

Stonecrest Ranch Architectural Control Committee

The Stonecrest Ranch Architectural Control Committee (ACC) is pleased you have chosen to improve your property and we want you to fully enjoy your property. However, our deed restrictions charge the ACC with the duty of ensuring that all projects are attractive and that they do not adversely affect the owners of neighboring lots. ACC approval also serves as the property owners' assurance that they are compliant with all aspects of the deed restrictions prior to beginning a project. This standardizes the ACC's position on the various deed restrictions that pertain to property improvements to insure that the goals of our deed restrictions are met.

Prior to submitting your plans, please [contact](#) an ACC member or the SCR Property Management Company (PMC) to ensure that you have the latest version of this [application](#). Clearing vegetation and marking your property does not require ACC approval, nor does digging a well for secondary water. **However, houses, decks, driveways, fences, gates, pergolas, ponds, pools, tennis courts, and walls do. Any permanent improvement (including grading, digging, pouring concrete, or constructing items from metal, wood, stone or brick) on your lot does require prior written approval from the ACC. All required items must be provided to the ACC at least 30 days prior to when you would like to begin your project.**

Submit your package to the SCR ACC who will review it for accuracy and completion prior to submitting it to the ACC. The ACC's 30-day period to approve or disapprove your project (required by our deed restrictions) does not begin until the complete package outlined below is submitted to the ACC. This 30-day period allows sufficient time for all ACC members to review your plans. Please remember that we may have several property owners submitting plans, and that we volunteer our time to do this. Prior to seeking final approval, if you have any doubts as to whether or not your plans will be approved, please feel free to discuss various alternatives with the ACC.

All site or building construction or alterations or additions thereto, requires approval in writing from the Architectural Control Committee (ACC) prior to construction per Section 4.01 of the Deed Restrictions.

Please fill out the [application](#) form and submit two (2) sets of complete plans and specifications. These plans will be kept until the project is completed.

Application requirements are as follows:

1. Two sets of plans must be submitted to the Architectural Control Committee per Section 4.01 (b) of the Deed Restrictions.

2. If a house is being built, a copy of the county building and septic permit..

3. The Architectural Control Committee has 30 days from final submittal of plans and permits to review the plans and authorize commencement of construction per Section 4.03 of the Deed Restrictions.4. All STONECREST RANCH maintenance assessments must be current per Section 6.01 of the Deed Restrictions.

5. All improvements, modifications, and alterations require ACC approval. This covers new construction as well as but not limited to house additions, fences, porches, storage buildings, pools, barns, anything considered an improvement per Deed restrictions Section 4.01

6. It is the owners responsibility to determine all easements and setbacks that exist upon their property. No construction should occur within these easements per Section 2.04 (b) of the Deed Restrictions.

7. Review Fees and Designated Project Time Frames:

(a) House - \$70.00 Plus \$430 Deposit

One (1) year from commencement of construction per Section 3.01 of the Deed Restrictions.

(b) Barn, Shop, Out Building, Pool, Drive-way, Fence or other improvement as noted in Section 4.01 of the Deed Restrictions - \$25.00

Six (6) months from commencement of construction.

Include your check payable to STONECREST RANCH P.O.A.

Plans may be dropped off with any of the 3 ACC representatives

The \$430.00 refundable deposit fee due with each (house only) application will be kept in escrow until the construction is completed and the site is clean of trash and debris. At the time of completion, the \$430 will be refunded to you unless the SCR POA determines that all, or part, of the \$430.00 must be spent on clean-up services, legal fees, or other costs associated with noncompliance with our deed restrictions.

RESIDENTIAL PLAN STANDARDS

All plans and specifications should be drawn in a professional manner. An architect or designer is not required, but recommended for generally better design results. Our plan standards are as follows:

1. Plan (s) - A floor plan to show the dimensions of lot and distance from house to lot on all sides.
2. Floor Plan (s) - A floor plan to show the dimensions and location of all rooms, patios, balconies, garages, curb cuts, driveways, septic specifications and placement, walks, fences and structures at each level. Window sizes, electrical, gas and plumbing fixtures must also be shown. Draft at an architectural scale (1/4" = 1'-0").
3. Elevations - An elevation of each side (4) is required to indicate exterior materials, floor and slab heights and roof slopes. Draft an architectural scale (1/4" = 1'-0").
4. Specifications - List all specifications relating to slab design, structural framing, quality of exterior materials, colors, textures and shape.
5. Basis of Approval - Approval of plans and specifications shall be based, among other things, on adequacy of site dimensions, structural design, conformity and harmony with external design and of location with neighboring structures and sites and conformity to both the specific and general intent of the restrictions.

All plans will be reviewed in a timely manner and results will be remitted to the name and address on the Plan Review Application.

BUILDER/CONTRACTOR/OWNER CONSTRUCTION REQUIREMENTS

1. The work site needs to be kept clean, the owner/contractor is to insure all trash and debris are removed per Section 3.16 of the Deed Restrictions. A collection site or dumpster may be placed on the property during main dwelling construction.
2. The burning of brush, trees, will be allowed on site per Section 3.16 of the Deed Restrictions.
3. One portable toilet is required for each construction site requiring more than seven (7) days construction. In accordance with county specifications.
4. Contractors are responsible for keeping mud, dirt, etc. off the roadway. Contractors will be responsible for repair to any road shoulders or ditches damaged during the course of construction. No dumping or burning of debris is allowed in the road right of way.
5. No dumping or cleaning of cement trucks allowed within STONECREST RANCH.

6. Design of roadside drainage ditches must not be altered. The minimum size of the culvert shall be 18" in diameter with not less than 1.75 sq. ft. waterway opening. The inside bottom of the culvert must be even with or slightly below the level of the ditch. The culvert must be installed and properly covered before site preparation and construction begins. The county will set the culvert according to county specs. The phone number to call is (936) 539-7819.

INSPECTION PROCESS

1. Periodic Inspection:

Performed by ACC to assure compliance of all building requirements such as disposal of debris, burning of brush and all other requirements made on the builder/owner by the ACC.

2. Final Inspection:

The ACC will review the site after completion of construction. Included are decking, walkways, painting, landscaping and other items necessary to present an aesthetic condition on the lot.

3. Survey requirement

A survey will be completed before any concrete is poured, and a copy must be forwarded to the ACC.

Other permits or approvals may be required from the City, County or other governmental entities. It is the responsibility of the owner / builder to obtain all required approvals and to submit them at time of application. Failure to comply with the above inspections can result in action to accomplish compliance by the ACC.

Owner agrees and understands that approval of plans and specifications by the Architectural Control Committee shall not be relied upon by any person or entity as to the sufficiency, suitability, fitness, workmanship or quality of the design or construction of the improvements.

Neither the Architectural Control Committee, Property Owners Association, or any of their respective members, officers, directors, shareholders, employees, or agents shall be liable because of the approval or non-approval of any improvement per Section 4.04 of the Deed Restrictions.

All projects require a final ACC inspection upon completion. Please contact an ACC member to request this inspection.

