

PUBLIC MEETING MINUTES

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on February 4th, 2026, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

Development Standards Committee

February 4th, 2026, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Committee Members Present: Arthur Bredehoft, Dan Kolkhorst, Bob Adams, John Anderson, John Anthony Brown, Tricia Danto, Andrew Freeman

Staff Present: Kimberly McKenna, Devon Jordan, Rick Wohlfarth, Michael Pechanec

- I. Welcome and Call the Meeting to Order**
Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:00 p.m.
- II. Pledge of Allegiance.**
Chairman Arthur Bredehoft led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.
- III. Receive, consider and act upon adoption of the meeting agenda.**
There was a motion to adopt the meeting agenda by Andrew Freeman with a second by Bob Adams. The motion carried unanimously.
- IV. Public Comment.**
There were no public comments made.
- V. Consideration and action regarding the minutes of the meeting of January 7th, 2026.**
The minutes of the meeting of January 7th, 2026 were presented to the committee. It was then moved by John Brown and seconded by Bob Adams to approve the minutes as presented. Dan Kolkhorst abstained from the motion. The motion carried.
- VI. Consideration and Action of items recommended for Summary Action.**
These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, and D and Residential items 2, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by Tricia Danto and seconded by John Brown to approve the residential summary list as presented. The motion carried unanimously.
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee did not recess to an executive session.

VIII. Reconvene in Public Session.

The committee did not recess to an executive session.

IX. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. Consideration and action for the proposed exterior improvements that include the addition of two canopy systems, two sets of double doors, two roof-mounted HVAC units, minor concrete changes and a staging and storage area.

The Woodlands Methodist Church

9201 Grogan's Mill Road

Lot 0650 Block 0599 Section 0999 Village of Research Forest

This item was withdrawn and was not heard by the committee.

- B. Variance request for the proposed temporary door and window graphics that exceed the maximum size and time allowed for display and include a social media reference.

GRI Woodlands Crossing LLC / Ojo de Agua

10720 Kuykendahl Road Suite 10B

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to

- The window graphics shall be adhered to the interior surface of the glass.
- Only one Business Name and "Coming Soon" may be displayed. Remove one set from the graphics.
- Remove reference to social media. The applicant may display their website address once under their business name.
- Provide updated sign specifications.
- The applicant "Ojo de Agua" is approved for temporary graphics through June 30, 2026. Should a time extension be required, applicant to contact staff no later than May 31, 2026.
- Must comply with The Woodlands Commercial Planning and Design Standards and center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- No other signage is approved other than what has been specifically submitted within this written approval, or previously approved. All temporary and permanent signage must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- C. Variance request for the existing vinyl graphics that do not comply with the shopping center criteria for size and location, include additional policy information and a QR code for hours of operation.

Indian Springs at Woodlands LTD / ONESWEAT Pilates

6777 Woodlands Parkway, Suite 206

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Graphics for name to be removed from exterior and reinstalled on the interior surface of the glass.
- A variance to display a 4"x4" QR Code directly below the business name as a white die-cut vinyl installed on the interior surface of the glass is conditionally approved. Remove "Check Our Schedule ", "Attendance Policy", "Studio Doors Will Lock...".
- Provide updated sign specifications for staff to verify conditions prior to the issuance of the permit and fabrication and installation of new graphics.
- No other signage is approved other than what has been specifically submitted within this written approval, or previously approved. All temporary and permanent signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Permanent signage must comply with The Woodlands Commercial Planning and Design Standards and center criteria.

- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

D. Variance request for the existing directional sign that includes the business name.

KPP II LLC / PsychPlus

10857 Kuykendahl Road, Suite 160

Lot 0554 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

X. Consideration and Action of Residential Applications and Covenant Violations.

1. Variance request for a proposed pool enclosure that will extend past the twenty-foot rear setback and include roofing material that does not meet the Residential Standards.

10 South Rambling Ridge Place

Lot 05, Block 02, Section 84 Village of College Park

This item was heard by the full committee. A representative for the item was present and addressed the committee.

The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by Tricia Danto to approve on the conditions:

- Owner must modify the roof to a material choice that is in compliance with the Standards.
- Owner must submit letters of no objection from adjacent property owners. (both side and two rear neighbors)
- Provide a landscape plan to soften and screen the view of the structure from the rear of the lot.

The motion carried unanimously.

