

Faircroft Development LLC

December 2, 2025

Subject: Acknowledgement of Roadway Ineligibility for County Maintenance

To Whom It May Concern,

The Developer and the Homeowners Association (HOA) for **Arborwood Estates** hereby acknowledge and agree that the roadways within this development are **ineligible for County Maintenance** unless and until such time that the roadway(s) are fully reconstructed and inspected to meet all applicable **County Standards**.

We understand that acceptance into the County Maintenance system will only occur after the required reconstruction is completed and the County has verified compliance with all roadway construction and inspection requirements.

By signing below, the Developer and the HOA affirm their understanding of these conditions and accept full responsibility for all maintenance obligations until County acceptance is formally granted.

Developer

Name: Gareth Bracken
Title: President
Company: Faircroft Development LLC
Signature: 
Date: 12-8-25

Homeowners Association (HOA)

Name: Madeline Cook
Title: Arborwood Estates Community Association
HOA/Organization: _____
Signature: Madeline Cook
Date: 12-8-25

ROAD / STREET MAINTENANCE

Crack Sealing Schedule

- **High-traffic areas:** Seal cracks every 1–2 years.
- **Moderate-traffic areas:** Seal cracks every 2–3 years.
- **Best practice:** Seal cracks as soon as they are detected to prevent expansion and further pavement deterioration.

Ditch Grading Schedule

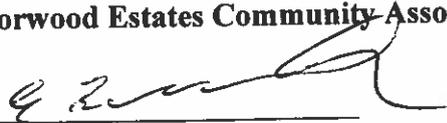
- **Frequency:** Performed **annually** as part of routine maintenance.
- **Timing:** Typically completed in **spring and fall** to address drainage needs before and after major weather events.
- **Activities:** Includes debris removal, grading to maintain proper ditch flow, and cleaning drainage structures such as culverts.
- **Importance:** Proper ditch maintenance prevents standing water on roadways, which can accelerate pavement damage.

Factors Influencing Scheduling

- **Road conditions:** Regular inspections determine maintenance needs for each roadway segment and guide scheduling adjustments.
- **Traffic levels:** Higher-traffic roads require more frequent maintenance to remain in acceptable condition.
- **Climate:** Freeze-thaw cycles and heavy rainfall significantly impact pavement and drainage systems, influencing maintenance timing.

Road & Street Warranty

Faircroft Development LLC will provide a **5-year warranty** for the roads and streets within the development, beginning on the **Waller County acceptance date**, and extending to **Arborwood Estates Community Association Inc.**


Gareth Bracken (President)
Faircroft Development LLC


Madeline Cook (HOA V.P.)
Arborwood Estates
Community Association
INC EIN #99-3533321