

**CAPSTONE RANCH HOMEOWNERS' ASSOCIATION : ARCHITECTURAL REVIEW**

Submittal Date:	Click here to enter text.	Estimated Build Date:	Click here to enter text.
Owner:	Click here to enter text.	Lot Number and/or address:	Click here to enter text.
Telephone & Email Address:	Click here to enter text.	Physical Address:	Click here to enter text.
New Construction:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Improvement:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Application Attached:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Development Plan:	Yes <input type="checkbox"/> No <input type="checkbox"/>
\$200 Review Fee Received	Yes <input type="checkbox"/> No <input type="checkbox"/>	Date & Amount	Click here to enter text.
\$5000 Security Deposit Received:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Date & Amount	Click here to enter text.
Date Construction Started:	Click here to enter text.	Date Completed:	Click here to enter text.

**See page 2 for Submission information.**

ARC Use Only

<b>APPROVAL</b>
Granted <input type="checkbox"/> Denied <input type="checkbox"/>

**Capstone Ranch ARC Reviewing Member Name:**

**Date of Decision Submission:**

**Date Applicant Notified of Decision:**

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**SUBMISSION FOR REVIEW**

A Development Plan and Application must be submitted in duplicate to the Capstone Ranch Architectural Review Committee (ARC) at the following address:

Capstone Ranch Architectural Review Committee  
119 Creekside Cove  
Marble Falls, TX 7654

THE DEVELOPMENT PLAN 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 and address for return of comments, approval or disapproval and plans.
  
- 6) Such other information as the ARC may reasonably require.
  
- 7) A review Fee of \$200.00 payable to the Association.

Prior to commencing major construction or site work.

Once plans are approved by the ARC, the Owner must deposit a \$5,000.00 security deposit with the association for repairs and cleaning of Common Areas, roads, or damages to any other part of the property.

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**ARC REVIEW CHECKLIST**

**GENERAL PROVISIONS:** *Please provide a reason for all "No" responses*

<b>Section</b>	<b>Item</b>	<b>Approval</b>
<b>V C</b>	<b>BLANKET INSTALLATION AND MAINTENANCE EASEMENT</b> Easement is created upon, across and over and under all Properties for access with the installation, replacement, repair, and maintenance of all utilities, including but not limited to, water, sewer, telephones, cable television, electricity (above and below ground), gas, and appurtenances.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>V D</b>	<b>UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM</b> Owner of each lot must furnish, install, and maintain an underground service to each structure from the point of service and metering in accordance with the current rules of the supplying electric corporation	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		

