

# Hidden Springs Ranch Homeowners Association

## Architectural Control Committee Approval Request Form

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P.O. Box 362  
Dripping Springs, TX 78620  
Telephone-(512)858-0853  
Email-[acc@dshiddenspringsranch.com](mailto:acc@dshiddenspringsranch.com)

Article 1, Section 1.1. of the Declaration of Covenants, Conditions and Restrictions for Hidden Springs Homeowners Association specify that "Prior to the construction, remodeling or alteration of any building or other structure on any Lot or Lots, final plans and specifications shall be submitted in duplicate by a Lot Owner to the Architectural Control Committee (as hereinafter defined) for approval and no construction shall commence until such plans have been approved."

And Article 1, Section 1.10. "Any and all landscape plans of front yards and of side yards not enclosed by solid fencing, including alterations, changes or additions thereto, shall be subject to written approval by the Architectural Control Committee."

To assist in your compliance with these restrictions, please complete the following form and submit with your plans and specifications for the proposed Improvement.

**HSR Lot Number and Street Address:** \_\_\_\_\_

Property Owner(s) Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Contractor Name and Company: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Contractor Phone Number: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Date Request Submitted:** \_\_\_\_\_

(You will receive a response within ten (10) days after the Chairman of the ACC **receives** the request.)

**New Building Construction:** The plans and specifications to be so submitted will not be considered complete without all of the following items unless waived by the Committee:

- Two sets of complete building plans. (One set to be returned once approved.)
- One set of complete building plans shrunk to letter or legal paper size.
- A plot survey showing the location of proposed construction, septic system, propane tank (to be installed underground), landscape, fence, pool, deck/patio, outbuildings, or playscape if applicable.
- A copy of septic system approval by Hays County Health Department.
- A specification sheet listing interior and exterior materials to be used.

<b>Yes</b>	<b>No</b>	<b>Above documents should contain, but not be limited to, the following information: (To be checked off by the ACC after submission.)</b>
<input type="checkbox"/>	<input type="checkbox"/>	1.3 Minimum required air conditioned space of 2,200 SF total and a minimum of 1,500 SF on the first floor of a two story residential structure.
<input type="checkbox"/>	<input type="checkbox"/>	1.4 Garage shall be attached with side or rear entry; space for a minimum of two (2) conventional; same design and materials as main structure.
<input type="checkbox"/>	<input type="checkbox"/>	1.5 Driveways shall be surfaced with concrete, asphalt, or pavers; a width of not less than twelve feet (12'); a culvert is required.
<input type="checkbox"/>	<input type="checkbox"/>	1.6 The lot will be graded so that surface water will flow to streets and drainage easements, or natural drainage prior to commencement of construction.
<input type="checkbox"/>	<input type="checkbox"/>	1.7 No structure of any kind shall be nearer than twenty feet (20') to any inside line of any Lot.
<input type="checkbox"/>	<input type="checkbox"/>	1.8 All septic systems shall be inspected in accordance with the Hays County, Texas Environmental Health Department standards.
<input type="checkbox"/>	<input type="checkbox"/>	1.8 A portable toilet will be required during building construction upon each individual Lot.
<input type="checkbox"/>	<input type="checkbox"/>	1.8 All propane tanks shall be installed underground.
<input type="checkbox"/>	<input type="checkbox"/>	1.8 Any control boxes, valves, connections, utility risers or refilling or refueling devices shall be completely landscaped with shrubbery so as to obscure their visibility from the streets and neighbors.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(a) The exterior surface shall not be less than seventy-five percent (75%) brick, brick veneer, stone, stone veneer, or stucco. (Cementitious siding is not considered masonry.)
<input type="checkbox"/>	<input type="checkbox"/>	1.9(a) All chimney or fireplace enclosures facing a public street shall be one hundred percent (100%) brick, brick veneer, stone, stone veneer, or stucco.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(a) Exterior paint and stain colors are subject to approval.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(a) Roof shall be of a composition material with a minimum 25-year dimensional shingle or better quality.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(a) Roof color must appear to be weathered wood shingles, black, slate, enamel finished metal, standing seam galvanized, or tile.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(a) Roof pitch of main structure shall be 6"x12" minimum; minimum pitch of 3"x12" for porches or patios.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(b) Shall have installed on the outside wall thereof a service riser conduit; which shall not be visible from public streets, common properties, or adjoining Lots.
<input type="checkbox"/>	<input type="checkbox"/>	1.9(c) Any swimming pool must be enclosed in a fence.
<input type="checkbox"/>	<input type="checkbox"/>	1.10 A landscape plan is required for any and all plans for landscaping of front yards and of side yards not enclosed by solid fencing.

**Yes**   **No**

     1.11 Fences must be twenty feet (20') from any street; shall not extend past the front wall of the residential structure; shall not exceed a height of eight feet (8') or be less than four feet (4') in height; no solid fencing.

     1.11 All air conditioning equipment must be enclosed within fences, and/or landscaped so as not to be visible from the adjoining Lots and residential streets.

All exterior and interior construction shall be completed one (1) year following the commencement of construction (the date on which the foundation forms are set). Each lot must be fully landscaped within ninety (90) days of completion of construction.

**Construction commencement date:** \_\_\_\_\_

**Construction completion date:** \_\_\_\_\_

(Please notify the Architectural Control Committee when construction is complete.)

**Property Owner's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Following a review of your submittal for approval, the HSR HOA Architectural Control Committee:

\_\_\_\_\_ approves your request as submitted.

\_\_\_\_\_ requests the above additional information in order to make a final determination on this submission.

\_\_\_\_\_ disapproves your request at this time because of the above stated variances from the Declaration of Covenants, Conditions and Restrictions for Hidden Springs Homeowners Association and guidelines established by the ACC.

Additional comments: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**HSR HOA ACC Committee Chair Signature** \_\_\_\_\_ **Date** \_\_\_\_\_