This application is used prior to starting New Construction of the Primary Residence or an Appurtenance Improvement not noted on the previous New Home Construction approval. It is also used to request other Land Improvement, such as, Fencing, Driveways, etc. Please complete the attached Architectural Application for New Home and /or Structure Construction or Structure Improvement. Please send all the requested information. For Structure Construction or Structure Improvement, Please submit Application fee. Please be sure you are current on Annual POA dues

**Requirements for submittal for New Home Construction or Improvement Application:**

* For Structure Construction or Structure Improvement
	+ S**ubmit the required fee via the Twisted Creek Ranch website**
	+ One set of professionally drawn plans and specifications for all proposed construction (initial or alterations) to be on such Lot.
	+ Engineer’s certificate on foundation plan design
* Plot plans showing the Property Lines, Easements, the location and elevation of all the improvements on the Lot and dimensions of all proposed Walkways, Driveways, Septic, Septic drain field, Water well, Fencing and all other matters relevant to architectural approval.

I (agent or builder) , request the issuance of a building permit to construct the improvements described in the attached plans and specifications. By signing this letter I certify that I have a copy of the **DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR’S)** for the Twisted Creek Ranch Property Owners Association Inc. and that I have read and familiarized myself with those Documents. Further, I certify that the house and site design has been developed with the full knowledge of and adherence to the CCR’s and that construction and jobsite conduct will proceed accordingly.

As agent or builder, I authorize the designated personnel of the Twisted Creek Ranch Property Owners Association Inc. to inspect the above described property and improvements. As agent or principle, I indemnify and hold harmless the Property Owners Association and their designees against any and all claims or loss except that of willful misdeed or gross negligence. In the event that an item of construction does not satisfy the requirements of the Twisted Creek Ranch Property Owners Association Inc. CCR’s, repair, replacement and/or augmentation of that item will be performed until that item does satisfy the requirements of Twisted Creek Ranch, LLC.

Per each application of a new home construction, a fee of two hundred and fifty dollars, $250.00 is required. Please submit your fee using the same link on the Twisted Creek Ranch website that is used to pay your POA dues. All maintenance and inspection fees will be paid before a Statement of Completion will be issued. Issuance of a Statement of Completion does not release the builder from any of the liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities that the builder is normally obligated.

The Builder and Owner understand that the exterior of the home including the minimum required landscaping must be completed within (12) months of completed Site Preparation Inspection date and that Final Inspection of POA Inspector must be completed with “No Exception Taken” granted before occupancy of the dwelling.

**Plans Submitted: Yes( ) No( ) Date Submitted:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Plot Plan Submitted: Yes( ) No( ) Date Submitted:\_\_\_\_\_\_\_\_\_\_\_\_\_**

**CONTRACTOR/OWNER**

**Owner Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Phone:\_\_\_\_\_\_\_\_\_\_\_**

**Brokerage Company:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Phone:\_\_\_\_\_\_\_\_\_\_\_**

**Brokerage Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Lot:\_\_\_\_\_\_\_\_\_\_\_\_Blk:\_\_\_\_\_\_\_\_\_\_\_\_ Addition/Tract\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Physical Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Description of Home**

**Style:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Number of Bedrooms:\_\_\_\_\_\_\_\_\_\_\_Number of Baths:\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Total Finished Area:\_\_\_\_\_\_\_\_\_\_\_\_\_Unfinished Area (SQ.FT. & Location)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Garage Area:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Number of Garage Stalls\_\_\_\_\_\_\_\_**

**Sales Price:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Description of the Improvement not included in the New Home Construction.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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**CONSTRUCTION SCHEDULE**

**Proposed Construction Start Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Proposed Construction Completion Date:\_\_\_\_\_\_\_\_\_\_\_\_\_**

**COLOR SELECTION: Use this form for exterior color selection approval process. Please attach color swatch and deliver to our office.**

**Body:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Trim:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Door:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Paint Manufacture:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**CERTIFICATION**

I (we) certify that the above information provided, constitutes a description of the proposed building, items of construction, location and site will be in accordance with the Twisted Creek Ranch Property Owners’ Association Inc. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS set forth in Twisted Creek Ranch Subdivision. I (we) further certify that the work will be completed in a timely, workmanlike manner and that the building site and adjacent areas will be free of litter and debris during construction.

**Owner:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Builder:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Twisted Creek Ranch** **Architectural Review Board Signatures:**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_**

**Approved/Approved as noted: Date:**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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**Rejected as noted: Date:**

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It is the responsibility of the submitter of this form to read PROPERTY CODE, TITLE 11. RESTRICTIVE COVENANTS, CHAPTER 209. TEXAS RESIDENTIAL PROPERTY OWNERS’ PROTECTION ACT; Sec. 209.00505. ARCHITECTURAL REVIEW AUTHORITY. If the New Home or Appurtenances Construction application is denied and the submitter is unwilling to work with the ACC to move in amicable path forward to approval.