

Driftwood Ranch Design and Construction Guidelines

Welcome to Driftwood Ranch! The following guidelines will help you start the plan approval and construction process. For complete details and any required clarification, please refer to: Articles I, V, VI, and VII in Driftwood's governing document: **Driftwood Ranch on the Brazos Declaration of Covenants, Restrictions, and Easements**¹.

DRIFTWOOD'S DESIGN GUIDELINES

- **Residence Structure-Minimum Size:**
 - Blocks 1, 2, 3, 6, 7, 8 must have a minimum of 2850 sq. ft of air-conditioned living area.
 - Blocks 3R and 9 must have a minimum of 3250 sq. ft. of air-conditioned living area.
- **Exterior Walls:** The total surface area of **exterior walls** shall contain a minimum of **eighty-five percent (85%) glass or masonry** (see Definitions).
- **Chimneys:** All chimneys must be of masonry—brick, stone, or stucco as used on the residence.
- **Garages:** All residences must have garages to accommodate two vehicles (minimum), but not more than three vehicles, except in Blocks 3R and 9 which may have four vehicle stalls.
- **Roof Material and Pitch:** **Roof Pitches** shall be appropriate to the design of the home. **Roofing material** may be (high definition) asphalt-composite shingles, cement fiber shingles, cement fiber tile, clay tile, slate, (acceptable simulated tile and slate will be considered) or standing seam metal utilizing hidden fasteners (no screws/no perforations). Metal roof colors must blend harmoniously with the natural character of the development. **No bright roof colors** (such as, but not limited to whites, greens, oranges, or reds) will be allowed.
- **NO Solar Panels:** No Solar Panels may be installed on any tract in Driftwood unless it can be shown that they are not visible from the residence street or from adjacent, nearby tracts and streets.
- **NO Wind Generators:** No Wind Generators may be installed on any tract.
- **Propane Tanks:** All **Propane tanks** must be installed **underground** by a licensed installer.
- **Water Well and Septic System** locations must be approved by the RRC as well as Parker County Health Department. Installation by professional installer(s) is required.
- **Driveways:** All driveways shall be constructed of concrete, reinforced with rebar. Driveways must be 12' wide (minimum). Hot mix asphalt will be considered. Gravel and crushed rock are specifically prohibited for use as the driveway surface.
- **Culverts:** Where required, culverts with 3:1 sloped "safety ends" must be installed. RCP (reinforced concrete pipe) is preferred. CMP (corrugated metal pipe) will be allowed.

¹The most current filing of Driftwood Covenants and Restrictions shall be the reference to be used for resolving any issues and/or answering any questions regarding the mandates of this summary document. Driftwood's CCR's are filed in the permanent records of Parker County, Texas

- **Landscaping** is required. A **comprehensive plan must be submitted** to the RRC for approval.
 - Lawns:** All front yards shall be established by sodding. Sodding the side and rear yards is preferred; however, seeding is acceptable on side and rear yards (only) when necessary.
 - Shrubbery:** Front yard shall have a minimum of 2 trees and 8 foundation shrubs. Side yards shall have a minimum of 3 foundation shrubs on each side.
 - Sprinkler System:** An automatic sprinkler system is required for lawns and shrubs.
 - No Tree Removal:** The removal of existing native trees is prohibited unless approved by the RRC
- **“Driftwood Style” fencing is required** for perimeter fencing when visible from the street(s). Other types of fencing materials will be considered for pool and yard areas. All fences must be approved by the RRC.
- **Pools** must be approved by the RRC. Pool equipment must be screened by RRC approved fencing or plantings.
- **Site grading must be minimized.** Elevation changes on any tract may not exceed 6”. Drainage ways may not be filled or modified without RRC approval. No grading or excavation in excess of 6” may be done near the drip line of existing trees.
- **Hangars built in Blocks 6, 7, and 8** may not exceed 50 ft. in width along the runway or taxiway. The total hangar “footprint” in Blocks 6, 7, and 8 may not exceed 3000 sq. ft.
- **Hangars built in Block 9** may not exceed 60 ft. in width along the runway. The total “footprint” of hangars in Block 9 may not exceed 3600 sq. ft.

Regardless of location, the **maximum permissible hangar eave height is 16’** (Sixteen feet). The exterior walls shall be compatible with those of the primary residence. All exterior walls shall have a wainscoting of brick, stone, or stucco (as used on the primary residence) installed to a minimum height equal to 40% of the subject hangar’s eave height. The hangar door wall must have wainscot wrapped corners. Plans must be submitted and approved by the RRC.

- **Barns** may be built on lots in Blocks 1,3, 3R, 8, and 9 (only). Barns must be constructed in a design compatible with the primary residence, of materials as used in the construction of that residence. A wainscot utilizing those same materials shall be constructed on all sides of the structure, excepting doors, to a minimum height equal to 40% of the barn’s eave height. Door walls must have wainscot wrapped corners. Barns may not exceed the size of the air-conditioned living area of the primary residence, excluding garages. Plans must be submitted and approved by the RRC.
- **Outbuildings** shall be of a design compatible with the primary residence, constructed using like kind and quality materials. A wainscot utilizing those materials shall be constructed on all sides of the structure, excepting doors, to a minimum height equal to 40% of the outbuilding’s eave height. Door walls must have wainscot wrapped corners. Outbuilding plans must be submitted and approved by the RRC.
- **Boat Docks and Boat Houses** require a permit from the Brazos River Authority (BRA). Upon receipt of a BRA Permit, plans must be submitted and approved by the RRC.
- **Lake Front Retaining Walls** are required on all Block 2 tracts. Galvanized sheet pilings may be employed for soil retention provided that a 4-5” thick masonry cap/sidewalk having a minimum width of 18” shall be installed over and behind sheet pilings. A minimum 12” deep footing shall be

excavated on the lot side of the cap to prevent run-off water intrusion. Plans must be submitted and approved by the RRC.

