

**DECORDOVA RANCH ARCHITECTURAL  
CONTROL COMMITTEE  
AMENDED MINIMUM CONSTRUCTION STANDARDS**

These Amended Minimum Construction Standards are published and promulgated on this day by the Architectural Control Committee and affirmed and approved by its members.

The Board of Directors of the DeCordova Ranch Property Owner's Association, Inc., a Texas nonprofit association, (the "Association") and the Architectural Control Committee desire to protect the DeCordova Ranch Subdivision (the "Subdivision") and request all members familiarize themselves with these Minimum Construction Standards. By understanding and complying with these standards, you will greatly expedite and ease the construction process.

**RECITALS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of DeCordova Ranch (the "Declarations") Article IV., creates an Architectural Control Committee (the "ACC") in order to protect the overall integrity of the development of the Subdivision;

WHEREAS, Article IV. Section 1. of the Declarations provides that no improvements shall be erected, placed, or altered on any Lot until the construction plans and specifications and a plot plan showing the location of the improvements have been approved in writing by the ACC;

WHEREAS, Article IV. Section 4. of the Declarations allows for the ACC to publish and promulgate minimum construction standards;

WHEREAS, the members of the ACC desire to publish these Minimum Construction Standards in order to better protect the overall integrity of the Subdivision;

WHEREAS, Article V. Section 1. of the Declarations allows for the Association to adopt Rules and Regulations as it deems appropriate consistent with the Declarations;

WHEREAS, the members of the Board of the Association desire to join with the ACC in adopting these minimum construction standards;

NOW, THEREFORE, the members of the ACC and the Board of the Association in the DeCordova Ranch subdivision do hereby publish and promulgate the following minimum construction standards.

**MINIMUM CONSTRUCTION STANDARDS**

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**A) SUBMITTING OF PLANS**

No improvement of any kind shall be erected, placed, constructed, modified, or altered, no Improvement shall be made, no landscaping or hard scape shall be installed on any Lot in

the Subdivision, nor shall any clearing or sitework (including specifically the removal of trees or any other vegetation) be commenced, until a complete set of plans and specifications shall have been formally submitted to and approved by the ACC.

Two complete sets of construction plans along with either a Building Application, Exhibit “A”, or an Ancillary Structure Application, Exhibit “B”, must be submitted to the ACC prior to construction of any of the above identified items.

A Lot Owner who is submitting a Building Application will need to submit hard copies and will be scheduled for a review meeting. Applications will be evaluated within forty-five days of receipt.

A Lot Owner who is submitting an Ancillary Structure Application for lesser improvements may submit electronically and should expect a response within two weeks.

All applications should include the following as applicable:

- 1.) A professional survey of property showing the location and dimensions of the existing and proposed improvements with survey flags to remain in place for ACC review;
- 2.) Site plan:
  - i) All proposed structures shall be shown, including fences, retaining walls, permanent landscaping structures and garden walls, swimming pools, or any other permanent type of construction.
  - ii) Building Setback Lines for the lot shall be shown and labeled as detailed on the appropriate DeCordova Ranch Phase Plat registered with Hood County. The location of the front, sides, and rear of the proposed structure must lie within these setback lines, including any roof overhangs.
  - iii) Utility Easements shall be shown and clearly labeled.
  - iv) Pool equipment and propane tanks (whether buried or above ground) shall be clearly identified on the plans, along with the required screening.
- 3.) Timeline for completion of project;
- 4.) Floor Plans, including square footage details, finished floor and ground elevations;
- 5.) Drainage Plan showing the anticipated flow of surface water, all swales, culverts and/or other proposed means of controlling drainage and/or surface water.
- 6.) Engineered Foundation Plan including cross section of all beams with the slab elevation indicated. Plan must include the design engineer’s original signature.
- 7.) Landscaping with timeline for completion including a tree survey showing which trees will remain and which will be removed (photographs may be used);
- 8.) Samples of exterior finish materials and color samples; and

- 9.) Any other plans, specifications or information requested and deemed pertinent by the ACC.

