

**RIVER PARK RANCH
CONSTRUCTION APPLICATION**

The following 3 page Application should be used to secure Architectural Control Committee approval for construction of any Fences, Swimming Pools or Decks and Patio Covers

Date _____ Legal Property Description _____

Property Owner(s) _____

Mailing Address _____

Home Phone _____ Work Phone _____ Cell Phone _____

FAX _____ Email _____

Builder _____

Mailing Address _____

Office Phone _____ FAX _____

Proposed Improvement _____

Proposed Commencement Date _____ Completion Date _____

The undersigned ("Applicant(s)") hereby request River Park Ranch Architectural Control Committee ("Committee") to review and approve the construction of all the improvements described above in accordance with all plans and specifications attached. In addition, as part of this request, Applicant(s) acknowledge, represent and agree as follows:

- A. ACC approval of all proposed improvements associated with this application shall expire 12 months from the date of such approval.
- B. Applicant(s) have carefully read and reviewed the Declaration of Covenants, Conditions and Restrictions ("DCCR") and the Construction Regulations and Specifications ("CRS") applicable to the above referenced property.
- C. Applicant(s) agrees that all proposed improvements will be made in compliance with such Declaration of Covenants, Conditions and Restrictions and Construction Regulations and Specifications and/or as approved by the Committee.
- D. Applicant(s) understands and agrees if the committee approves this application and the agreements or representations made by Applicant(s) are not complied with in total, the Committee will revoke and rescind its approval of the application and Applicant(s) may be subject to fines and penalties as set forth in the RPR POA Fine Schedule filed with Montgomery County.
- E. Any and all construction of the above proposed improvements (including but not limited to lot clearing, ground disturbance activities, form placement, etc) may commence *only* after the Applicant(s) have been notified in writing by the Committee that this request has been approved. Initiation of any work without prior ACC approval as set forth herein may subject the property owner(s) to fines and penalties as set forth in the RPR POA Fine Schedule filed with Montgomery County
- F. As specified in the DCCR, the Committee is allotted 30 days from the date of receipt to complete all reviews and approvals of plans and applications.
- G. Applicant(s) may request in writing special permission to begin lot clearing and tree/brush removal prior to receipt of the committee's written approval of the proposed improvements. Such requests will be handled in a prompt fashion by the Committee as to not interfere with development of any lot.
- H. Applicant(s) must notify the Committee, in writing, of the initiation date for all ground breaking activities associated with construction of any workshop, barn, shed or storage outbuilding.
- I. All improvements must be completed within 12 months from the date foundation forms are placed and approved by the ACC.

PLEASE NOTE: Applicant(s) may be subject to fines and penalties for failure to meet any of the above representations and agreements. Fines will be applied as detailed in the RPR POA Fine Schedule filed with Montgomery County. In addition, failure of the applicant(s) to meet specific requirements as specified in this application may result in forfeiture some or all of the required deposits.

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Fences, Swimming Pools or Decks and Patio Covers (page 2 of 3)

J. Each application made to the committee for fences, swimming pools or decks and patio covers shall be accompanied by but not limited to:

1. Current survey of property showing all boundaries and dimensions of lot for which improvement is being proposed. Survey must be from licensed surveyor or Survey Company and be no more than 12 months old from the date application is submitted.
2. Two (2) complete sets of Plans and Specifications for all proposed construction and improvements.
 - a. Site plan indicating the location/dimensions of all proposed improvements on the lot. Setbacks and distances from all property lines must be shown for all improvements and be in accordance with the DCCR. Required survey noted above may be used to show these dimensions.
 - b. Elevations (as applicable).
 - c. For fences, plans should show type of fence to be used, materials to be used and note all gates planned. Indicate the use of "hot wire" or electric fencing equipment.
 - d. For swimming pools, decks and patio covers, plans should show renderings of planned improvement.
3. All associated River Park Ranch Architectural Control Committee deposits

