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**RIVER PARK RANCH
CONSTRUCTION APPLICATION**

The following 4 page Application should be used to secure Architectural Control Committee approval for construction of any Workshop, Barn, Shed or other Storage Outbuildings.

Date _____ Legal Property Description _____

Property Owner(s) _____

Mailing Address _____

Home Phone _____ Work Phone _____ Cell Phone _____

FAX _____ Email _____

Builder _____

Mailing Address _____

Office Phone _____ FAX _____

Proposed Improvement _____

Proposed Commencement Date _____ Completion Date _____

The undersigned ("Applicant(s)") hereby request River Park Ranch Architectural Control Committee ("Committee") to review and approve the construction of all the improvements described above in accordance with all plans and specifications attached. In addition, as part of this request, Applicant(s) acknowledge, represent and agree as follows:

- A. ACC approval of all proposed improvements associated with this application shall expire 12 months from the date of such approval.
- B. Applicant(s) have carefully read and reviewed the Declaration of Covenants, Conditions and Restrictions ("DCCR") and the Construction Regulations and Specifications ("CRS") applicable to the above referenced property.
- C. Applicant(s) agrees that all proposed improvements will be made in compliance with such Declaration of Covenants, Conditions and Restrictions and Construction Regulations and Specifications and/or as approved by the Committee.
- D. Applicant(s) understands and agrees if the committee approves this application and the agreements or representations made by Applicant(s) are not complied with in total, the Committee will revoke and rescind its approval of the application and Applicant(s) may be subject to fines and penalties as set forth in the RPR POA Fine Schedule filed with Montgomery County.
- E. Any and all construction of the above proposed improvements (including but not limited to lot clearing, ground disturbance activities, form placement, etc) may commence **only** after the Applicant(s) have been notified in writing by the Committee that this request has been approved. Initiation of any work without prior ACC approval as set forth herein may subject the property owner(s) to fines and penalties as set forth in the RPR POA Fine Schedule filed with Montgomery County
- F. As specified in the DCCR, the Committee is allotted 30 days from the date of receipt to complete all reviews and approvals of plans and applications.
- G. Applicant(s) may request in writing special permission to begin lot clearing and tree/brush removal prior to receipt of the committee's written approval of the proposed improvements. Such requests will be handled in a prompt fashion by the Committee as to not interfere with development of any lot.
- H. Applicant(s) must notify the Committee, in writing, of the initiation date for all ground breaking activities associated with construction of any workshop, barn, shed or storage outbuilding.
- I. All improvements must be completed within 12 months from the date foundation forms are placed and approved by the ACC.

PLEASE NOTE: Applicant(s) may be subject to fines and penalties for failure to meet any of the above representations and agreements. Fines will be applied as detailed in the RPR POA Fine Schedule filed with Montgomery County. In addition, failure of the applicant(s) to meet specific requirements as specified in this application may result in forfeiture some or all of the required deposits.

**RIVER PARK RANCH
CONSTRUCTION APPLICATION**

Workshops, Barns, Sheds or Storage Outbuildings (page 2 of 4)

J. Each application made to the committee for workshops, barns, sheds or storage outbuildings shall be accompanied by but not limited to:

1. Current survey of property showing all boundaries and dimensions of lot for which improvement is being proposed. Survey must be from licensed surveyor or Survey Company and be no more than 12 months old from the date application is submitted.
2. Two (2) complete sets of Plans and Specifications for all proposed construction and improvements.
 - a. Site plan indicating the location/dimensions of all proposed structures on the lot. Setbacks and distances from all property lines must be shown for all improvements and be in accordance with the DCCR. The required survey noted above may be used to show these dimensions.
 - b. Exterior elevations (for all sides) indicating colors to be used and floor plans.
 - c. Complete Foundation plans including cross sections of all beams and piers (as applicable).
 - d. Floor plans including framing plans, wall sections indicating details of construction, ceiling and floor joist size, directions of spacing, roof sections, structural details and construction materials/colors to be utilized.
3. All associated River Park Ranch Architectural Control Committee deposits

K. Deposits:

1. A deposit will be placed with the Architectural Control Committee (ACC) with the initial application for construction for any workshop, barn, shed or storage outbuilding. **The required deposit is \$250.00.**
2. Once the construction is completed, the property owner should apply in writing to the ACC requesting a refund. The ACC will check the building site for cleanliness and compliance with the Declaration of Covenants, Conditions and Restrictions and Construction Regulations and Specifications. If the ACC notes non-conformance with the Declaration of Covenants, Conditions and Restrictions and Construction Regulations and Specifications or that additional clean up is needed, the ACC will notify the property owner in writing, requesting that these items be remedied. Once the item or items are remedied, the property owner should reapply to the ACC for a refund of the deposit.
3. Once approved by the ACC, a request for refund will be forwarded to the Board for processing. Deposits will be returned to the address of the property owner noted on the application unless otherwise directed.

