



## Architectural Control Committee Guidelines and Approval Request Form

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.**

**IMPORTANT: It is the lot/homeowners responsibility to ensure that the placement of any structure be within the deeded recorded building setback (100 ft from the Public R.O.W., 25 ft from any side boundary, and 50 ft. from the rear boundary). The ACC does not warrant that any provided measurements meet the standards and setback as required by deed or established by a professional surveyor. Lot/homeowners are encouraged to consult with a Registered Professional Licensed Surveyor (RPLS) before establishing the homesite location. Failure to meet the aforementioned setback may result in disapproval of your plan or other legal action by the Board of Directors.**

I have read and understand the above guidance.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

ACCRequestForm 11/20/2020.doc

Property owner name: \_\_\_\_\_ & lot number: \_\_\_\_\_



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.
- Provide copies of all required permits and 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, contact your ACC Member.
- 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. Concrete over pours may not be 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.
- Overnight parking of trailers and vehicles on roadway or in ditches is not permitted. Vehicles may 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 o 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.
- 6. It is my understanding that approval of this application is valid for one (1) year from date of approval.**

**Signed on this day \_\_\_\_\_ concerning all work to be performed on Lot # \_\_\_\_\_**

**Property Owner(s):**

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

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

I authorize (name of agent) \_\_\_\_\_ of (name of contractor) \_\_\_\_\_  
to speak on my behalf pertaining to all aspects of the construction of the aforementioned home/property.

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_



This section for ACC use only:

Concerning the above application at lot \_\_\_\_\_

Two sets of building plans. Date received: \_\_\_\_\_

Two sets of site plans, signed and dated. Date received: \_\_\_\_\_

Approved       Disapproved      Date: \_\_\_\_\_

Comments:

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

Site Coordinator: \_\_\_\_\_ Signature: \_\_\_\_\_