



CONDOMINIUMS  
12633 Memorial Drive  
Houston, Texas 77024  
713/467-8412

### Architectural Application Agreement

- 1) You agree to construct and maintain all improvements at your sole expense.
- 2) Any painting and materials used must match existing colors and materials and if the Association repaints the common elements and/or the limited common elements in the future you agree to repaint your improvements to match it.
- 3) No use may be made in or on any of the proposed improvements which would constitute a violation of the condominium declaration of the Pines Condominiums, its By-Laws and/or Rules and Regulations,
- 4) In the event the Association is required to or desires to maintain and/or repair common elements and/or limited common elements other than your proposed improvements, which the Association shall have no duty to maintain and/or repair, and your proposed improvements are, in the Association's opinion, a hindrance to such maintenance and/or repair work, you agree to remove any and/or all of such improvements which are designated by the Association to be a hindrance at your sole expense and to reconstruct same, at your option, at your sole expense. In the event you choose not to reconstruct any or all of your proposed improvements you agree to restore the premises to its original condition at your expense.
- 5) In the event any and/or all of the proposed improvements are damaged for any reason what so ever, and whether as a result of the negligence of the Association or otherwise, you agree to release the Association from any responsibility and/or liability for such damage, and to save and hold the Association harmless from any and/or all of such damage.
- 6) In the event that there is property damage in any way related to your construction, maintenance or failure to maintain your improvements you agree to be solely responsible and liable for such injury, property damage and hold the Association harmless from any and all personal injuries and/or property damage caused by or in any way related to your construction, maintenance or failure to maintain your proposed improvements.

Assuming you are in agreement with the foregoing matters, please sign below where indicated, dating your signatures and return this letter to the Property Manager, at the Pines Office. Should you have any questions regarding any of the matters discussed herein, please do not hesitate to contact us. Your cooperation is greatly appreciated.

Truly Yours,

The Pines Condominium Homeowners Associations

BY: \_\_\_\_\_

\_\_\_\_\_

(Capacity)

AGREED:

\_\_\_\_\_

DATE: \_\_\_\_\_

## SPECIFICATIONS FOR GLASS ENCLOSURE OF PORCH

### Minimum Standards

1. Installation shall conform to the requirements of the Flat Glass Jobbers Association.
2. Safety Standard for Architectural Glazing Materials (16 CFR 1201).

### Products

1. Wind loading (minimum requirements).
  - A. 20 psf positive pressure (acting inward).
  - B. 20 psf negative pressure (acting outward).
2. Glass Materials (minimum requirements).
  - A. 1/4" tempered safety glass or 1/4" laminated safety glass.
  - B. One continuous single pane in each opening.\*
  - C. Clear or clear with light smoke tint only.\*\*
3. Holding Frame.
  - A. 2" side clear anodized aluminum head, jambs and sill frame. Wood frames will not be approved.
  - B. Jamb to be set into masonry using lead dovetail anchors.
  - C. Glass will be set into continuous vinyl glazing gasket; placed on all sides.
4. Moisture Protection.

The frame will be moisture-proofed, from the outside, using a G. E. all-temperature silicon sealant, or equal. All gaps should be filled. Color to be clear.

### Workmanship

Work shall be fabricated and installed by skilled workmen in a thorough and workmanship-like manner. Methods of assembly, construction and erection shall be the responsibility of the Homeowner, with final inspection by the Architectural Committee.

Joints, corners and miters shall be accurately machined, filed, fitted, and rigidly framed together at the joints and contact points. All joints and connections shall have hairline joints for expansion.

Fasteners shall be concealed where practical. Where exposed in the finish surface, screwheads shall be "Phillips" oval head type with finish the same as the surrounding metal.

It shall be the Homeowner's total responsibility to maintain the upkeep on the system, as well as the immediate replacement of that broken or marred.

Iron porch railings may be temporarily removed to facilitate installation of glass enclosures, but must be replaced in original position after enclosure is erected.

\* Louvered glass or acting panels will not be approved.

\*\* Metallic reflecting tints or surfaces will not be approved.

9-2-80

add: painting color requirements

# THE PINES ARCHITECTURAL APPLICATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_ WORK \_\_\_\_\_ CELL \_\_\_\_\_

Description of proposed alterations (Indicate use, materials, color, location dimensions)

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Drawing or photograph of site improvements (changes) as viewed from the street. Indicate dimensions of changes and label the materials and color to be used. If necessary use a separate sheet of paper.