## **B) APPROVAL FORM AND PROCESS**

The ACC has been given the authority and power to deny or disapprove applications that do not meet the set criteria.

Approval:

- 1). At such time as the plans, specifications and surveys meet the approval of the ACC, one complete set of plans, specifications and surveys will be retained by the ACC and the other complete set will be marked "Approved" and returned to the Lot Owner or his designated representative.
- 2). All plans, specifications, and surveys must be signed by the entire ACC prior to being marked "Approved" or "Denied".
- 3). Any modification or change to the approved set of plans, specifications and surveys must again be submitted to the ACC for its inspection and approval.
- 4). All approved applications shall be valid for a period not to exceed 180 days.

Denial:

- 1). The Architectural Control Committee may deny the construction or design of any Improvement or Structure, including the removal of any trees or other natural vegetation, if the members of the ACC believe a violation of the Covenants would result or on purely aesthetic grounds where, in its sole judgment, disapproval is required to protect the harmony of exterior design and color with existing structures, as to location with respect to topography and finished ground elevation, and as to compliance with these minimum construction standards.
- 2). Prior approvals and/or denials of the ACC pertaining to any Improvement activities or regarding matters of design or aesthetics shall not be deemed binding upon the ACC for later requests for approval if the ACC feels that the repetition of those matters will have an adverse effect on the Subdivision.
- 3). If any submitted set of plans are denied or otherwise found to not be in compliance with the Declarations, one set of such plans, specifications and surveys shall be sent to the applicant via email or certified mail marked "Denied," accompanied by a written notice of the denial describing the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval and inform the Lot Owner that the owner may request a hearing before the Board of Directors on or before the 30<sup>th</sup> day after the date the notice was mailed to the owner.

- 4). Once changes are made to plans, applicants may resubmit modified plans again for approval. If any construction begins prior to ACC approval, a stop work order shall be issued and the applicant and/or Member may be subject to enforcement action.

### **C) GUIDELINES**

These guidelines include various standards and requirements which must be complied with in order to modify a Lot.

- 1.) **SINGLE-FAMILY DWELLING** – All residences shall be a single-family dwelling with a 2,200 square foot minimum of living area for one or one and one-half story structures or a 2,500 square foot minimum for two plus story structures provided the first story consists of at least 1,450 square feet of living area.
- 2.) **GARAGE** – Each residential dwelling erected on any Lot shall provide a side entry garage space for a minimum of two and not more than four conventional automobiles, unless otherwise specifically approved by the ACC. All garages must be constructed with the dwelling and act as an integral part of the dwelling structure, constructed with the same design, color and materials as the residence. Garages placed on corner lots may face the side street and shall be located no closer to the side lot line than the minimum side lot building setback line as shown on the Subdivision Plat. Occupancy of the dwelling shall not be authorized until the garage is complete. Carports are not encouraged but may be permitted under limited circumstances if, as and when, in the absolute opinion of the ACC, they are approved, provided they shall not qualify as a substitute to the garage requirement.
- 3.) **ACCESSORY STRUCTURES** – No Ancillary Structure of any kind shall be erected, placed, or constructed on any Lot until the Primary Dwelling Unit has been erected, placed, or constructed. An Ancillary Structure shall be defined as any Structure, other than a Primary Dwelling Unit, which can be used for the storage of any materials or animals, or which can be used as a living space. All Ancillary Structures are subject to the sole discretion of the ACC unless they shall consist of no more than four hundred square feet. The following standards shall generally be applied by the ACC to Ancillary Structures:
  - a. They must be located behind the primary dwelling;
  - b. On any Lot containing 0.74 acres or more in total area, Ancillary Dwellings may be up to one thousand two hundred square feet; and
  - c. On any Lot with less than 0.74 acres in total area, Ancillary Dwellings shall generally be capped at the lesser of one thousand square feet or three percent of the total square footage of the Lot.
- 4.) **HEIGHT LIMITATIONS** – Structure(s) cannot exceed thirty-five feet (35') in height.

