



RANCHO ESCONDIDO COMMUNITY IMPROVEMENT ASSOCIATION

9600 Rancho Dr., Willis, TX 77318
Phone 434-409-9806 • Email • ranhocia@gmail.com
Website www.ranhocia.com
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*****THESE GUIDELINES ARE SUBJECT TO CHANGE*****

ALL PROPERTY IMPROVEMENTS SUBJECT TO ACC REVIEW ARE REQUIRED TO BE SUBMITTED TO THE RANCHO ESCONDIDO COMMUNITY IMPROVEMENTS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE (A.C.C.) FOR REVIEW AND APPROVAL PRIOR TO THE INCEPTION OF ANY CONSTRUCTION. (SEE APPLICATION FORM ATTACHED TO THESE GUIDELINES.) THE LATEST REVISIONS TO THESE GUIDELINES AND THE CURRENT DEED RESTRICTIONS. COPIES WILL BE MADE AVAILABLE UPON REQUEST FROM THE R.E.C.I.A. SECRETARY OR FROM THE RANCHO ESCONDIDO WEBSITE AT WWW.RANCHOCIA.COM.

THE BUILDER-OWNER GUIDELINES CURRENTLY IN EFFECT WILL BE FILED WITH THE MONTGOMERY COUNTY CLERK IN THE MONTGOMERY COUNTY PROPERTY RECORDS. A COPY OF THE CURRENT GUIDELINES IS AVAILABLE FOR VIEWING ON THE RANCHO ESCONDIDO WEBSITE.

Builder/Owner Architectural Guidelines

1) INTRODUCTION

- a) Rancho Escondido is a 39.51-acre subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet C, Sheet 72 & 166B of the map records of Montgomery County, Texas.

2) INTENT OF GUIDELINES

- a) The objective of these Builder/Owner Guidelines is to achieve quality and uniformity in building construction and/or replacement, and to address certain items and areas which are common to residential construction within Rancho Escondido.

- b) The Builder/Owner Guidelines are intended for the use of the owners and professional Builders in Rancho Escondido and the designers they employ. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged to create a pleasing street scene. However, certain standards have been adopted for key elements to provide continuity throughout the subdivision.
- c) These Builder/Owner Guidelines are supplemental to the First Amended and Restated Restrictions and Covenants Applicable to Rancho Escondido Subdivision and are to be used in the architectural review of Builder or Owner plans. Non-compliance with these guidelines shall be grounds for disapproval of plans.
- d) Builders within Rancho Escondido are responsible for compliance with all applicable county, state and federal regulations.
- e) An Improvement is defined as any alteration or addition to the exterior of a Single-Family Residence, garage, Lot or Deeded Home Site. Improvement shall not mean the installation of sprinkler systems, exterior lighting or landscaping installed on lots.
- f) In general, like for like replacements do not need A.C.C. involvement. However, there are a few situations where approval would be required should there be heavy road usage or dumpsters required. Any maintenance that will change the outside appearance or location of an improvement requires A.C.C. involvement. For example, if an owner is repainting his home and the color is changing, the color change requires A.C.C. approval
- g) When in doubt whether approval is required, contact the Chairman or one of the other ACC members to receive guidance.
- h) As of September 1, 2008, state law requires (Subtitle F; Chapter 446) that residential construction completed by builders and remodelers in unincorporated areas or in areas not subject to municipal inspections must have a minimum of three inspections conducted by a fee inspector. The builder/remodeler is responsible for hiring a fee inspector. The three required minimum inspections are a foundation inspection, a framing, mechanical and delivery systems inspection and a final inspection.
- i) The Builder/Owner Guidelines contain the construction and development standards adopted by the Rancho Escondido Community Improvement Association Board of Directors and are subject to change by the Board of Directors with a 30-day notice to the general membership. Failure to submit the required applications to the Architectural Control Committee hereafter called the A.C.C. for review shall be construed as a violation of the Rancho Escondido Builder/Owner Guidelines.