2. Variance request for a proposed pergola with living area that will encroach past the rear setback and easement.

30 Perennial Canyon Drive

Lot 21, Block 1, Section 39 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to conditionally approve as follows: Meet code and standards. Plant and maintain native evergreen vegetation along the right side fence, similar to existing vegetation that will grow to a similar height along fence line, to screen the pergola and pool house from neighboring property. Maintain existing vegetation on the lot. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. Contact Harris County for any additional permitting requirements. The motion carried unanimously.

3. Variance request for a proposed circular driveway that exceeds the maximum width allowed, does not have a sixteen-foot minimum turning radius at the centerline, and the lot's front-line distance is less than 85 feet.

3 E Sunlit Forest Drive

Lot 07, Block 02, Section 22 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Tricia Danto and seconded by Andrew Freeman to deny the proposal as submitted. The motion carried unanimously.

4. Rehearing request to delay the submittal of comprehensive drainage and landscape plan, in addition to a Municipal Utility District Service Inspection Receipt from Woodlands Water, allowing the new home construction permit to be processed and submitted to the homeowner.

2 Coralvine Court

Lot 55, Block 2, Section 20 Village of Grogan's Mill

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Andrew Freeman to deny the rehearing request and adhere to the DSC's original action to submit a comprehensive drainage plan that define the overall site and any site topography, show any natural change in grade and define the direction the water flows onto and off of the property, and include specifications for drainage swales, piping, catch basins and drain outlets, a comprehensive landscape plan, a submitted with the same level of details as you would find on a sealed landscape plan. Trees #10 and #11 are approved for removal on the condition one 30-gallon native canopy tree is planted anywhere on the lot. Additionally, the homeowner should continue to move forward with submitting the tree removal application. The motion carried unanimously.

5. Variance request for a modified screened wall that encroaches past the platted building line.
2 Coralvine Court

Lot 55, Block 2, Section 20 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve on the condition improvements meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in The Residential Development Standards. Additionally, owner must plant and maintain native vegetation to soften and screen the view of the stone wall toward the street, and submit all plans that shows the revised location per the previously reviewed and submitted plans. The motion carried unanimously.

6. Variance request for modified new home construction driveways that will exceed the maximum width allowed.
4 Autumn Crescent

Lot 01, Block 04, Section 09 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve proposed driveway modification on the conditions:

- Left side driveway (egress to Autumn Crescent)-owner must submit a revised comprehensive landscape plan to soften and screen the view of the motor court and driveway expanse, now that the courtyard wall is no longer proposed. Landscape plan should include plantings that soften and screen the view of the motor court to the street and to the left side of the neighboring property. Portion of the driveway from the street to the motor court must be in accordance to the Residential Standards regarding maximum width.
- Right side driveway (egress to Hollymead)-is conditionally approved on the condition the owner submit a revised comprehensive landscape plan to soften and screen the view of the driveway expanse on each side, by planting and maintaining landscaped beds adjacent to each side of the driveway and in front of the flare to soften and screen the view to the street and adjacent tracts (see exhibit A).

The Owner must ensure that the placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Staff to review final plan submission to verify compliance with the committee's conditions of approval prior to the issuance of the permit. The motion carried unanimously.

7. Variance request for modified new home construction walkways that exceed the maximum width allowed.
4 Autumn Crescent

Lot 01, Block 04, Section 09 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve as presented. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Suggest the owner consider some landscaping to soften the view. The motion carried unanimously.

8. Variance request for a concept new home construction that exceeds the maximum living area allowed and encroaches into the rear setback.
108 S Timber Top Drive

Lot 4, Block 1, Section 15 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to table the item to a future meeting. The motion carried unanimously.

9. Variance request for an existing patio cover that encroaches the rear ten-foot easement and ten-foot setback.

7 Glen Erin Drive

Lot 40, Block 01, Section 61 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the existing patio cover on the condition the owner installs a trellis/privacy structure with integrated vegetation or some hanging plants to the side of the improvement, that would soften and screen the view of the patio cover from the side. Additionally, the owner should plant one native evergreen shrub at the front corner of the improvement to soften and screen the view to the adjacent side neighbor, where the window is located. All improvements must meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any other entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

10. Variance request for existing front and rear yard patio that exceeds the maximum allowed hard surface area and encroaches the front ten-foot easement and building line.

