

CAPSTONE RANCH HOMEOWNERS' ASSOCIATION : ARCHITECTURAL REVIEW

(Deed Restrictions, Article V, Review Process)

GUIDELINES FOR APPLICATION, SUBMISSION

APPLICATION & SUBMISSION

1. Applicants must submit:
 - a. an **Application**
 - b. **Development Plan in triplicate** (see page 2) to the HOA Treasurer at the following address:

Capstone Ranch Architectural Review Committee
119 Creekside Cove
Marble Falls, TX 7654
 - c. **\$200 Review Fee:** Required for review of plans for all new construction, major home site improvements, and additional structures.
2. Applications must be submitted by mail (USPS), or hand delivered.

Development Plans must include ALL of the following:

- ☐ 1) A plat or map drawn to scale depicting the following:
 - a. existing property lines, rights-of-way and easements on the Lot and all adjacent Lots (including drainage easements), existing vegetation (with trees having a diameter of 12" or greater generally located) and other existing natural features and improvements.
 - b. the location on the Lot and the dimensions and shapes of all proposed and existing improvements (clearly marked to distinguish proposed construction) and all other improvement, including but not limited to buildings, garages, driveways, septic systems, exterior lights, bridges, culverts, pools patios, fences and walls.
 - c. a landscape plan depicting trees and shrubs to be added or removed, as well as identifying any walls, fill or impermeable ground cover.
- ☐ 2) A complete set of plans and specifications for all improvements to be constructed, including the design of a private septic system, signed, and dated.
- ☐ 3) A detailed description and color sample of all colors, materials, and finishes on all exterior structures and roofs.
- ☐ 4) A large-scale drawing including descriptions of colors, materials and finishes for all address or identification signs.
- ☐ 5) A contact name, address, email and phone number for return of comments, approval or disapproval and plans.
- ☐ 6) Such other information as the ARC may reasonably require.
- ☐ 7) If applicable, a large-scale drawing including description of colors, materials, layout and finishes on all new entrance ways and gates before construction.
- ☐ 8) A review Fee of \$200.00 payable to the Association

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- The ARC has broad discretion in approving or disapproving any Development Plan.
- Variances: The ARC may, in its sole discretion, approve specific, written variances from provisions of the Deed Restrictions but the variances may not materially alter the character or quality required in the Deed Restrictions.
- ARC decisions are final.
- No later than 30 days after all development plan information has been received by the ARC, the ARC must approve or disapprove of the plans.

\$5,000 SECURITY DEPOSIT

Prior to commencing major construction or site work, the Owner must deposit a \$5000.00 security deposit with the association for repairs and cleaning of Common Areas, roads, or damages to any other part of the property.