. Although not mandatory, the owner is encouraged to contact an ARC representative at an early stage for pre-application review to address any uncertainties about the project. The pre-application review could be helpful for first-time owners going through the application process as well as owners needing to address unusual design issues. The ARC approval application can be downloaded from the PSRPOA website. Once completed, submit the application along with any required documentation to the address on the ARC form. ARC will review the application and may contact you for additional information, to schedule a site visit or to require any changes to the plans and specifications.

ARC Decisions

After you have satisfied the ARC review, you will be sent a letter, usually by email, indicating either approval or disapproval including reasons and/or changes are needed to satisfy the request. The ARC is allowed 30 days from submission of a completed Application; their goal and typical review time is to reply with 10 days to all requests. Approvals are valid for 90 days.



Board of Directors Appeals

If the application is denied by the ARC, you may submit an appeal via mail or email to the Board of Directors within thirty (30) days from denial. The Board will review and hold a hearing within thirty (30) days. Notice of the hearing will be sent to the Owner at least ten (10) days before the hearing date. Notice of hearing will include the date, time, and location. The Board and the Owner have the right to a continuation of not more than ten (10) days. All decisions of the Board of Directors will be final.

Application in Appeal

The decision of the ARC on the original application shall remain in effect until the Board hearing is complete. If the Board of Directors fail to respond within thirty (30) days from the date of appeal receipt, it will not and does not result in approval of the appealed disapproved application.

Board approval date: MARCH 9, 2025

Board Signatures:

[Signature]
[Signature]
[Signature]



EXECUTED THIS 19 DAY OF March, 2025.

Linda Strauss

Linda Strauss, President

THE STATE OF TEXAS

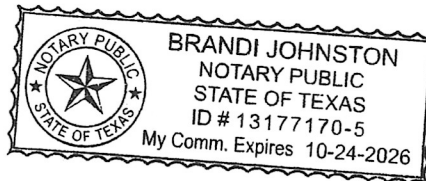
COUNTY OF POLK

On this day, personally appeared to me, Linda Strauss, President of Ponderosa and Shady Ridge Property Owners Association, known to me through the following method of identification: Driver's License, to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

Given under my hand and seal of office this 19 day of March, 2025

Brandi Johnston

Notary Public Signature, State of Texas



FILED FOR RECORD
Mar 19 2025 10:34:46

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.

Schelana Hock me Mar 19, 2025
COUNTY CLERK
POLK COUNTY, TEXAS