- j) Prior to commencing design of a project, the property deed, the recorded subdivision plat and the First Amended and Restated Restrictions and Covenants Applicable to Rancho Escondido Subdivision should be referred to.
- k) Prior to commencing any project involving changes to water and/or sewer configurations, the Far Hills Utility District should be contacted, and the proper forms, inspections, and permits should be obtained. Rancho Escondido is in Montgomery County, Texas and must adhere to any and all of their development regulations and construction standards. In addition, Montgomery County should be contacted regarding plan approval and permit procedures.
- l) The Builder and/or owner shall develop and maintain construction sites in a manner prescribed by the First Amended and Restated Restrictions and Covenants Applicable to Rancho Escondido Subdivision and by these Builder/Owner Guidelines and standards. Compliance with building setback lines, harmoniously alignment with neighboring homes, lot layouts, driveways, sidewalks, garages, siting requirements, etc. are required by the Builder. Ties to utilities are the responsibility of the builder.

3) ARCHITECTURAL CONTROL COMMITTEE

- a) The Rancho Escondido A.C.C. consists of a minimum of three (3) persons appointed by the Board of Directors of the Rancho Escondido Community Improvement Association (Association) and have the duties specified in Article 6 of the First Amended and Restated Restrictions and Covenants Applicable to Rancho Escondido Subdivision. The Secretary of the Association shall serve as an ex-officio non-voting member of the Committee. The A.C.C., at its sole and absolute discretion, has the authority to administer standards, rules and regulations governing the lots located in Rancho Escondido that were promulgated by the Board of Directors of the Association.
- b) Upon receipt of proper approval from the Board of Directors, the A.C.C. also has the authority to grant variances to criteria established by the guidelines. All variances shall be in writing, and properly certified by the Secretary of the Board of Directors.
- c) The approval of the A.C.C. of all submittal packages is limited to compliance with the criteria established by the Rancho Escondido Builder/Owner Guidelines and deed restrictions. The A.C.C. is not responsible for ensuring builder/owner compliance with county, state and federal requirements.

4) SUBMISSION AND APPROVAL

All submittals shall be sent to the attention of the A.C.C., in care of:
R.E.C.I.A. Architectural Control Committee

c\o Rancho Escondido Community Improvement Association
9600 Rancho Drive
Willis, TX 77318

5) GENERAL

- a) The purpose of the submittal of plans and specifications to the Architectural Approval Committee (A.C.C.) is to provide a review process for conformance to guidelines and standards adopted by the R.E.C.I.A. A clear direct statement as to acceptability of construction plans is to be made within the established review time period. The end result is to impart a visual character and a sense of community through controlled architecture.
- b) All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the A.C.C. prior to commencement of any on-site building or construction activity.
- c) The approval process can be facilitated if complete and high-quality submittal documentation is provided to the A.C.C. The A.C.C. reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of Builders and property owners.
- d) The design for residences must be approved in writing by the A.C.C. before construction of a residence can begin. The A.C.C. is committed to a high level of design quality in Rancho Escondido by reviewing residential design and plotting submissions and working with **owners & builders** to achieve this goal.

6) Fees Required (FOR BOARD REVIEW and APPROVAL of Amended Heavy Load Usage FEES)

- a) Improvement Oversight Deposit (new home construction, remodeling or demolition in cost excess of \$10,000 shall require An Improvement Oversight Deposit of \$1000. For projects below \$10,000, a \$500 Improvement Oversight Deposit will be required. This deposit will be refundable if there is no damage to RECIA property.
- b) In addition to the above Improvement Oversight Deposit a Non-Refundable Private Roadway Heavy Load Usage Fee will be required as shown below:
 - (1) \$4,000 for construction of a new home.
 - (2) \$2,000 for the demolition of a home
 - (3) \$1100 for home additions, exterior remodeling, driveway replacement, cement/stone patio or decks.
 - (4) \$550 for bulkhead construction, retaining walls, boathouse construction, pool remodeling, roof replacement, driveway replacement or any project that requires an on-site dumpster.(subject to review by the ACC for appropriate fees
- c) The Architectural Control Committee will determine which fee category applies to any project that will impose heavy road loads and is not defined in one of the categories above. The fees imposed for items the Private Roadway Heavy Usage Fee will not be refundable and will be deposited in the Dedicated Road Maintenance fund. (per RECIA Board of Directors 10-2018)

