

**Rainbow Ranch Association, Inc. • HOA**  
**Architectural Control Committee Application – Building Review / Approval**

Please review the Rainbow Ranch Subdivision Declaration of Covenants and Restrictions for complete compliance. Final plans and specifications must be submitted in duplicate to the Rainbow Ranch Homeowners Association Architectural Control Committee (ACC) for approval. Please submit all documents to Rainbow Ranch ACC, 110 N Rainbow Ranch Rd, Wimberley, Texas 78676.  
***Do Not*** submit plans or documents for approval directly to any ACC member unless explicitly requested.  
\$500.00 fee\* due upon tentative approval on structures 1000 sq ft or greater.

**Items required for final approval: digital and hard copy**

- 2 copies of the building plans (all permanent structures, with driveways, septic and well)
- 2 copies of the tract layout/survey, showing any permanent structure location(s)
- 2 copies of the county building development permit(s) & well and septic permits
- 2 copies of the county approval of subdivision or family/subdivision exempt certificate

**Items required after tentative approval:** Contact your ACC member with names/phone numbers of your builder/supervisor/contractor and for an ACC site visit once you've staked the corners of your foundation.

The 30-day review period begins once "all" required documentation has been received. At such time as the plans and specifications meet the approval of the ACC, one complete set of plans and specifications will be retained in the Homeowners Association files and the other complete set of plans will be marked "Approved" or "Denied", and returned to the tract owner. Any modification or change to the approved set of plans and specifications must again be submitted to the ACC for its inspection and approval.

**Property Information:**

Tract Number: \_\_\_\_\_ Hays County Property (Tax) ID: \_\_\_\_\_

Property (Situs) Address: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

e-Mail Address(es): \_\_\_\_\_

Primary Phone Number: \_\_\_\_\_ Name: \_\_\_\_\_

Alternate Phone Number: \_\_\_\_\_ Name: \_\_\_\_\_

Tentative Approval: Approved ☐ Denied ☐ Date: \_\_\_\_\_ Fee: \$500\* Yes ☐ No ☐

Final Approval: Approved ☐ Denied ☐ Date: \_\_\_\_\_ Signed below by ACC/Board Member

Notes: \_\_\_\_\_

\_\_\_\_\_

ACC Member: \_\_\_\_\_ Print: \_\_\_\_\_

Board Member: \_\_\_\_\_ Print: \_\_\_\_\_

## **Overview of Covenants, Conditions and Restrictions commonly overlooked:**

For complete details, please review the Rainbow Ranch Subdivision Declaration of Covenants, Conditions and Restrictions, last recorded 12-21-21 with the Hays County Clerk, Instrument #21069725. A copy of this recording can be found at [www.rainbowranchhoa.com](http://www.rainbowranchhoa.com), or ask the HOA Board for a copy. There is a \$500 fee for projects 1000 sq ft or greater.

**Architectural Control:** No construction may begin until a plan and location has been approved by the Architectural Control Committee, which shall be approved by majority vote in writing within a thirty-day period from receipt of completed ACC Application.

**Primary Use:** All tracts within the subdivision shall be used for single-family residential purposes only and for no other purpose. Short-term rentals are not permitted.

**Temporary Residence:** The owner may temporarily reside in a travel trailer or recreational vehicle, which does not exceed 8 feet in width and 40 feet in length located upon such tract. See Restrictions for further limitations.

**Damage to Common Areas:** Damage to any common area during the construction period by owners, contractors or subcontractors, which includes roads, culverts, entry property such as stone entrance and fencing, shall be billed to the tract owner. It will be the responsibility of the tract owner to seek damages and repairs from their builder, contractor or subcontractors. *Please have all contractors adhere to the 20 mph speed limit. Very large heavily loaded trucks should adhere to a 15 mph speed limit, and yield to others.*

**Road Easement and Driveway:** Each tract owner's front easement is approximately 25 feet from the center of the road (50-foot road easement). Please note that roads have shifted and are narrow in some sections and that this is an approximate start point. This area must be kept clean and free of brush, debris or obstacles of any sort. No driveway may abut the road without a culvert that allows water to drain past/off the road or a dip in the road wide enough for proper drainage. Driveways or other obstacles that block the drainage ditch in the easement area cause damage to the road base by allowing water to collect and/or seep under the road. Tract owners will be responsible for any damage to the main road.

**Subdivision:** Tracts purchased after the January 1, 2017 adoption may not subdivide less than 5 acres. Tracts prior to this date may not subdivide less than 2 1/2 acres.

**Construction Period:** Construction of any improvements upon a tract must commence within three months after approval by the Architectural Control Committee or will automatically terminate and new approval for any such construction shall be required.

**Dwelling Size Requirements:** One story main structure shall be not less than 1,000 square feet. Two or three story residence shall contain not less than 1,600 square feet of which 1,000 square feet shall be contained on the ground floor.

**Building Location:** No building or structure shall be located on any tract nearer than 75 feet to any tract boundary line as originally platted or conveyed, or nearer than 50 feet to any interior boundary subsequently created by a subdivision of an original tract.

**Contact:** Bryan Haston 512-636-2790 (text first) [bryanh@anvilcom.com](mailto:bryanh@anvilcom.com)