

Architectural Control Committee Rules

Revised October, 2009

1. Purpose

The Architectural Control Committee (ACC) is established pursuant to Article III of the Covenants. The purpose of the ACC is to sustain a quality, private residential neighborhood, consistent with existing community standards, to ensure the security and enjoyment of residents and maintain competitive property values.

These Architectural Control Committee (ACC) Rules are established in accordance with Article IV of the Covenants. They summarize the requirements set out in the Covenants and supplement the Covenants where necessary. These Rules carry the same authority as the Covenants. The Rules are intended to be a “living” document which will be revised by the Committee, as needed, based on Association activity and Board approval.

2. Prior Approval of Plans

No construction may be initiated or completed prior to plans being approved by the ACC. The ACC will only accept construction plans from property owners who have officially joined the Association and are current in their dues. Builders and contractors may not act on behalf of property owners without written authority provided to the ACC by the property owner.

The ACC recognizes that, due to differences in tract sizes and shapes, limited exceptions to these Rules may be appropriate. Property owners shall submit requests for exceptions to ACC Rules, in writing, to the committee for consideration. The request should specifically state the proposed exception, the rationale for the exception, and any foreseeable consequences that might result from the exception. The ACC will provide a written response to each request.

The following information shall be submitted to the Chairman of the ACC:

- Section of River Ridge Ranch (RRR) including lot number or street address.
- Type of construction, for example, residence, garage, pool, barn, workshop, shed.
- Site plan -- location of structures, well, septic system, road or driveway, entrance and fences.
- Construction plans and specifications -- exterior material description (rock, brick, stone, etc).
- Estimated construction start date and completion date.

3. Construction (Road & Fence) Bond

In order to ensure that contractors and subcontractors remain responsible and accountable for any damage they cause to the community roads, gates, or other areas, property owners must submit a \$1500 deposit to the POA Treasurer upon submission of construction plans. Property owners may pass this construction bond requirement onto their builders, but the bond must come from the property owners. That is a matter for the property owner to negotiate with the builder.

The ACC Acknowledgement Form shall be completed by the ACC Chairman and the property owner before construction. The ACC Inspection Form shall be completed by the ACC Chairman and the property owner both before and after construction.

Upon completion of the requirements of Section 8 (Entranceways, Fencing, Culverts and Mailbox) below and inspection by the ACC, the deposit will be returned to the property owner minus any amounts withheld for specifically-described damages or noncompliance with these Rules. The property owner may appeal any such determinations, in writing, to the Board, which will act on such appeals within 30 days.

4. Driveway

Prior to construction, a driveway of four inches minimum of compacted rock, gravel, crushed limestone or better shall be installed from the street to the slab to prevent tracking of mud on the streets. (Ensure that your builder is aware of the requirement that mud is not to be tracked from the building site onto the community streets.)

5. Construction Requirements

The primary dwelling shall be a minimum of 2500 square feet, exclusive of porches, garages, patios, and other non-air conditioned areas. There will be a minimum 3-car garage, either attached or detached, or a 2 car garage and a separate barn or workshop. The garage shall not face the roadway in the front of the house.

Any guest quarters shall be a minimum of 1000 square feet, and any servant quarters shall be a minimum of 800 square feet, both designed in harmony with the primary dwelling.

“New home construction requires exterior construction to be a minimum of 65% masonry materials, or other suitable material as approved by the ACC. Masonry material is defined as stucco, rock, stone, or brick. Materials such as hardy plank do not meet the masonry requirement. Exceptions for log cabins, for example, may be submitted.

All new construction sites are required to be furnished at the beginning of the project with a Port-a-Jon portable toilet or equivalent which will be removed after construction is complete.

6. Property Line Requirements

No dwelling or building shall be placed nearer to a property line than:

- 200 feet from the front of the property line in Section 1 of RRR.
- 100 feet from the front of the property line in all other sections of RRR
- 50 feet from the side or back of the property line.

7. Sewer System

The sewer system shall be a self-contained aerobic system with sprinklers and an alarm system. Be advised that Bell County requires that the system be inspected quarterly by a qualified inspector and that a copy of the contract be on file with the county.

8. Entranceways, Fencing, Culverts and Mailbox

Construction of an entrance and fence, approved by the ACC, shall be completed no later than 12 months after moving in. Approved material for the entrance includes rock, stone, or brick. Entrances shall be in compliance with existing community standards. The fence shall be three-board or better, and different or inconsistent styles of fence or fence materials are not acceptable.

Culverts shall be completed no later than 12 months after moving in. They shall be installed with headers or retainers on each end to prevent erosion and to dress culvert ends.

Mailboxes should be consistent with entranceways and fencing and comply with United States Postal Service regulations. See PS Form 4056 for the minimal acceptable mailbox requirements.

9. Temporary and Additional Structures

No temporary structure such as a trailer, tent, shed, or other outbuilding shall be used as a primary residence (this does not prohibit short-term recreational camping). Outbuildings shall be constructed of a design and materials in keeping with the primary dwelling.

Any additional improvements to a property, including structures proposed after closing or initial construction is completed, for example, detached garages, workshops, perimeter fencing, swimming pools, gazebos, barns, sheds, or other buildings, shall be approved by the ACC before construction begins.

10. Property Clean-up

Before the construction project can be completed and the bond returned, all debris shall be properly removed or burned. This includes all trees and brush which were cleared to provide for any building sites. (Check the RRR POA web site for the Burn Pile Checklist and Brush Burning Suggestions.)

11. Builders and Subcontractors

RRR is a residential community. Music/radios must be played only at a volume that will not disturb nearby homeowners.

All trash, including construction materials, food, and drinks, shall be placed in a suitable trash container and disposed of properly on a regular basis.

Offloading of any equipment on River Ridge Ranch streets is prohibited. Equipment should be offloaded on the construction lot.

12. Contact Information

Prior to any construction, submit plans to:

Architectural Control Committee
Attn: Melita Wright
1416 River Ridge Ranch Rd
Killeen, TX 76549

Phone: 254-793-4237

Contact Melita Wright, Chairman of the Architectural Control Committee, to discuss any questions or for more information.