7) Review of Building Plans and Specifications

- a) New Construction - The Owner is required to submit two (2) complete accurate design and construction documents for examination by the A.C.C. Submittals are to be made prior to the construction of or any exterior improvement upon any residential. Each submittal shall consist of two (2) sets of hardcopy blue line prints and supplementary specifications and submission of blueprints in digital format. **ONLY COMPLETE SETS WILL BE REVIEWED**
- b) THE BUILDER OR HIS AGENT HAS COMPLETE RESPONSIBILITY FOR COMPLIANCE WITH ALL GOVERNING CODES AND REQUIREMENTS
- a) The A.C.C. will retain one set (1) of documents; the other set will be annotated as necessary and returned to the owner. Minimum submittal requirements are as follows (additional information is encouraged)

(1) Phase Schematic Site Plan Contains

- (a) Application for Approval
- (b) Schematic Site Plan including:
 - (i) Location of trees greater than 8" in diameter
 - (ii) Building setbacks, easements and right of way identification (survey)
 - (iii) Utility service locations
 - (iv) Siting of improvements/fencing.
 - (v) Drainage plan
 - (vi) Harmonious alignment with neighboring homes. Site plan should include locations of adjacent home.
- (c) Preliminary plans including:
- (d) Floor plans @ ¼ in. = 1'-0" minimum scale
- (e) Exterior elevations ¼ in. = 1'-0" minimum scale
- (f) Outline specifications or sample board (see Appendix 2) describing all exterior materials to be used on the project.
- (g) Foundation designed and sealed by a Registered Professional Engineer
- (h) Timeline for completion of work.

(2) Phase II Construction documents and specifications including:

- (a) Final architectural plans of drawing listed under Phase I above
- (b) Site plan at appropriate scale
- (c) Final specifications
- (d) Submittals of material samples and color palette sample board. (See Appendix 2)
- (e) FrontYard landscape planting plan.

b) On-Going Review – Production Product

For repeat floor plans within Rancho Escondido, the submittal of a complete package for A.C.C. approval is not required provided the initial plan has received prior A.C.C. approval. For repeat floor plans, the Builder is required to submit a Plan Submittal Form which references the address of the plan, exterior elevation, materials and exterior trim colors, as well as any other items particular to the

site not previously approved. In addition, a site plan must be provided which reflects the building footprint, setback requirements, harmonious building line, driveway location and fence locations.

c) MODIFICATION OR REPLACEMENT

The Owner is required to submit two (2) complete sets of drawings or dimensioned sketches (plan and elevation) of the modification or replacement proposed for examination by the A.C.C. Submittals are to be made prior to the construction of or modification to any exterior improvement upon any residential lot. The ACC may require that plans be submitted for approval in a digital format.

- i) Note! The A.C.C. will retain one set (1) of documents; the other set will be annotated as necessary and returned to the owner.

- ii) Minimum submittal requirements are as follows (additional information is encouraged):
 - (1) Outline specifications describing all exterior materials to be used on the project
 - (2) Submittals of material samples and color palette
 - (3) New location, if location will change.
 - (4) Exterior elevations

8) ARCHITECTURAL CONTROL COMMITTEE APPROVAL TIMELINES

The A.C.C. shall review and approve, in writing, and advise of revisions to those aspects of the plans that are inconsistent with the Builder/Owner Guidelines and/or Deed Restrictions.

ALL TIME FRAMES ABOVE ARE CONTINGENT UPON RECEIPT OF A COMPLETE SUBMITTAL PACKAGE.

a) The review and approval process shall not exceed the following time constraints:

(1) Initial Review – Production and Custom Product

(a) Phase I

- (i) Plan Submittal Form
- (ii) Schematic Site Plan
- (iii) Preliminary Building Development Plans- 30 Days

(2) Phase II

- (a) Pre-Pour Slab Survey before pouring of slab
- (b) Construction Documents - 30 Days

9) A.C.C. Approval

- a) Construction shall proceed only after approval of the final set of drawings and specifications. Committee approvals are valid for a period of six (6) months. If construction is not started within this period a new submission of Plans and approval will be required. The A.C.C. shall have the right to set reasonable time constraints for the completion of construction, which shall be no more than

one (1) year after the slab is poured to complete construction. Additional time can be granted to the Builder/Owner upon written request to and approval from the A.C.C. If construction fails to be completed before the designated completion date the plans shall be deemed not approved. Changes that occur during actual construction that differ from approved drawings will require alterations at the Builder's expense to restore compliance with approved drawings. No drawings are considered approved unless they are approved in writing by the A.C.C..