- 5.) FENCING & WALLS** – All walls, fencing and hedges must be approved by the ACC. The ACC will determine if proposed fences are compatible with the community and are aesthetically appropriate. Only appropriate fencing will be approved that is conducive to the landscape of the neighborhood and no higher than six feet.

**a. Perimeter Fencing of Interior Lots**

- i. Unless otherwise approved by the ACC, all ornamental iron or aluminum fencing shall be black in color, open tine, at least four feet (4') and not more than six feet (6') in height. Fences should be constructed of horizontal black steel pipe top rail, and with steel anchor posts placed no more than ten feet (10') apart and set in concrete at a depth of at least two feet (2) in the ground.
- ii. Unless otherwise approved by the ACC, opaque materials such as bamboo, wood or plastic applied to wire perimeter fencing of interior lots are prohibited.
- iii. Unless otherwise approved by the ACC, pilasters which are in harmony with the main residential structure shall be used in conjunction with ornamental iron or aluminum fences.
- iv. Wood Privacy fencing or other solid privacy fencing shall only be permitted in limited Interior Lot screening applications; and in those applications, the wood screening fence must be built so the finished side faces the outside of the item being screened. Subject to the approval of the ACC, a small patio which is an integral part of the dwelling may be enclosed with a privacy fence or wall.
- v. No chain link fences shall be erected, placed or permitted to remain on any residential Lot, including for dog runs.
- vi. No fence shall be installed which will impede the natural flow of water across any Lot.

**b. Subdivision Boundary Fencing**

- i. The rear perimeter fence on each residential Lot that shares a common boundary with land existing outside of the platted boundaries of the DeCordova Ranch Addition shall have an ACC approved eight foot (8') tall, cedar privacy fence, containing the community's uniform stain, with metal posts on 8-foot centers, with a finished side facing the Outside Lot.
- ii. In circumstances determined by the ACC to be unique, the subdivision's Community Perimeter Fencing may be all-black, a minimum of five feet (5') in height, constructed with a horizontal black steel pipe top rail, and having steel anchor posts placed no more than ten feet (10') apart and set in concrete at a depth of at least two feet (2) in the ground.
- iii. The use of chain link or wire fencing is prohibited.

**c. Walls**

- i. Walls, or any structure(s) which holds dirt, mulch, gravel, sod, stone, or other organic matter including shells, etc. must be submitted to the ACC for approval, whether as a new project or as an additional phase to a previously approved home. A site plan showing complete dimensions as well as wall heights shall be submitted to the ACC, along with the proposed materials. No wall shall be permitted to contain railroad ties or rocks excavated from within the subdivision as these materials shall be considered in violation of the ACC's minimum construction standards and not in harmony with the other structures of the subdivision. Garden walls shall be defined as a wall which is 12" in height or less as measured from the ground at the lowest point of the wall to the highest point of the wall. Any wall greater than 12" in height shall be defined as a retaining wall.
- ii. Garden walls line a landscape feature and are primarily used to separate the general yard of a property from a garden or flower bed. They are not designed to withstand the weight and pressure of heavy, packed earth. Mulch or topsoil is relatively light and can be supported by a garden wall.
- iii. Retaining walls are taller walls, often built to retain a slope, and generally used as a load bearing structure. Retaining walls receive pressure horizontally, due to the forces of the packed earth behind the wall, and accordingly must adhere to a higher construction standard. Any retaining wall over 4' in height shall require an additional submission to the ACC consisting of a signed and sealed engineering design from a reputable structural engineer or structural engineering firm.

6.) **DRAINAGE SOLUTIONS** – Any changes necessary in the established drainage pattern over a Lot must be included on the Lot Owners plans and specifications submitted to the ACC for approval. Natural drainage flow of surface water shall not be diverted in any manner that would violate the laws of the State of Texas. The filling of open drainage ditches and constricting the normal flow of water is strictly prohibited unless otherwise approved by the ACC.