- **Mailboxes** shall be of masonry construction consistent with the primary residence.
- **No Objectionable Glare:** No lighting or illumination shall be placed on any tract in such a manner as to cause objectionable glare to adjacent tract(s) and/or other owners.
- **Building Setbacks and Easements** are shown on the plats approved by and filed with Parker County, Texas, for each block/lot within the subdivision. Setbacks and easements may vary from lot to lot within the same block(s).

THE DRIFTWOOD RRC AND THE REVIEW PROCESS

The RRC is the **Restrictions Review Committee**. Its purpose is to assure that any proposed installation, construction, or alteration of any Structure on any Tract is in conformity and harmony of external design and general quality with the Development -Wide Standards. All plans for new construction, exterior renovations, design modification, site improvements, or revisions to your original submission must be submitted and approved by the RRC.

- The **Owner or his builder must submit required drawings and forms** to the RRC for review and approval. Forms are available upon request from the Driftwood RRC. **There will be a charge for the cost of professional reviews.**
- **Material to be used:** Samples of all materials to be used must be submitted to the RRC for approval.
- **Submissions to RRC:** All forms, plans, and samples must be submitted prior to the scheduled RRC project review meeting.
- **FEMA Permit(s):** Obtain FEMA permit(s) from Parker County if applicable to your tract.
- **Construction Impact Fee (CIF):** A \$2000 Construction Impact Fee **MUST BE PAID** at the time of package submission. NOTE: The **Construction Impact Fee** is for **ONE approved construction event ONLY** (that is for a residence, pool, hangar, barn, and/or outbuilding **approved and built at the same time**. **Future (additional construction or remodel) may be subject to another CIF** as determined by the RRC based on the scope of the proposed future project(s).
- **Staking by surveyor:** Proposed building(s) must be staked by your surveyor with at least 2 ft tall markings of all corners prior to plan submission. Once forms are in place, the RRC may also require your surveyor to prepare a “forms survey” to be submitted for placement verification (Article 5.05).
- **No Tree Removal without RRC approval:** Any tree (having a trunk diameter of 6” (six inches) or larger when measured one foot above the ground proposed to be removed must be marked with red ribbon. Final approval to remove tree(s) must be given (in writing) by the RRC.

Prior to Commencing Construction

- **Approval to build** *must be granted* in writing by the RRC.
- **Erect** approved **job site sign**. No signs may be attached to trees.
- **No Storage Container, Shipping Container, Portable Office, or similar enclosure** may be placed on any Driftwood tract for any purpose whatsoever--before, during, and after construction.
- Place **portable toilet on job site**.
- Place **Dumpster on job site**. A clean construction site is mandatory. Take measures to assure that trash does not blow from your dumpster. Dumpsters utilizing "pull over" covers are preferred.
- **Temporary utilities** must be professionally installed.

During Construction

- **All approved construction** will be closely observed including field inspections by the RRC.
- **"Stop work" orders** and/or fines may be issued anytime by the RRC if rules, restrictions, or submitted and approved plans are not being followed.
- **NO DUMPING** into the Brazos River (Lake Granbury).
- **NO FIRES** to clear construction debris. **ABSOLUTELY NO BURNING!**
- **CONSTRUCTION HOURS** are 7am-6pm Monday-Friday and 8am to 5pm on Saturday. NO CONSTRUCTION IS ALLOWED ON SUNDAYS OR THE FOLLOWING HOLIDAYS: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day
- **Completion must be within 270 days**: Construction of residences should be completed within 270 days (9 months) of RRC approval/building permit issuance.
- **Landscaping**: Required landscaping must be in place within 60 days of completion.

When Construction is Complete

- **Debris and construction material removal**: All debris and construction materials must be removed from the tract **within 14 days of completion**.
- **Temporary Utility Services and signs**: All temporary utilities and signs must be removed.
- **Final Inspection by RRC**: RRC will make final inspection upon notification of completion.

CONSTRUCTION RELATED DEFINITIONS

1. **“Block”** a large (concrete) building unit, usually measuring 8” high by 16” wide, made from a mixture of cement, aggregate and water placed in steel molds and cured for the use of construction by masons.
2. **“Brick”** means molded rectangular block of clay baked in the sun or in a kiln until hard to form a convenient size building unit for application in construction by masons.
3. **“Glass”** means transparent or translucent, hard and brittle silicate material used in windows and doors to allow visibility while protecting against exposure to the elements.
4. **“Masonry”** means the work of a mason. Brick, Rock, Stone, or Block laid or stacked on the exterior wall surfaces of a structure and bonded together with mortar. Stucco shall be considered masonry according to the definition of “stucco” herein.
5. **“Percentage Masonry and/or Glass”** means the total square footage of masonry and/or glass contained in the exterior walls of a structure expressed as a percentage of the total exterior wall area (including all exterior door and window openings) of the structure. Only walls having an opposing interior wall shall be considered in this percentage calculation. Columns and extension walls are excluded.
6. **“Rock”** means a concretion of earthy or mineral matter.
7. **“Siding”** means material used to surface the exterior walls of a frame structure to protect against exposure to the elements and to visually unify the facade.
8. **“Stone”** means rock cut into blocks and slabs or broken into random size pieces for application in building construction by masons.
9. **“Stucco”** means a durable finish, usually plaster mixture composed of cement, sand, and lime applied while wet to the exterior wall surfaces of a structure by masons.