



ACC Doc #: ACC-OI405PO/DK
Legal Address: G08-1-15
Contractor: Topaz Pools
Property: 11552 Grand Pine Drive

1/9/2015

Michael & Rebecca Usner
11552 Grand Pine Drive
Montgomery, TX 77356

Re: Pool Application

Dear Homeowner,

The Architectural Control Committee (ACC) for Grand Harbor POA reviewed your Pool application. The proposed plan to construct a Pool in Harbor Side or Grand Harbor has been approved subject to following.

1. You are hereby advised that neither The Committee nor The Association is responsible for review of the Schematic Site Plan for compliance with any government requirements. Each owner is solely responsible to ensure compliance of its plans and improvements with governmental requirements. In addition, approval of the plan should not be construed as any waiver or variance from the requirements of the Declaration or the Development Standards whether or not such variance specifically set forth below:

Approval is also subject to the following conditions:

- No Pool shall be constructed on waterfront lots nearer than fifteen feet (15) from the bulkhead.
- No view obstructions greater than two (2) feet in height as part of a Pool or Patio shall be permitted on any waterfront lot beyond the rear building line without written approval by the ACC.
- Landscaping beyond the rear build line of waterfront homes must be maintained at a maximum of two (2) feet in height.
- Construction access to the property shall only be allowed as approved by the ACC in the Pool Application. No access, parking or storage onto neighboring properties without an ACC approved Neighbor Affidavit. Neighboring property must be returned to the original condition if prior access was granted.
- All trees, limbs, debris, etc. must be removed and hauled off prior to construction.
- Sod of a type indigenous to the Texas Mid-Gulf Coast shall be used to repair construction equipment damage to the front and rear yard. Area around the Pool shall be landscaped. Seed or Hydro Mulch may be used if approved by the ACC.
- Ensure that all subcontractors understand the Pool Application requirements and Approval Conditions.



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Re: Pool Application (Continued)

1. Neither the committee nor the Association nor any of the respective members shall be liable in damages or otherwise to you or to any other owner by reason of mistake of judgment, negligence or out of or on connection with the approval of your plans. Pursuant to the terms of the Declaration, The Committee, The Association and their respective members are indemnified and held harmless by you from any and all damages resulting from any of the foregoing, including but not limited to, court cost and reasonable attorney fees.

The Architectural Control Committee is issuing their approval for Deed Restriction elements only. The Architectural Control Committee has verified that this residence meets all requirements set forth in the Declaration of Covenants, Conditions and Restriction of Grand Harbor.

Sincerely,
ACC Review Committee
acc@grandharborpoa.com

- **Note: No approval of landscape. Separate OI Application required.**