

**BANDERA RIVER RANCH
ARCHITECTURAL CONTROL COMMITTEE QUESTIONNAIRE**

All new construction lots must be cleared of brush and debris within 30 days per ACC guidelines. Burning on a new construction lot is not allowed per the DRROA burn permit guidelines.

For all new home construction, driveways, and fences you will need to call Texas 811 before you dig.

- _____ Application for residence only (Complete Part I and Part III)
_____ Application for other than residence, i.e. fences, storage, etc.
(Complete Part II and Part III)
_____ Application for both residence and other (Complete Parts I, II and III)

OWNERS NAME _____

ADDRESS _____

UNIT _____ BLOCK _____ LOT _____

E-MAIL (required) _____ **Telephone#** _____

BUILDERS NAME _____

ADDRESS _____

ZIP _____ TELE# _____

E-MAIL (required) _____ **Telephone #** _____

APPLICATION IS HEREBY MADE FOR APPROVAL OF THE PROPOSED CONSTRUCTION DESCRIBED HEREIN:

PART I (Residence only)

1. Livable Square Footage (air conditioned) _____
2. Percentage of siding is Masonry (brick, rock, stucco, etc.) _____ (See Masonry Guidelines on website)
Masonry type _____ Other _____ siding (type) _____
3. Garage
Attached _____ Detached _____
4. Start date: _____ Completion date: _____
5. Setbacks From Property Line (Required) (Include overhangs, decks, pools, etc.)
 - A. Front _____ ft. Back _____ ft. Left _____ ft. Right _____ ft.
 - B. Shortest distance from street lot line to main dwelling unit (foundation) _____ ft.
6. Roof Construction (type & wt) _____
Rood Pitch _____
7. Exterior Color Scheme _____
8. Type of Paving for Driveway _____
Length and Width of driveway _____
Over Water Main? _____

If over a water main, you must contact the BRRWSC at (830) 796-4199 for instructions on driveway construction with allowance for brick pavers. You MUST Call Texas 811 as well.

IF THE ANSWER TO ANY OF THE FOLLOWING IS YES, EXPLAIN IN COMMENTS.

Following construction will there be:

9. Any trailers or other temporary structures? YES _____ NO _____
10. Any barns, storage buildings, or separate structures? YES _____ NO _____
11. Any visible tanks? YES _____ NO _____
12. Any fences? (If so, describe) YES _____ NO _____
13. Any communication device (tower, satellite dish)? YES _____ NO _____
14. Are you requesting a variance from any of the deed restrictions? YES _____ NO _____

COMMENTS: _____

PART II (Projects other than a residence, must fill out ALL lines for submittal)

A. GARAGE, STORAGE BUILDING, FENCES OR OTHER SEPARATE STRUCTURES:

TYPE OF STRUCTURE _____

1. Measurements _____
2. Construction materials _____
3. Setbacks from property line:
- a. Front _____ ft. Back _____ ft. Left _____ ft. Right _____ ft.
- b. Describe location - Locate on a Plot Plan:
- _____

4. Start Date _____ Completion Date _____

5. Fence: Height _____

NOTES: _____

PART III (REQUIRED INFORMATION FOR ALL APPLICATIONS)

EXHIBIT A ATTACHED: PLANS (foundation, floor, roof & elevations)

Comments: _____

EXHIBIT B ATTACHED: SPECIFICATIONS

Comments: _____

EXHIBIT C ATTACHED: PLOT PLAN

Comments: _____

I understand that the State of Texas has established certain standards of construction of plumbing and at completion a certified plumbing inspector must certify compliance prior to the water utility accepting my application for continuous service. Service during construction is temporary service.

I understand that the materials comprising in this application shall be retained by the Architectural Control Committee upon approval. Applicants agree not to begin construction until approval is obtained and by signing this application certify that no construction work or installation of any improvements has been initiated.

A fee of \$850.00 and a Security Deposit of \$2000.00 shall be required with each application to the ACC for construction of a residence. The Security Deposit will be refunded, less any fines for violations, upon completion of the residence. There is a fee of \$35.00 for all other applications, to help defray the costs of processing the application, response and monitoring of the construction.

Application checks/cash will be submitted upon receipt. If the applicant changes their mind/cancels the project, the DRROA will retain 50% of the fee and issue a check for the remainder to the applicant.

Applicants must be current in their annual assessments for any application approval.

The undersigned hereby acknowledges that they have the most current set of the construction rules and have read them and will comply with such rules. It is also understood that the owner is responsible for compliance by the contractor and any sub-contractors and a new construction permit will not be issued until the site is cleared of all brush, cutting, etc.

APPLICANT(S) Signature:

_____/_____
Date
_____/_____
Date

Bandera River Ranch ACC Permit Contractor/Builder Checklist

(must be signed and dated before application is considered)

- _____ Submit a copy of your approved Bandera County Development Permit with your ACC application for new construction.
- _____ Building Permit, Letter of approval and instructions will be sent by email when approved.
When received post permit at jobsite.
- _____ A Porta-Can and roll off type dumpster must be at each major jobsite prior to the start of the project and must remain on site until construction is finished. Jobsite must be kept clean of trash and debris by use of a roll off dumpster. Burning of any construction materials is not allowed.
- _____ Review Rules and Covenants prior to completing application.
- _____ Requirements for completion of entire project. New home exterior 6 months, interior 12 months.
Small projects 6 months.
- _____ Any planned or unplanned changes to the project must be communicated to the ACC immediately.
- _____ Project is subject to work stoppage if rules are not being followed with a possible assessment of a fine.
- _____ All setback measurements must be taken from the property lines.
- _____ New Home Construction – Driveways must be completed prior to taking occupancy of home.
- _____ Contact BRRWSC if your driveway goes over a water main, brick pavers may be required.
- _____ Water and Electricity must be provided to the worksite prior to the beginning of construction.
- _____ Engineered foundation inspection report must be filed with the ACC as soon as possible.
- _____ Any building requiring a concrete slab, requires the ACC to measure and sign off before any concrete can be poured. Call the DRROA office at least 3 days before pouring of concrete so inspection can be scheduled.
All concrete pours and construction must be between the hours of 7 a.m. and 7 p.m.
- _____ CSI (Certified Septic Inspection) report must be completed w/in 30 days of completion
(CSI Report must be completed by a licensed plumber: completed report delivered to BRR HOA)

Contractor/Builder: _____

Date: _____

Property Owner: _____

Date: _____

Owners and/or contractors are required to keep a reasonably clean job site and to avoid allowing building materials, paper, or other refuse to litter the area. All brush, tree limbs or other cuttings on new construction must be chipped or removed from the site within thirty (30) days from the time of cutting and shall not be stacked in the road right-of-way during such time. There is NO BURNING OF ANY TYPE, materials, brush or warmth, allowed on any new construction site.