

STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION

Instructions for Application for Approval of Building Plans

The Deed Restrictions of Stagecoach Ranch Subdivision require that building plans be submitted to the Association's Architectural Committee. In accordance with the Bylaws of the Association, the Board of Directors serves as the Architectural Committee. The purpose of the committee is to protect the natural beauty of the subdivision, protect property values, and determine that building plans comply with provisions of the Deed Restrictions.

In addition to dwellings, all structures such as garages, well houses, barns, sheds, etc. also require approval, whether constructed prior to or subsequent to the primary dwelling. Applications for approval may include all structures on one form, or separate applications may be submitted. Unless otherwise specified by the committee, architectural approval for any structure shall expire and become invalid if construction is not commenced within one year from the approval date.

Prior to applying for architectural approval you should review the Deed Restrictions pertaining to your tract. Copies of the Deed Restrictions are available from the Hays or Travis County Clerk's Office or may be obtained from the Secretary of the Association.

If your proposed construction should impact or alter the subdivision roads, drainage, or right of way in any manner whatsoever, separate approval is required. Such approval may be obtained by contacting the Chair of the Road Committee or the President of the Association. For tracts that have remote building sites, property owners are strongly encouraged to look into the possibility of sharing common driveways and utility easements with their neighbors in order to minimize environmental impact.

To reimburse the Association for the increased road maintenance cost caused by the construction of the applicant's buildings, wells, on-site sewage facilities, driveways, etc., a road impact fee of \$200 is required to be submitted with the application.

In order to obtain approval for building plans, please submit the items indicated on the attached checklist. If you wish to present your plans to the Architectural Committee in person, contact the Secretary of the Association to arrange an appointment. Otherwise mail your application to:

Stagecoach Ranch Property Owners Association
800 Stagecoach Ranch Rd.
Dripping Springs, Texas 78620

You can normally expect notification within 30 days after submittal of the application. Your plans and one copy of the approved application will be kept on file with the Association. If you have any major changes in your plans or specifications after approval is obtained, it is your responsibility to notify the Architectural Committee.

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Please answer all questions below and submit two copies with your building plans to the Chair of the Architectural Committee or the Secretary of the Association.

1. Applicant: _____
Mailing Address: _____
Telephone/E-mail: _____
2. Legal description of building tract: Lot __, Section __, Stagecoach Ranch.
The size of this tract is _____ acres.
Are the property owner's assessments on this tract current? _____
3. Does the proposed construction conform to the Deed Restrictions of Stagecoach Ranch? _____. If not, please explain: _____

4. The proposed use of this construction is: _____
5. Describe briefly the construction proposed, including any unattached structures:

6. The total heated living space is _____ square feet.
7. The number of stories of the proposed construction is _____
8. The expected start date of construction is _____
Anticipated time required to complete construction is _____
9. Does the proposed construction comply with the required setback of 25 feet from roadways and side lot lines, and avoid all utility easements? _____
10. Additional information: _____

11. Signature: _____ Date: _____

Architectural Committee Approval:

Date: _____

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Checklist for Application for Approval of Building Plans

To request approval of building plans, please submit the following items to the Architectural Committee:

- ☐ Two copies of the attached Application for Approval of Building Plans
- ☐ Scale drawing of your lot (maximum scale of 1" = 100') including:
 - ☐ Location and identification of all buildings to be constructed at this time
 - ☐ Location and identification of all buildings to be constructed at a later date
 - ☐ Location and identification of any significant natural features such as creeks, floodplains, cliffs, rock outcroppings, etc.
 - ☐ Proposed location of water well
 - ☐ Proposed location of on-site sewage facility and disposal field
 - ☐ Proposed location of driveway
 - ☐ Proposed location of utility poles and lines
- ☐ Scale drawings of house plans or floor plans for all buildings and a description of building materials to be used
- ☐ Description of all building foundations and materials used for underpinning
- ☐ Plans for driveway culvert, including pipe size and construction materials
- ☐ Copy of approved county "Permit to Install On-site Sewage Facility"
- ☐ Road Impact Fee. Provide a check in the amount of \$200.00 payable to the Stagecoach Ranch Property Owners Association.