7.) **DRIVEWAY LAYOUT** – Driveways may be built of brick, concrete, or asphalt or any other material approved by the ACC, and shall be placed at a location approved by the ACC. All concrete driveways shall be constructed with quality grade concrete, four and one-half sack cement per cubic yard and be reinforced with a minimum of #6, 6"x6" welded wire mesh or one and one-half Type "D" modified asphalt with six-inch compacted limestone base material. Driveways width shall be a minimum of ten feet. If more than one driveway is constructed on a common Property, such driveways shall be separated by a minimum distance of at least twenty feet.

- 8.) **SWIMMING POOLS** – No swimming pool may be constructed on any Lot without the prior written consent of the ACC. A plumbing and excavation disposal plan must be submitted with any pool application. All Lot Owners and residents must comply with all safety requirements of Hood County and all other applicable governmental authorities. All pools must be fenced and said fencing shall generally be constructed of four-foot-tall rock, open tine, wrought iron, or aluminum unless otherwise approved by the ACC. All pool equipment must be screened from visibility from the street of neighboring properties. Above ground pools are expressly prohibited. Pools may not be backwashed directly into drainage ditches, drainage-ways, streets, or other portions of the Common Property.

#### **D) AESTHETICS**

In keeping with the original concept of DeCordova Ranch, and the environment we wish to preserve, the ACC will also consider the aesthetics of home design, barns and outbuildings for materials, exterior colors, placement of dwelling on site, and assure compatibility of design improvements within the Subdivision.

- 1.) **EXTERIORS AND DESIGNS** – Typical exterior surfaces should be constructed of masonry and high-grade wood products. The ACC has sole discretion as to the allowable products and design used.

No external roofing material other than wood shingles, wood shake, slate, tile, metal, built up roof, composition shall be used without ACC approval. Color considerations include brick or stone, exterior paint, siding, roof, etc. and should be aesthetically compatible with the community, and are subject to approval by ACC. If roofing material is being placed by similar material this shall be considered general maintenance with no further approvals necessary. Should different materials be utilized, Lot Owner must receive ACC approval. Metal roofs shall be a minimum of Residential thickness, regardless of structure. Metal roof materials shall be approved based upon the following criteria:

- a. Must be classified as Residential with a gauge thickness of 26 or 24, or stronger.
- b. The ACC's review of metal roofing applications will be based upon the stability, design, and compatibility with the surrounding neighborhood; as well as keeping with the Association's community harmony.
- c. Metals that are not acceptable for installation are:
  - i. Any type/shape of Agricultural type metal (29-gauge galvanized metal), to include or having the appearance of corrugated aluminum panels consisting of a wavy "S" shape.
  - ii. Metals where glare imposes on adjacent properties.

- iii. A metal product having a color consistent with its natural state; whether pre-painted or coated with an aluminum and/or silicon substance.
- iv. A metal coating process having any of metallic type properties (regardless of SRI rating). "
- d. Metal roofs that were installed prior to the Board of Director's approval of this policy shall be grandfathered. In the event a roof structure (home, storage building, etc.) undergoes substantial improvements (exterior footprint is changed) such roof structure shall be brought into full compliance with the terms and conditions of this policy.

2.) **SITE PLACEMENT** – Placement of structures on the site must comply with the easements and setback requirements in the restrictions.

#### E.) **MISCELLANEOUS**

- 1.) **GENERAL MAINTENANCE** - Minor repairs to existing structures with material and colors previously approved shall be considered general property maintenance. Substantial changes to color and materials of existing structures, including fences, will require ACC approval.
- 2.) **SATELLITE DISHES** – New television satellite dishes of a maximum of thirty inches are allowed so long as the dish is not visible from the street. Larger satellite dishes installed prior to these standards being implemented are grandfathered.
- 3.) **FLAGPOLES** – All flagpoles require ACC approval and should be constructed of permanent, long-lasting materials, with an appropriate finish to be harmonious with the dwelling and must comply with all applicable rules, policies, easements and set back requirements. No more than one flagpole per Lot is permitted and it shall be no more than twenty feet in height.
- 4.) **SOLAR PANELS** - Solar panels may be installed only on the Lot Owner's roof (home or approved structure) once approved by the ACC. Roof mounting must not extend beyond the roofline, must not have an edge that is not parallel to the roofline, must conform to the slope of the roof, and any frame or support brackets must be black or silver tone. No piping or wiring is authorized to be visible on the roof. The ACC may not reject a solar request but is authorized to make recommendations of changes to panel and mounting equipment designs to meet the above, if the changes do not: 1) reduce the overall effectiveness of the total solar system, and 2) does not increase the overall solar cost by greater than 3 percent.



