

For Office Use Only:

DATE: **RECEIVED** _____
 APPROVED _____
 DISAPPROVED _____
 RESUBMITTED _____

Phase: _____
Tract/Lot: _____

=====
ARCHITECTURAL CONTROL COMMITTEE
APPLICATION TO BEGIN CONSTRUCTION
HORSE CREEK RANCH/LEGEND OAKS

Before submitting plans, please consult your copy of the Second Amended and Restated Reservations, Conditions, and Restrictions for HORSE CREEK RANCH, HORSE CREEK RANCH SUBDIVISION, PHASE I and PHASE II, and HORSE CREEK RANCH SUBDIVISION, PHASE III (LEGEND OAKS), Coryell County, Texas. As an incorporated subdivision of Coryell County, new construction will require a permit for the design and construction of the properties' culverts. Coryell County's Road and Bridge Department's "Permit to Construct Access Driveways Facilities on County Right of Way" must be submitted and approved by the county. The county's assessment will dictate the construction guidelines. It is the responsibility of the property owner to provide the contractor with a copy of same.

Article 7.28

"...No building, fence, wall, culvert, driveway, enclosure, or other structure shall be commenced, erected, materially altered, or maintained upon any Tract...nor shall any exterior addition to, or change or alteration therein, be made, until the plans and specifications showing the nature, kind, shape, color, height, materials, and location of the same shall have been submitted to and approved in writing by, the Architectural Control Committee as to harmony of external design and location in relation to surrounding structures and topography."

DETAILED PLANS MUST BE SUBMITTED WITH THIS APPLICATION ALONG WITH A PLAT SHOWING THE LOCATION OF PLANNED CONSTRUCTION. APPLICATIONS MUST BE SIGNED BY PROPERTY OWNER AS WELL AS GENERAL CONTRACTOR. EACH PAGE MUST BE INITIALED.

Tract: _____ **Street address:** _____

Property Owner(s): **Phone:** **Cell:**

Contractor:

Approved/Disapproved: **By:** **Date:**

TYPE OF CONSTRUCTION: _____
(residence, fence, mailbox, shop, etc.)

RESIDENCE:

SqFt H/AC _____ **Slab or Pier & Beam** (circle one)

Footage from structure to all property lines must be included on plot plan.

EXTERIOR:

% Masonry _____ **Type** _____ **Color*** _____

% Other _____ **Type** _____ **Color*** _____

Trim _____ **Type** _____ **Color*** _____

ROOF:

Material _____ **Color*** _____

GARAGE:

Attached _____

Detached _____ **Material** _____ **Color*** _____

DRIVEWAY: "Permit to Construct Access Driveways Facilities on County Right of Way" is required from the Coryell County's Road and Bridge Department

Material _____ **Culvert Material** _____

Culvert Size _____

FENCING:

Decorative fence material _____ **Ft from street** _____ **Ht** _____ **Color*** _____

Remaining fence material _____ **Ht** _____ **Color*** _____

(Include sketch or picture of fence, be sure to include on plot plan.)

UNATTACHED BUILDINGS (other than garage)

Type of building _____ **Exterior Material** _____ **Color*** _____

Sq Ft _____ **Ht** _____ **Trim Type** _____ **Color*** _____

MAILBOX:

Material _____ **Color*** _____

***Color samples must be submitted with application.**

I UNDERSTAND THAT:

The Architectural Control Committee (“ACC”) will approve or disapprove the application within THIRTY (30) DAYS OF RECEIPT OF A COMPLETE APPLICATION INCLUDING ALL REQUIRED DOCUMENTATION. If the application is disapproved, the reasons for disapproval shall be given to the Applicant so corrective measures can be taken and a new application submitted.

The ACC can only approve improvements that are in compliance with the applicable codes and the existing covenants and restrictions. *An approval granted on improvements not meeting the requirements of the applicable codes and the existing covenants and restrictions will not act as a waiver of the codes or the covenants and restrictions.*

The Applicant/Property owner (“owner”) must provide the following prior to any consideration by the ACC:

1. The Application must be completed, signed, initialed, and dated by the owner and general contractor.
2. One set of house plans (including hand rails on decks and stairways). Plans must be professionally drawn to 1¼ inch scale. These plans will not be returned, but kept permanently on file with the ACC.
 - (a) Floor plans: Must identify rooms, decks, porches, garages, carports and plumbing fixtures. Show square footage of living area, garage, porches, patios, and decks.
 - (b) Elevations: Must show front, rear, left, and right sides with exterior material and roof plan view identified.
 - (c) All revisions to the approved plans must be resubmitted to the ACC for review and approval. The approved drawings will be updated or marked up, initialed, and dated.
3. Plot plan (prepared by a licensed surveyor, architect, or building designer) to scale of 1”=20’ (*) and containing the following:
 - (a) House location on lot and grade level variations
 - (b) Patios, decks, sidewalks, and driveways
 - (c) Driveway culvert (12” minimum) location(s) --**Coryell County permit required**
 - (d) Building set-backs and easement lines
 - (e) Corner pins
 - (f) Water line and central sewer tank locations for house connections
 - (g) Liquid petroleum gas tank and connecting line locations to house
 - (h) Original and final grades in minimum of 5’ increments of elevation change
 - (*) Plot plans for lots greater than ½ acre may be provided using smaller scale

The Horse Creek Ranch Homeowners’ Association, Inc. and its Board of Directors, Officers, and Architectural Control Committee members hereby expressly disclaim any representation, liability, obligation, or duty in connection with the proposed construction described herein, including without limitation any warranty, either express or implied, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws or restrictive covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold The Horse Creek Ranch Homeowners’ Association, Inc. and its Officers, Directors, committee members, successors and assigns, employees, and/ or agents harmless from any cost, loss, claim liability, damage, expense, or other obligation arising out of, related to, or in any way connected with the construction proposed herein or the effects thereof, including with limitation any claim by any person or entity that such construction:

(i) fails to meet the requirements of any applicable law or restrictive covenants, (ii) is unsafe or unsound or creates a nuisance or other dangerous condition, or (iii) adversely or improperly affects the drainage of water on, related to, or in any way connected with the construction proposed herein or the effects thereof, including with limitation any claim by any person or entity that such construction:

requirements of any applicable law or restrictive covenants, (ii) is unsafe or unsound or creates a nuisance or other dangerous condition, or (iii) adversely or improperly affects the drainage of water on, across, or under the property in question or any surrounding property.

I understand construction applied for on this permit must be **completed within a period of twelve (12) months** from the date of approval of this application.

I understand certification of square footage may be required.

I certify that I have personally read the deed restrictions of HORSE CREEK RANCH, HORSE CREEK RANCH SUBDIVISION, PHASE I and PHASE II, and HORSE CREEK RANCH SUBDIVISION, PHASE III (LEGEND OAKS). To the best of my knowledge, the plans conform to these deed restrictions. In the event that I have failed to comply with said deed restrictions, I will take necessary measures to correct any nonconforming issues within thirty (30) days.

Date Submitted

Owner (sign)

Date Submitted

General Contractor (sign)

AFTER THIS APPLICATION HAS BEEN APPROVED OR REJECTED BY THE ARCHITECTURAL CONTROL COMMITTEE, YOU WILL RECEIVE A COPY OF THIS FORM BACK SIGNED BY THE ACC.