



## PUE ACKNOWLEDGEMENT

### Public Utility Easement Acknowledgement

*A Public Utility Easement (PUE) is a legal allowance that grants utility companies the right to access certain parts of private property to install, repair, maintain, or upgrade utility lines and equipment, such as electricity, water, sewage, and gas lines. Building something that ends up within a PUE can lead to several risks for the homeowner. This form is an acknowledgement of those risks.*

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**Owner Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Home Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Description of Improvement:** \_\_\_\_\_

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Some of the risks of installing or constructing within a PUE include, but are not limited to:

1. **Removal or Relocation:** Utility companies may require you to remove or relocate any structures or improvements that interfere with their access or operations within the easement area. This can be costly and is typically at the property owner’s expense.
2. **Legal Action:** If the property owner refuses to comply with the removal or relocation requests, the utility company may take legal action. This could result in a court order forcing the removal of the obstruction and potentially covering legal fees and damages.
3. **Access for Maintenance and Emergencies:** Even if the structure remains, utility companies retain the right to access their easements. This might mean they can, without notice, enter your property to perform necessary maintenance or emergency repairs, potentially causing damage to anything built in the easement area.
4. **Fines and Penalties:** Local governments or regulatory agencies might impose fines and penalties for violations related to building within a PUE without proper permits or authorization. ACC approval does not supersede government requirements. Check with the appropriate agencies to ensure you are authorized to build within a PUE.
5. **Difficulty in Selling Property:** Building within a PUE can also complicate selling your property. Prospective buyers may be deterred by the potential for future disputes with utility companies or the cost of removing or modifying unauthorized structures.

*(Please sign the acknowledgement on the following page.)*



As a homeowner within the Park at Blackhawk and Lakeside community, I hereby acknowledge and agree to the following conditions regarding the proposal to construct, install, or erect an improvement within the boundaries of a Public Utility Easement (PUE) on the above-referenced property:

1. **Acknowledgment of Risks:** I understand that building within the PUE poses various risks, including but not limited to the removal or relocation of the structure at my expense, potential legal actions, and the necessity for utility companies to access their infrastructure for maintenance or emergency purposes, which may result in damage to the improvement.
2. **Responsibility for Costs:** I accept full responsibility for all costs associated with compliance requests from utility companies or governmental agencies, including, but not limited to, removal, relocation, or modification of any structures or improvements erected within the PUE.
3. **Indemnification of the HOA and ACC:** I agree to indemnify and hold harmless the Park at Blackhawk and Lakeside, its Architectural Control Committee (ACC), board members, officers, agents, and employees from any and all claims, damages, losses, liabilities, expenses, or costs (including attorney's fees) arising out of or in connection with the construction, installation, or presence of structures or improvements within the PUE.
4. **Compliance with Laws and Regulations:** I shall ensure that all improvements comply with local, state, and federal laws, ordinances, and regulations, including obtaining all necessary permits and approvals before commencing construction.
5. **No HOA or ACC Responsibility:** I acknowledge that the Park at Blackhawk and Lakeside and its ACC are not responsible for reviewing the legality or advisability of constructing improvements within the PUE. The decision to proceed is based solely on my judgment and acceptance of the risks involved.

By signing below, I affirm that I have read, understand, and agree to all terms and conditions outlined in this acknowledgment form.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

If you have questions or concerns regarding the architectural approval process or public utility easements, please contact the Community Standards Coordinator by email at [BlackhawkCompliance@goodwintx.com](mailto:BlackhawkCompliance@goodwintx.com).