BANDERA RIVER RANCH ARCHITECTURE CONTROL COMMITTEE

BUILDING PERMIT CHECKLIST
(Must be filled out and attached to application.)
(Revised August 12, 2026)

Name of Applicant_____

Address of Applicant_____Unit____Block____Lot(s)_____

_____ Check for Application Fee

_____ Completed ACC Questionnaire Application

_____ Complete Set of Working Plans

_____ Plot Plan that shows all existing structures on property and new additions.

_____ Bandera County development permit.

_____ Certified septic inspection

_____ Photos, Pictures, Drawings for small projects
Such as storage building, fences, etc.…

_____ Release of Easement (if necessary)

_____ Engineered Foundation Plan

_____ Certified Engineers Site Survey

_____ You MUST call Texas 811 for all new home construction, driveways, and if you are building a fence on the property lines or in any easement.

Questions? Contact the ACC at the following e-mail address: drroaacc@gmail.com

Below is to be completed by the DRROA Office Manager.

Permit number: _____

Payment Type: (Check) (Cash) (Money Order): _____

Date funds received: _____ Amount received: _____

BANDERA RIVER RANCH
ARCHITECTURAL CONTROL COMMITTEE QUESTIONNAIRE
Attention!
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 Texas811 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)

DATE_____UNIT_____BLOCK_____ LOT_____

OWNERS
NAME_____

ADDRESS_____

_____ZIP_____TELE#_____
E-MAIL (required)_____

BUILDERS NAME_____

ADDRESS_____

CITY_____ZIP_____TELE#_____

EMAIL ADDRESS _____

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.) _____**
7. **Exterior Color Scheme _____**
8. **Type of Paving for Driveway_____ Over Water Main? _____**

If over a water main, you must contact the BRRWSC for instructions on driveway construction with allowance for brick pavers. You MUST Call Texas 811.

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

<u>Following construction will there be:</u>

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 <u>ALL</u> lines for submittal)

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

TYPE OF STUCTURE: _____

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. If a fence: Height_____

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.

APPLICANTS (Owners):

_____ _____

Date

_____ _____

Date

Bandera River Ranch ACC Permit Checklist

(each line item must be initialed and signed by the builder and property owner and dated before application is considered)

____ Building Permit, Letter of approval and instructions will be sent by email when approved. When received post permit at jobsite. Depending on the scope of your project, this permit expires 6 or 12 months from the issuance date. You must apply for an extension before the permit expires. You may not continue your project under an expired permit. Depending on the scope of your project, there is a non-refundable filing fee for the extension application. $850.00 for new homes and $35.00 for other projects. If your extension is approved, the extension period will be for 6 months.

_____ **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.

____ I have reviewed and understand the Bandera River Ranch 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 in writing 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 and front walkway (steel reinforced concrete, minimum 4' wide and 4" thick and must be completed prior to taking occupancy of home.

____ Contact BRRWSC if your driveway goes over a water main, brick pavers are 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.**

_____ Submit a copy of your approved Bandera County Development Permit with your ACC application for new construction.

Builder: _____ Date: _____

Owner: _____ Date: _____

This application will not be considered if it is incomplete.

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.