

## To: Property Owners Considering Building in La Reata

The Architectural Control Committee (ACC) composed these guidelines to assist you in the construction of your home. We hope it will answer some commonly asked questions and give you guidance. It is our desire to help ensure the building of your home is an exciting and pleasant experience. Please contact us if we can answer any questions or be of further assistance. When you are ready to build, submit this application to the ACC Chair along with two sets of building plans and two sets of site plans, both signed and dated. Once your application is approved, you will be matched up with a volunteer ACC committee member who will be a resource to monitor your progress during construction and support you in the building process.

### Before you begin the building process:

- First, thoroughly read the **Covenants, Conditions, and Restrictions (CCRs)** of La Reata Ranch so that you can comply with them. Situations where the CCR's have not been met have resulted in delaying the closing process on loans. With informed and thorough planning, problems can be avoided and the building process will be much smoother.
- Contact the **Bastrop County Development Services** to get the latest versions of their Development Services Application, and current regulations for Construction, Driveway/Culvert, 911 Addressing, and On-site Sewage Facility.  
<http://www.co.bastrop.tx.us/site/content/development-services>
- Get to know your neighbors and families who have been through the building process that can provide valuable information. The residents here care deeply about our lovely forest and the wildlife that reside here. Preservation of this natural habitat is very important.

### Developing the Site Plan

- As you begin laying out your home and driveway, try to remove *as few trees* as possible.
- Carefully consider how your driveway will approach your garage. You might be able to use your electrical right of way as your driveway.
- When deciding where to clear for the power lines, see which property line will have the least number of trees removed. You might be able to share the same utility easement with your neighbor. Going with underground electrical will eliminate the need to clear a wide path.
- Stake out where you are considering putting your home before you begin clearing.
- When clearing your property, start slowly with underbrush, cedars, and small yaupons.

**Important note: burning is NOT allowed in La Reata unless water is available on the site.**

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This Section for ACC Use Only

**Two sets of building plans:**

**Two sets of site plans; signed and dated:**

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

Approved:

Disapproved:

Comments: \_\_\_\_\_

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Chair: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

**Architectural Control Committee**

**Approval Request Form**

**Property Owner:** \_\_\_\_\_ **Lot Number:** \_\_\_\_\_

Current Address of Property Owner \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Other \_\_\_\_\_

**Builder:** \_\_\_\_\_ Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ FAX Number: \_\_\_\_\_

Contact: \_\_\_\_\_

**Request for: (Check all blocks that apply)**

**Building Approval**

Building Type:  **Residence**  **Guest House**  **Outbuilding**  **Pool**  **Fencing**  **Other**

Description: \_\_\_\_\_

Foundation Type:  **Slab**  **Pier and Beam**

Do you plan on living on the property **during** construction?  **Yes**  **No**

Documentation:  **Two Sets of Building Plans**  **Two Sets of Site Plans (signed and dated)**

**Variance**

Description: \_\_\_\_\_

**Lot Consolidation** **Lot numbers:** \_\_\_\_\_

Description: \_\_\_\_\_

**Property Owners are responsible for all activities on their property including the following:**

- Have a Port-a-Can brought to your property before construction begins.
- Give copies of all county required permits and state required inspections to your ACC Member Contact or the ACC Chair.
- Submit a Request for Approval to the ACC if you plan on living on your property during the construction period.
- To request a builder's sign to be displayed on the property, send in a request to the ACC.
- The exterior of your home must be completed within six months after the date the slab is poured. If you exceed the six months, you will need to request an extension from the ACC.
- Ensure that roads and roadsides are free of any debris including, but not limited to, mud, rocks, and boards. Roads should be checked at the end of each workday. No concrete over pours can be made on right of ways, easements, ditches, or roadsides.

- Ensure that all trash and litter generated by the construction process is kept in a dumpster to prevent it from spreading to adjoining properties and roadsides.
- Do not leave vehicles or trailers parked on roadways. No overnight parking on roadway or in ditches is allowed. Any such parking is unsafe and vehicles will be towed at owner's expense.

*For dwellings, notify the ACC of the following events during the construction process:*

- Foundation Pour
- Foundation Inspection
- Framing and Mechanical Inspection
- Estimated and Actual Exterior Completion Date
- Final Inspection
- Occupancy

**By my signature below, I acknowledge that:**

1. Approval of this application is issued based on plans and specifications herein. In the event of substantial changes, I am required to submit a revised site plan for additional review.
2. Any required variances must be obtained prior to beginning the work that involves the variance.
3. The planned septic tank system or other sewage disposal system meets all applicable laws, rules, standards, and specifications.
4. I am bound to all rules and regulations relating to development in La Reata Ranch Subdivision including:
  - The CCRs and By-laws of La Reata Ranch
  - Bastrop County Development Requirements
  - State of Texas Requirements for Development or Remodeling in Unincorporated Areas
5. It is my responsibility to ensure that all provisions of this application are faithfully performed.

**Signed on this day \_\_\_\_\_ concerning all work to be performed on Lot # \_\_\_\_\_  
La Reata Ranch, Smithville, Texas, Bastrop County.**

**Property Owner(s)**

_____	_____
Signature	Printed
_____	_____
Signature	Printed

If you want your builder or agent to speak for you during construction, please indicate below.

I authorize \_\_\_\_\_ of \_\_\_\_\_ to act on my behalf pertaining to  
NAME OR N/A COMPANY OR N/A

all aspects of the construction of the aforementioned home/property. \_\_\_\_\_ INITIALS \_\_\_\_\_ INITIALS