K. Deposits:

1. A deposit will be placed with the Architectural Control Committee (ACC) with the initial application for construction for any Fence, Swimming Pool, Deck or Patio Cover. **The required deposit is \$250.00.**
2. Once the construction is completed, the property owner should apply in writing to the ACC requesting a refund. The ACC will check the building site for cleanliness and compliance with the Declaration of Covenants, Conditions and Restrictions and Construction Regulations and Specifications. If the ACC notes non-conformance with the Declaration of Covenants, Conditions and Restrictions and Construction Regulations and Specifications or that additional clean up is needed, the ACC will notify the property owner in writing, requesting that these items be remedied. Once the item or items are remedied, the property owner should reapply to the ACC for a refund of the deposit.
3. Once approved by the ACC, a request for refund will be forwarded to the Board for processing. Deposits will be returned to the address of the property owner noted on the application unless otherwise directed.

PLEASE NOTE: Upon receipt of this application and appropriate supporting documents as outlined, an ACC Member will contact you to discuss the process going forward and to address any questions you may have. If any plans, drawings, specifications, or other documents are not included at the time of submission; this application will automatically be rejected and you will be notified as to deficiencies needing to be addressed before further processing of the application can be completed.

Date Executed: _____

Date Received and Accepted: _____

Applicant(s) / Property Owner(s)

ACC Member

Builder

**RIVER PARK RANCH
GENERAL CONSTRUCTION REGULATIONS AND SPECIFICATIONS**

Fences, Swimming Pools or Decks and Patio Covers (page 3 of 3)

SPECIAL NOTE: The River Park Ranch Architectural Control Committee would like each property owner to consider the rolling topography and the many trees on the property when determining site plans, driveways, landscape plans, building materials, etc. The following regulations and specifications are complementary to and/or supplemental to those outlined in the Declaration of Covenants, Conditions and Restrictions (DCCR) applicable to each property. Applicant(s) should carefully review the DCCR prior to application submittal to ensure compliance with all applicable requirements.

- 1) **Trees:** Live trees which are four inches (4") or larger in diameter shall not be cut down without the prior written consent of the Architectural Control Committee.
- 2) **Site Clearing and Inspection:** The improvement(s) location(s) must be clearly flagged and an inspection completed by an ACC member before any site clearing can occur to insure setbacks are correct and trees protected.
- 3) **Fences:** Fencing may be placed on any lot in accordance with the DCCR requirements. Any fence adjacent to the street in front of the lot (or on the secondary street as well for corner lots) must be 3-rail vinyl and white in color. The type of all other fencing on the lot is governed by the DCCR and the applicant should reference that document for the acceptable fence configurations. Chain link fencing is not allowed on any lot except for small dog runs which must be approved separately by the ACC prior to their installation. In all cases, applicants are encouraged to contact their adjacent neighbors to advise them of their plan to erect fencing along a shared property line and to alert them to any potential impact of same (i.e. electric wiring or hot wires planned, etc).
- 4) **Miscellaneous Construction Guidelines:**
 - a) All plans for fence, swimming pools, decks or patio cover construction must be submitted for ACC approval *prior* to their construction.
 - b) Any equipment associated with the designated must be concealed as viewed from the street fronting the property. Property owners are encouraged to design such concealment into their initial construction plans.
 - c) The builder and/or Property Owner must provide garbage containment in an effective manner to keep the construction area clean and prevent construction materials and trash from blowing around.
 - d) Access to the construction area is limited to the driveway or proposed driveway area; adjacent lots are not to be used for access. No vehicles of any type shall be parked upon the roads or right of ways.
 - e) Contractor Signs are limited to the builder only and may be no larger than 48" X 48". Once the structure is completed and occupied, the builder sign will be removed at the time of occupancy.

I hereby accept and acknowledge these River Park Ranch Construction Regulations and Specifications (CRS) as well as those requirements as defined in the Declaration of Covenants, Conditions and Restrictions(DCCR) and will apply and adhere same in the completion of the construction being applied for with this application.

Date Executed _____

Applicant(s) / Property Owner(s)

Builder