PLEASE NOTE: Upon receipt of this application and appropriate supporting documents as outlined, an ACC Member will contact you to discuss the process going forward and to address any questions you may have. If any plans, drawings, specifications, or other documents are not included at the time of submission; this application will automatically be rejected and you will be notified as to deficiencies needing to be addressed before further processing of the application can be completed.

Date Executed: _____

Date Received and Accepted: _____

Applicant(s) / Property Owner(s)

ACC Member

Builder

**RIVER PARK RANCH
GENERAL CONSTRUCTION REGULATIONS AND SPECIFICATIONS**

Workshops, Barns, sheds or storage outbuildings (page 3 of 4)

SPECIAL NOTE: The River Park Ranch Architectural Control Committee would like each property owner to consider the rolling topography and the many trees on the property when determining site plans, driveways, landscape plans, building materials, etc. The following regulations and specifications are complementary to and/or supplemental to those outlined in the Declaration of Covenants, Conditions and Restrictions (DCCR) applicable to each property. Applicant(s) should carefully review the DCCR prior to application submittal to ensure compliance with all applicable requirements.

- 1) **Trees:** Live trees which are four inches (4") or larger in diameter shall not be cut down without the prior written consent of the Architectural Control Committee.
- 2) **Site Clearing and Inspection:** The building(s) location(s) must be clearly flagged and an inspection completed by an ACC member before any site clearing can occur to insure setbacks are correct and trees protected. Any entrance culvert planned to provide ingress/egress to the proposed barn, shed or storage outbuilding is required to be installed prior to initiation of any site work and will be subject to the paving requirements noted in the DCCR for all entrances to any lot. Applicant(s) should contact the Montgomery County Engineer's office to determine culvert size as required.
- 3) **Setbacks:** All workshops, barns, sheds or storage outbuildings must located behind the primary residence and in no case be closer then a minimum of 75 feet from the front property line adjacent to the street. Any barn to be used for livestock must be at least a minimum of 45 feet from the side and rear property line. All other workshops, barns, shed or storage outbuildings must be a minimum 25 feet from the side and rear property lines. No improvements shall be placed or be permitted to remain within designated utility easements which may damage or interfere with the installation or maintenance of utilities nor on or across any designated drainage easement as set forth on the plat for River Park Ranch.
- 4) **Miscellaneous Construction Guidelines:**
 - a) All workshops, barns, shed and storage outbuildings shall be of all new materials and shall be of equivalent and harmonious construction, design and color to the main residence. All plans for such construction must be submitted for ACC approval prior to their construction.
 - b) Propane tanks, wellheads and related tankage and air conditioning units associated with the proposed improvements must be concealed as viewed from the street fronting the property. Property owners are encouraged to design such concealment into their initial construction plans.
 - c) The builder and/or Property Owner must provide garbage containment in an effective manner to keep the construction area clean and prevent construction materials and trash from blowing around.
 - d) Access to the construction area is limited to the driveway or proposed driveway area; adjacent lots are not to be used for access. No vehicles of any type shall be parked upon the roads or right of ways.
 - e) Contractor Signs are limited to the builder only and may be no larger than 48" X 48". Once the structure is completed and occupied, the builder sign will be removed at the time of occupancy.

I hereby accept and acknowledge these River Park Ranch Construction Regulations and Specifications (CRS) as well as those requirements as defined in the Declaration of Covenants, Conditions and Restrictions(DCCR) and will apply and adhere same in the completion of the construction being applied for with this application.

Date Executed _____

Applicant(s) / Property Owner(s)

Builder

**RIVER PARK RANCH
CONSTRUCTION APPLICATION**

Building Foundation Waiver

Workshops, Barns, sheds or storage outbuildings (page 3 of 4)

The following waiver is required to be submitted as part of any Construction Application Package where a concrete foundation is to be used whether or not said foundation has not been designed by and sealed by a Professional Engineer.

The undersigned understand it is the recommendation of the River Park Ranch Architectural Control Committee that a Professional Engineered foundation design based on a soil test of the construction site be used in all construction. As to the foundation associated with this application, the Applicant(s) represent the following:

- The applicant(s) have elected to use a Professional Engineer designed foundation. An Approved and Sealed foundation plan has been included as part of the building plan review application package.

- The applicant(s) have elected to not use a Professional Engineer designed foundation.

Regardless of the above selection, the applicant understands that foundation selection, design and construction is solely the responsibility of the applicant. The applicant further agrees to release the River Park Ranch Architectural Control Committee and the Property Owners Association Board of Directors, from any and all liability associated with this application.

Date Executed: _____

Applicant(s) / Property Owner(s)

