

**RIVER PARK RANCH
ARCHITECTURAL CONTROL COMMITTEE
APPLICATION FOR RESIDENTIAL APPROVAL**

The following 4 page Application should be used to secure Architectural Control Committee approval for construction of any Primary Residence and/or Guest House

Date _____ Legal 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 to construct the improvements described above in accordance with all plans and specifications attached. In addition, as part of this request, Applicant(s) represent and agree as follows:

- A. 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.
- B. 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 as approved by the Committee.
- C. 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.
- D. 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. 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.
- E. 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.
- F. Applicant(s) must notify the Committee, in writing, of the initiation date for all ground breaking activities as well as form placement. Applicant(s) must provide a form survey to the Committee prior to any concrete placement.
- G. All improvements must be completed within 12 months of this initiation date

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 noted below in section I.

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ARCHITECTURAL CONTROL COMMITTEE
APPLICATION FOR RESIDENTIAL APPROVAL**

Residences and/or Guest Houses (page 2 of 4)

H. Each application made to the Committee shall be accompanied by but not limited to:

1. Two (2) complete sets of Plans and Specifications for all proposed construction and improvements.
 - a. Recent survey of property (within last 12 months) showing all boundary lines, easements, etc.
 - b. Site plan indicating the location/dimensions of all proposed structures on the lot(s), including the proposed locations for propane tanks (if applicable), wellhead(s) and tank(s), fencing and mailbox. Setbacks and distances from all property lines must be shown for all improvements and be in accordance with the DCCR.
 - c. Exterior elevations (for all sides) and floor plans for all structures (including residence, guest house, barns, workshops, etc).
 - d. Design elevations and construction specifications for mailbox.
 - e. Complete Foundation plans including cross sections of all beams and piers (as applicable).
 - f. Framing plans including: wall sections indicating details of construction, ceiling and floor joist size, directions of spacing, roof sections, structural details and construction materials to be utilized.
2. Swimming Pool and /or spa design and plan (if applicable).
3. All associated River Park Ranch Architectural Control Committee deposit as shown in Section I.

I. Deposit:

1. A deposit will be placed with the Architectural Control Committee (ACC) with the initial application for construction, whether that is the principle residence, barn, or guest quarters. Once the construction is as 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.
2. Construction Activity Deposit (Refundable)..... \$2250.00

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.

Executed this _____ day of _____, _____

Applicant(s) / Property Owner(s)

Builder

Received and accepted this _____ day of _____, _____

ACC Member

**RIVER PARK RANCH
CONSTRUCTION REGULATIONS AND SPECIFICATIONS**

Residences and/or Guest Houses (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 and recommends discussing such details with your architect and builder 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 slab location 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. Clearing of some underbrush during determination and placement of the slab location is allowed. An entrance culvert is required for each lot prior to initiation of any site work. Applicant(s) should contact the Montgomery County Engineer's office to determine culvert size as required.
- 3) **Residence Size and Construction:**
 - a) Each permanent residence constructed on a lot shall have a living area of no less than 2400 square feet of cooled and heated space, exclusive of garages, carports and porches.
 - b) An engineered concrete slab is required for the main residence or the enclosed release must be signed.
 - c) All residences must have a minimum of a two car garage, either attached or detached.
- 4) **Setbacks:** All improvements, except fences shall be set back a minimum of 75 feet from the front property line adjacent to the street and 25 feet from the side and rear property lines, except any barn shall be a minimum of 45 feet from the side and rear property line. Eaves, steps and open porches are considered improvements and must be within the designated setback 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.
- 5) **Miscellaneous Construction Guidelines:**
 - a) Separate garage buildings, storage facilities, servant quarters, and guest houses 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) **Mail Boxes:** All mail boxes shall be designed and constructed using materials consistent with exterior of the primary residence. Drawing and placement of same must be approved by the ACC as outlined in application documentation (see attached drawings for guidance in mailbox design).
 - c) A portable toilet is required for each lot during the construction phase and shall be removed after construction is complete.
 - d) 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.
 - e) **Fences:** Each owner is encouraged to fence their land as soon as possible. The frontage fence will consist of three rail white vinyl. No chain link fences will be allowed.
 - f) 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.
 - g) 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 AS WELL AS THOSE REQUIREMENTS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed this _____ day of _____, _____

Applicant(s) / Property Owner(s)

Builder

**RIVER PARK RANCH
ARCHITECTURAL CONTROL COMMITTEE ADDENDUM**

RIVER PARK RANCH BUILDING FOUNDATION WAIVER

Residences and/or Guest Houses (page 4 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.

I/WE 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 RESIDENTIAL CONSTRUCTION SITE IS USED IN ALL CONSTRUCTION.

I/WE HAVE ELECTED TO USE AN ENGINEERED FOUNDATION. WE HAVE INCLUDED AN APPROVED AND SEALED FOUNDATION PLAN AS PART OF THE BUILDING PLAN REVIEW APPLICATION PACKAGE.

I/WE HAVE ELECTED NOT TO USE AN ENGINEERED FOUNDATION.

REGARDLESS OF THE ABOVE SELECTION, I/WE UNDERSTAND THAT FOUNDATION SELECTION AND CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE APPLICANT. I/WE THEREFORE RELEASE THE RIVER PARK RANCH ARCHITECTURAL CONTROL COMMITTEE and CSCS MANAGEMENT, LLC, THEIR OFFICERS AND ENTITIES FROM ANY AND ALL LIABILITY.

Executed this _____ day of _____, _____

Applicant(s) / Property Owner(s)