- 5.) **VARIANCES** – The ACC is authorized to grant variances using its’ sole discretion so long as the variance is reasonable and is not inconsistent with the general scheme and harmony of the development.
- 6.) **NO LIABILITY** – No approval of plans and specifications, and no publication, designation, or architectural standards shall ever be construed as representing or implying that such plans, specifications, or standards will result in a properly designed structure or satisfy any legal requirements.

No member of the ACC, the Association Board of Directors, their successors, or assigns shall be liable for any loss, damage, or injury arising out of or in any way connected with the performance of the duties of the ACC unless due to the willful misconduct or bad faith of the party to be held liable. In reviewing any matter, the ACC shall not be responsible for its review or its approval of any improvement or modification of improvements from the standpoint of safety, whether structural or otherwise, or conformance of building codes or other governmental laws or regulations.

We, the undersigned, being all of the existing members of the DeCordova Ranch Architectural Control Committee do hereby certify that we assent to the foregoing Minimum Construction Standards and adopt the same as the Minimum Construction Standards of the ACC.

IN WITNESS WHEREOF, we have hereunto subscribed our names as of the \_\_\_\_ day of August 2023.

\_\_\_\_\_  
\_\_\_\_\_, ACC Member

STATE OF TEXAS           §

COUNTY OF HOOD       §

This instrument was acknowledged before me on this \_\_\_\_ day of August 2023, by \_\_\_\_\_ as an ACC Member of the DeCordova Ranch Architectural Review Committee, on behalf of said committee.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
\_\_\_\_\_, ACC Member

STATE OF TEXAS           §

COUNTY OF HOOD       §

This instrument was acknowledged before me on this \_\_\_\_ day of August 2023, by  
\_\_\_\_\_ as an ACC Member of the DeCordova Ranch Architectural Review Committee,  
on behalf of said committee.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
\_\_\_\_\_, ACC Member

STATE OF TEXAS           §

COUNTY OF HOOD       §

This instrument was acknowledged before me on this \_\_\_\_ day of August 2023, by  
\_\_\_\_\_ as an ACC Member of the DeCordova Ranch Architectural Review Committee,  
on behalf of said committee.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned, Scot Dube, as the duly elected, qualified, and acting President of DeCordova Ranch Property Owner's Association, Inc., a Texas nonprofit corporation, hereby certifies on behalf of the Association that these Minimum Construction Standards were duly adopted by the Board of Directors of the Association in a meeting of the Board held on August \_\_, 2023, and shall take effect upon its recording in the Official Public Records of Hood County, Texas.

By: \_\_\_\_\_  
Scot Dube, President

The undersigned hereby certifies that the person listed above is the duly elected and qualified president of DECORDOVA RANCH PROPERTY OWNER'S ASSOCIATION; that I am the duly elected and qualified Secretary of DECORDOVA RANCH PROPERTY OWNER'S ASSOCIATION; that the signature above is the President's genuine signature; and that the foregoing certificate is true and correct.

By: \_\_\_\_\_  
Michael Covert, Secretary

STATE OF TEXAS           §  
COUNTY OF HOOD       §

This instrument was acknowledged before me on this \_\_ day of August 2023, by Scot Dube as a President of DeCordova Ranch Property Owner's Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS           §  
COUNTY OF HOOD       §

This instrument was acknowledged before me on this \_\_ day of August 2023, by Michael Covert as a Secretary of DeCordova Ranch Property Owner's Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT “A”**  
**BUILDING APPLICATION**