- b) Plans approved by the Architectural Control Committee (ACC) must commence construction within 6 months of the approval date. If construction has not been initiated within this timeframe, the approval shall be deemed expired, and a new submission to the ACC will be required for reconsideration.

10) Approval – Variances

The Board reserves the right to authorize variances to the deed restrictions and/or any other of its guidelines or procedures when circumstances such as topography, natural obstructions, or aesthetic or environmental considerations require upon recommendation of the A.C.C... No such variance shall (a) be effective unless in writing; (b) be contrary to the Rancho Escondido First Amended and Restated Restrictions and Covenants Applicable to Rancho Escondido Subdivision; or (c) stop the A.C.C. from denying a variance in other circumstances. Persons reviewing applications under the Builder/Owner Guidelines will change from time to time, and opinions on aesthetic matters, as well as interpretation and application of the Builder/Owner Guidelines, may vary accordingly. In addition, it may not always be possible to identify objectionable features of proposed work until the work is completed, in which case it may be unreasonable to require changes to the Improvements involved. The A.C.C. may, however, refuse to approve similar proposal in the future. Approval of applications or plans for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, plans, or other matters subsequently or additionally submitted for approval.

11) SITE MAINTENANCE DURING CONSTRUCTION

a) General

- (1) Each lot in Rancho Escondido shall be maintained in a neat, clean, and orderly condition by the Builder during construction.
- (2) During the construction phase, the Builder shall observe the following rules and regulations:
 - (a) No temporary structures, or other temporary office or sales facilities, shall be placed or maintained on the property.
 - (b) Builders shall provide a port-a-can for use by contractor and sub-contractors and placed within the boundaries of the owner's lot on which there is construction. The port-a-can shall be screened from view and serviced as required so as to be odor free and sanitary.
 - (c) All construction materials & equipment must be stored or deposited within the boundaries of the owner's lot on which there is construction.

- (3) Portions of the property which are visible from surrounding property shall be kept free of weeds and debris, and all scrap materials generated by the construction activities shall be removed as soon as reasonably possible.
- (4) An appropriately sized trash container/dumpster shall be within the boundaries of each lot on which there is ongoing construction. Debris must be removed from each lot as often as necessary to maintain a clean construction site. **BURNING OF TRASH OR DEBRIS ON THE BUILDING SITE OR ANYWHERE ELSE WITHIN RANCHO ESCONDIDO IS STRICTLY PROHIBITED.**
- (5) Construction activity will be allowed from 7:00 am until 7 pm Monday thru Saturday. (Concrete pouring is an exception). No construction work shall be conducted on Sunday. Builders are encouraged to start foundation pours at about 5:00 am, with the staging of trucks outside the subdivision. Pumper trucks can enter the subdivision earlier to set up for the 5:00 am start time. Plans for the foundation pour is to be coordinated with the Rancho Escondido Architectural Control Committee, who will assist the contractor to make the foundation pour go as smoothly as possible.
- (6) Builder shall take all reasonable steps to keep parking of construction workers located on the building site. Blocking of roadway shall be prohibited.
- (7) Builder shall provide gravel surface from construction site to roadway to keep mud from being tracked onto the roadway. Additional gravel shall be added throughout the course of construction to maintain a dirt-free entrance.
- (8) No signs may be displayed other than for sale signs as allowed by Section 5.13 of the First Amended and Restated Restrictions and Covenants, or a sign to identify the address of the property.
- (9) Subdivision streets will be always kept clean of any mud or other debris during the construction period.
- (10) Builder and/or Owner shall be responsible for any damage to the subdivision entrance gate, roads, cul-de-sac, common areas or any other neighbor's property.
- (11) Builder and or sub-contractors may not bring family members or guests to the building site for non-construction activities..eg recreation, picnics, fishing or similar activities.
- (12) A security access code will be issued for the construction period. This code will be in effect from 7:00 am until 7:00 pm Monday thru Saturday. This code is for construction activity only and shall not be given to any other party.
- (13) Builder must keep current contact information on file with the R.E.C.I.A. Secretary/Treasurer. The Builder or designated representative must respond to telephone calls from any R.E.C.I.A. board

member or any A.C.C. member within 48 hours. Failure to do so can result in the gate code being disabled and construction halted until the problem is resolved.