**NEW HOME CONSTRUCTION, HOME SITE IMPROVEMENTS,  
ADDITIONAL STRUCTURES and LANDSCAPING:**

*Please provide a reason for all "No" responses*

<b>Section</b>	<b>Item</b>	<b>Approval</b>
<b>VI A</b>	<b>DEVELOPMENT PLAN APPROVAL REQUIRED</b> No building, structure, signage, fences, or other improvement (new or as a major remodeling) can be constructed, erected, or placed on any lot or common area without an Architectural Review Committee (ARC)-approved Development Plan (refer to Article VI, Review Process)	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 2</b>	<b>CONSTRUCTION COMPLETION</b> Completion of construction of any structure or other improvement, (new or other major remodeling) shall be completed as soon as possible. All exterior and interior construction must be completed within one (1) year from the date construction started. Exception: Delays beyond the control of the lot owner, including strikes, wars, and Acts of God.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>V F</b>          <b>V G</b>	<b>EASEMENTS, MINIMUM SETBACK &amp; SIDE LOT LINES</b> <u>Conservation Easement:</u> No structure of any kind and no part thereof shall be placed within the conservation easement which is 50' from property running along Highway 2147, County Road 401 and the front street and rear property lines (Exceptions: ponds, gazebos, signage, landscaping improvements, access roads (driveways), fencing, drainage improvements, underground septic systems or underground utilities and the minor structures and improvements required for them. <u>Side Lot Buffer:</u> No residence, garage, or significant structure shall be constructed within 15' of any side lot line(s). (Exception. Interior lot lines between two adjacent lots owned by the same person and the owner is constructing a single residence. Drives, parking, underground utilities, and septic fields are permitted within this buffer area)	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
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<b>VI 6</b>	<p><b>MINIMUM SQUARE FOOTAGE:</b>  <u>One story residence:</u> Minimum of 2200 square feet of air-conditioned living area, exclusive of attached garages, non-air-conditioned porches, patios, breezeways, etc.  <u>Multistory residences:</u> Minimum of 2900 square feet of an air-conditioned living area exclusive of garages, porches, or other appendages/appurtenances</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 6</b>	<p><b>MAXIMUM ROOF HEIGHT</b>                  No residence shall be erected of more than two (2) stories plus attic or exceeding a maximum roof height of thirty feet (30') from the average elevation of the building pad in its natural state.</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 7</b>	<p><b>MASONRY</b>                  Main building shall be at least 75% masonry, Hardie board, stucco or its equivalent on the outside walls. Specific permission for used material ( i.e., brick or windows).                  Exceptions: First quality log structures, historically significant farms or other exceptions to this exterior surface rule must be made at the discretion of the ARC.</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 7</b>	<p><b>BUILDING MATERIALS</b>                  Buildings or structures must be constructed of all new materials. Exterior finishes shall be durable and of first quality. Specific permission is required for used material ( i.e., brick or windows).</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 8</b>	<p><b>FOUNDATIONS</b>  <u>Slab:</u> No more than three (3') feet of vertical surface of a concrete slab or foundation of any structure or improvement can be exposed to view from any street or adjacent property. Any slab in excess of three feet above the finished grade must have at least the excess in height covered with the same materials used on the exterior of the structure.  <u>Pier &amp; Beam:</u> Must have all mechanical, plumbing, and fixtures screened from view of any street or other adjacent properties</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
	<p><b>SCREENING</b> (Refer to identified Section)                  The following must be screened from the street, adjacent properties, and public view:                  VI 7 - <u>Foundations</u>                  VI 8 - <u>Any structure or deck:</u> With open space beneath                  VI 9 - <u>Air Conditioning:</u> Wall type and ground mounted units                  VI 11 - <u>Solar Panels &amp; Solar Collection Units</u>                  VI 12 - <u>External Antenna, Satellite Dishes/etc.</u></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 11</b>	<p><b>AIR CONDITIONING</b>                  All residences must be air conditioned. Wall type air conditioners and ground mounted units are permitted but must be screened from the street and adjacent property view.</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
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<b>VI 10</b>	<b>ROOFING</b> All structures shall be constructed of concrete or ceramic tiles, metal or 30-year heavy, highest quality composition shingles or built-up roofs. "Hill Country" designs with roof overhangs are required on all structures.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 11a</b>	<b>SOLAR PANELS/SOLAR COLLECTION DEVICES</b> Must be constructed as an integral part of the architectural design of any structure and must be screened from the view of all streets and other lots.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Notes: Click here to enter text.		
<b>VI 12</b>	<b>EXTERNAL ANTENNA, SATELLITE DISHES/ETC</b> External antenna, satellite receiving dishes, or other structure designed or used for receiving any type of radio, television or other telecommunications signal will be permitted but must be totally screened from the view of streets and other lots.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 13</b>	<b>GARAGES</b> All residences must have an enclosed garage, either as part of the main structure or detached, that is architecturally similar to the residence. The garage must be at least a two-car garage capable of accommodating at least two standard size passenger automobiles. No garage doors can face the primary road frontage unless such doors are set back at least 8 feet from the residence's primary street facing plane. Garages must be side or rear loading. Garages may not face the street.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>Section</b>	<b>Item</b>	<b>Approval</b>
<b>VI 14</b>	<b>SWIMMING POOLS</b> All pools shall be constructed substantially at grade. Any structure or deck shall have the open space beneath screened from view. All swimming pools and pet areas are required to be fenced, preferably with open metalwork fences.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 15</b>	<b>OTHER STRUCTURES</b> Must be constructed in the locations designed and approved by the ARC. Must be designed to minimize the impact on views from the street and adjacent properties, and to harmonize with existing structures. The ARC will consider consistency of design, color, and materials in the approval of any design.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 16</b>	<b>FENCES:</b> Visible fences are not allowed within the 50-foot Conservation Easements. Ornamental iron, wood or masonry construction materials required. NO chain link fencing, except at the water system area. All <u>swimming pools</u> and <u>pet areas</u> are required to be fenced, preferably with open metalwork fences. <u>Security fences</u> should be placed as near to structure or improvement as possible. <u>Courtyard fences</u> and corresponding site design are encouraged.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		
<b>VI 18</b>	<b>LANDSCAPING</b> Natural landscaping is encouraged, but no trees or other flammable materials may be installed or maintained within 3 feet from the home.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Notes: Click here to enter text.		