For  
DECORDOVA RANCH  
ARCHITECTURAL CONTROL COMMITTEE

1201 2<sup>nd</sup> Street, Suite 106  
Granbury, Texas 76048  
817) 579-7575

LEGAL DESCRIPTION: SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CUSTOMER NAME: \_\_\_\_\_  
CURRENT ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
CONSTRUCTION COMPANY NAME: \_\_\_\_\_  
CONSTRUCTION ADDRESS: \_\_\_\_\_  
CONSTRUCTION PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
CONSTRUCTION COMPANY MANAGER: \_\_\_\_\_  
MANAGER PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
IMPROVEMENT PROPOSED: \_\_\_\_\_  
PROPOSED COMMENCEMENT DATE: \_\_\_\_\_  
REQUIRED COMPLETION DATE: \_\_\_\_\_

The undersigned owner and Builder (Applicants) hereby request the DeCordova Ranch Architectural Control Committee (Committee) approval to construct the improvements described above in accordance with the Plans and Specifications submitted with the Application. Owner or Builder represents and agrees as follows:

- a) Applicants have read and understand the Deed Restrictions applicable to the above-described property and the applicable Construction Regulations and Specifications and state that the Improvements will be made in compliance with such Deed Restrictions and Construction Regulations and Specifications.
- b) Applicants understand and agree that if the Committee approves this application and the agreements or representations made by the Applicants are not complied with, the Committee will revoke and rescind its approval of this Application, and the Compliance Deposit will be forfeited.
- c) Each application made to the Committee shall be accompanied by:
  - 1. Two (2) sets of plans and specifications for all proposed construction.  
(One (1) set returned after approval.)

- 2) A professional survey of property showing the location and dimensions of the existing and proposed improvements with survey flags to remain in place for ACC review;
- 3) Site plan:
  - i. All proposed structures shall be shown, including fences, retaining walls, permanent landscaping structures and garden walls, swimming pools, or any other permanent type of construction.
  - ii. Building Setback Lines for the lot shall be shown and labeled as detailed on the appropriate DeCordova Ranch Phase Plat registered with Hood County. The location of the front, sides, and rear of the proposed structure must lie within these setback lines, including any roof overhangs.
  - iii. Utility Easements shall be shown and clearly labeled.
  - iv. Pool equipment and propane tanks (whether buried or above ground) shall be clearly identified on the plans, along with the required screening.
- 4) Timeline for completion of project.
- 5) Floor Plans, including square footage details, finished floor and ground elevations.
- 6) Drainage Plan showing the anticipated flow of surface water, all swales, culverts and/or other proposed means of controlling drainage and/or surface water.
- 7) Engineered Foundation Plan including cross section of all beams with the slab elevation indicated. Plan must include the design engineer's original signature.
- 8) Landscaping with timeline for completion including a tree survey showing which trees will remain and which will be removed (photographs may be used).
- 9) Samples of exterior finish materials and color samples.
- 10) Any other plans, specifications or information requested and deemed pertinent by the ACC.
- 11) Application fee for \$50 payable to DeCordova Ranch POA.
- 12) Approval of driveway culvert and paving of transition to road.
  - i. Culvert required size to be:

\_\_\_\_\_18" \_\_\_\_\_24" \_\_\_\_\_30" \_\_\_\_\_36" \_\_\_\_\_

In addition to the requirements of the Deed Restrictions and Architectural Control Committee, Hood County requires approval for the design of all aerobic systems installed in the county.

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**Owner Signature** **Date**

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**Owner Signature** **Date**

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**Builder Signature** **Date**

**For ACC Use Only**

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**Complete Application Received-Date**

**Application Approved-Date**

**Approved      Disapproved**

**Application Disapproved at this time with the following comments:**

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**See attachment regarding any additional comments.**