11 Auburn Path Drive

Lot 03, Block 01, Section 47 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve as presented. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

11. Variance request for existing walkways that exceed the maximum allowed hard surface area, encroaches the front ten-foot easement, exceeds the maximum allowed width, and is not a minimum of one foot away from the side property line.

11 Auburn Path Drive

Lot 03, Block 01, Section 47 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve as presented. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

12. Consideration and action for a Short Term rental

29 Brushwood Court

Lot 22, Block 06, Section 28 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Brown to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed six months. Owner must reapply by August 2026. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

13. Variance request for an existing pergola with a summer kitchen that was not built as permitted and encroaches the right-side easement.
103 South Bristol Oak Circle
Lot 36, Block 01, Section 11 Village of Alden Bridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the existing pergola and summer kitchen on the condition the improvement meets code and passes final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by the additional easement holders. Owner must obtain those approvals and may be subject to removal as needed. The motion carried unanimously.
14. Variance request for existing paving that encroaches the rear ten-foot easement.
15 Butterfly Branch Place
Lot 44, Block 02, Section 52 Village of Alden Bridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve on the condition the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal as necessary. The motion carried unanimously.
15. Variance request for a proposed walkway that will extend past the twenty-five foot platted building line and exceed the maximum width allowed.
7 Willowcrest Place
Lot 16, Block 01, Section 56 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve as presented. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
16. Variance request for existing paving that encroaches past the ten-foot rear easement.
31 Genesee Ridge Drive
Lot 08, Block 01, Section 11 Village of College Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to deny and allow with a Memorandum of Agreement requiring the owner to remove the paving from the easement or the lot once the owner moves, sells or transfers title, is no longer the primary resident or when the structure is in disrepair and in need of replacement, whichever comes first. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
17. Variance request for the existing waterfall that exceeds the maximum height allowed.
14 Larkspur Trail
Lot 64, Block 01, Section 18 Village of Indian Springs TWA
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve on the condition vegetation is planted to the right side of the grotto to soften and screen the view from the adjacent property. The improvement should meet code and pass final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
18. Consideration and action for a Short-Term Rental.
2 Candlenut Place
Lot 12, Block 01, Section 40 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the Short-Term Rental on the condition that the owner & other

designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by February 2027. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

19. Consideration and action for a Short-Term Rental.

30 Tranquil Glade Place

Lot 27, Block 02, Section 09 Village of Indian Springs TWA

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by January 2027. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

20. Consideration and action for a Short-Term Rental.

71 Winter Wheat Place

Lot 06, Block 01, Section 06 Village of Indian Springs WCA

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by January 2027. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

21. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

38 Shallowford Place

Lot 0011, Block 0001, Section 0018, Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

22. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

3 Kino Court

Lot 23, Block 01, Section 13, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the pursuit of legal action and authorize our attorneys and staff to

notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

7 Newgrove Court

Lot 58, Block 02, Section 99 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

24. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

31 Caufield Court

Lot 08, Block 01, Section 40 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by John Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

XI. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

The committee took no action on this item.

XII. Development Standards Committee Member Comments

The committee thanked everyone for their attendance. Bob Adams stated he would like an update on the status of the final Commercial Planning and Design Standards. Arthur Bredehoft reminded the committee of the upcoming joint RDRC/DSC meeting and reiterated the valuable role the RDRC plays in The Township's permitting review.

XIII. Staff Comments and Reports

Kimberly McKenna provided an overview of the joint meeting agenda.

XIV. Adjourn

There being no further business, there was a motion to adjourn at 6:00p.m. by Tricia Danto with a second by Bob Adams. The motion carried unanimously.

Development Standards Committee Meeting of 2/4/24

Name (Please Print)	Representing	Address	Agenda #
KINSEY LANE	KINSEY LANE	11 AUBURN PATH DR	10+11
SUSAN & DAVID SIMMONS	"	" " "	"
MARK HILMAN	Self	2 CORALVINE COURT	4+5
Chris McKee	Self	30 Perrenial	2
Jennifer Dowd	Self	7 Willowcrest Pl	15
Tyler Stampley	Magnolia Park/Lemna	103 South Bristol Oak Cir	13
KAYDELL BARRON	owner of home neighbor of current	11 Auburn Path Drive The W	10 & 11
ST Beroyman	Self	105 Rambling Ridge Pl	1