

North Country Estates

Home Owner's Association

~~~~~ A deed protected community ~~~~~

P.O. Box 6896, Bryan, TX 77805

www.northcountryhoa.org

### BOARD POLICY & PROCEDURES

## DRIVEWAYS & CULVERTS

#### AUTHORITY:

NCE DEED RESTRICTIONS: To insure adherence to Deed Restriction goals of maintaining the consistency of design, appearances and materials throughout the subdivision, the North Country Estates HOA has jurisdictional authority over the approval of driveways. Before applying for County approval for a culvert installation (see below), first submit a request to the HOA to insure you have driveway approval. *Beginning construction without the receipt of an HOA approval document (Form 21) may result in you, the property owner, experiencing both unplanned and expensive changes.*

BRAZOS COUNTY REGULATION XVII: The Brazos County Road & Bridges (R&B) Department has jurisdictional authority over the approval and installation of culverts. The County regulation is defined in *Article XVII titled; Regulations of the Brazos County, Texas for the Construction of Driveways, Culverts, Sidewalks, and Mailboxes within the County Easement and Right-of-Way.*

#### DRIVEWAYS:

One driveway shall be the standard for a single lot. An exception is that a second driveway and culvert may be added to construct a circle driveway within the confines of a single lot, provided that in the sole opinion of 'The Representative' (the HOA) per Deed Restrictions, that the added driveway maintains the consistency of design, appearance and material of the original driveway. If a property owner desires any other exception (a variance) from this standard, an NCE Form 20 shall be submitted and approval granted (Form 21) prior to starting work, as the case for all culvert/driveway projects. All driveways shall adhere to the Deed Restriction requirement of constructing driveways composed of a hard surface finish which is either concrete or asphalt. Furthermore, the concrete must be poured cement and not made from such products as crushed concrete, etc. Likewise, any asphalt shall not be composed of "cold mix" or any such low-grade product, rather a high quality, rolled blacktop finish is required.

#### CULVERTS:

The management and approval of culvert installation falls under the jurisdiction of the Brazos County R&B Department. County Regulation XVII outlines the process to follow to gain an approval document authorizing your culvert project.