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**ACC Signature** **Date**

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**ACC Signature** **Date**

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**ACC Signature** **Date**

**EXHIBIT “B”**  
**ACCESSORY BUILDING, FENCE &/OR POOL**  
**APPLICATION**

For  
DECORDOVA RANCH  
ARCHITECTURAL CONTROL COMMITTEE

1201 2<sup>nd</sup> Street, Suite 106  
Granbury, Texas 76048  
817) 579-7575



**LEGAL DESCRIPTION: SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_**

**ADDRESS: \_\_\_\_\_**

**CUSTOMER NAME: \_\_\_\_\_**

**CURRENT ADDRESS: \_\_\_\_\_**

**PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_**

**CONSTRUCTION COMPANY NAME: \_\_\_\_\_**

**CONSTRUCTION ADDRESS: \_\_\_\_\_**

**CONSTRUCTION PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_**

**CONSTRUCTION COMPANY MANAGER: \_\_\_\_\_**

**MANAGER PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_**

**IMPROVEMENT PROPOSED: \_\_\_\_\_**

**PROPOSED COMMENCEMENT DATE: \_\_\_\_\_**

**REQUIRED COMPLETION DATE: \_\_\_\_\_**

**The undersigned owner and Builder (Applicants) hereby request the DeCordova Ranch Architectural Control Committee (Committee) approval to construct the improvements described above in accordance with the Plans and Specifications submitted with the Application. Owner or Builder represents and agrees as follows:**

**a) Applicants have read and understand the Deed Restrictions applicable to the above-described property and the applicable Construction Regulations and Specifications and state that the Improvements will be made in compliance with such Deed Restrictions and Construction Regulations and Specifications.**

**b) Applicants understand and agree that if the Committee approves this application and the agreements or representations made by the Applicants are not complied with, the Committee will revoke and rescind its approval of this Application, and the Compliance Deposit will be forfeited.**

**c) Each application made to the Committee shall be accompanied by:**

- 1. Two (2) sets of plans and specifications for all proposed construction. (One (1) set returned after approval.)**
- 2. Original site Plan from the construction of the Original Residence (if available).**
- 3. New Site plan:**

- ii. All proposed structures shall be shown, including fences, retaining walls, permanent landscaping structures and garden walls, swimming pools, or any other permanent type of construction.
  - iii. Building Setback Lines for the lot shall be shown and labeled as detailed on the appropriate DeCordova Ranch Phase Plat registered with Hood County. The location of the front, sides, and rear of the proposed structure must lie within these setback lines, including any roof overhangs.
  - iv. Utility Easements shall be shown and clearly labeled.
  - v. Pool equipment and propane tanks (whether buried or above ground) shall be clearly identified on the plans, along with the required screening.
- 4. Timeline for completion of project;
- 5. Drainage Plan showing the anticipated flow of surface water, all swales, culverts and/or other proposed means of controlling drainage and/or surface water.
- 6. Plans of the proposed improvement(s) including square footage and dimensions.
- 7. Foundation type and design.
  - i. Provide the elevation of the new slab in relation to the existing elevation of the residence slab
- 8. Building Elevations
- 9. Roofing Information
  - i. Provide type, materials, color and pitch.
  - ii. Roofing material shall match the main residence.
- 10. Garage Door Information shall be submitted for Accessory Building garages.
- 11. Stand-alone fence applications only require items a), b), #1, #2, #3, #5 (if applicable), #5 (if applicable), #13, and #15.
- 12. Landscaping with timeline for completion including a tree survey showing which trees will remain and which will be removed (if applicable) (photographs may be used);
- 13. Samples of exterior finish materials and color samples.
- 14. Any other plans, specifications or information requested and deemed pertinent by the ACC.
- 15. Application fee for \$50 payable to DeCordova Ranch POA.
- 16. Approval of driveway culvert and paving of transition to road.
  - i. Culvert required size to be:

\_\_\_\_\_18" \_\_\_\_\_24" \_\_\_\_\_30" \_\_\_\_\_36" \_\_\_\_\_

**In addition to the requirements of the Deed Restrictions and Architectural Control Committee, Hood County Authority requires approval for the design of all aerobic systems installed in the county.**

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Builder Signature \_\_\_\_\_ Date \_\_\_\_\_

**For ACC Use Only**

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### Complete Application Received-Date

### Application Approved-Date

**Approved**      **Disapproved**

**Application Disapproved at this time with the following comments:**

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**See attachment regarding any additional comments.**

**ACC Signature** **Date**

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**ACC Signature**

**Date**

**ACC Signature** **Date**