- b) In the event of damage to Rancho Escondido property during the construction process, the Owner can make the necessary repairs if approved by the R.E.C.I.A. Board of Directors. If Owner does not make the necessary repairs, the R.E.C.I.A. Board of Directors will make the repairs necessary and deduct the cost of such repairs from the cleanup/damage deposit on file with R.E.C.I.A. Board of Directors. In the event the cost to correct the damage is in excess of the cleanup/damage deposit, the additional cost will be billed to the Owner.
- c) Should Builder fail to maintain his construction site in the manner described above, the A.C.C. may, at its discretion, hire a third party to clean the site and deduct the cost from the cleanup/damage deposit.

11) SEDIMENT CONTROL

- a) Before construction activity begins, the Builder is required to obtain coverage under the current U.S. environmental Protection Agency's NPDES General Permit for Storm Water Discharges from Construction Activities. The Builder must implement and/or maintain the best management practices necessary to minimize storm water runoff pollution from entering the existing storm water facilities including, but not limited to, storm sewers, channels, ditches, detention ponds, and lakes. Builder must use every effort and method to ensure that no muddy or silted water, trash or debris enters any lake,

(1) Each Builder is responsible for compliance with any and all applicable governmental regulations. Each Builder is also responsible for sediment control compliance by all of his sub-contractors.

(2) As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building lot, sediment control methods shall be installed and remain in place and in good repair until construction and landscaping is complete.

(3) Temporary sediment fencing may be constructed on the site out of wire mesh and burlap, or a commercially manufactured fencing product (such as Enviro-Fence) may be used. Whichever fencing material is selected, it shall be securely anchored below the surface elevation of the ground so that any storm water sheet flow must pass through the fence material or be trapped behind it.

12) NEIGHBORHOOD PLANNING ELEMENTS

- a) Residential development within Rancho Escondido is encouraged to produce water views from multiple directions. Landscaping, privacy hedges, and mass plantings shall be designed, located, and maintained to preserve first-floor-level water view corridors from all other Lots and Deeded Home Sites.

b) HOUSE PLAN AND ELEVATION REPETITION

- (6) Driveways shall be a minimum 12 feet in width. In specific instances where the lot configuration prohibits the use of a 12-foot width, a 10-foot width may be allowed with approval from the A.C.C.

e) POOLS, DECKS AND OTHER STRUCTURES

- (1) Swimming pools, spas and decks are restricted to the rear yard.
- (2) Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable.
- (3) Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed six (6) feet in height.
- (4) All other structures including gazebos, storage buildings, playhouses, greenhouses, etc. must be approved by the A.C.C.

f) FENCING, HEDGES, PIERS, RETAINING WALLS AND BULKHEADS

- (1) All fences installed or replaced must be approved by the A.C.C.
- (2) No fences shall be constructed past the front leading edge of a residence.
- (3) Fences used for boundary markings must be of ornamental iron or aluminum. Masonry columns are permitted in lieu of iron or aluminum posts.
- (4) No chain link or solid wood fences are permitted.
- (5) No privacy hedge or mass planting that interferes or may grow to a height or mass that will interfere, with the view of street traffic shall be allowed.
- (6) Landscaping, privacy hedges, and mass plantings shall be designed, located, and maintained to preserve first-floor-level water view corridors from all other Lots and Deeded Home Sites.
- (7) Piers, docks, boatlifts, ramps or any other structure that projects into the water and bulkheads are subject to the approval of the US Army Corp of Engineers (USACOE) and/or the San Jacinto River Authority (SJRA).
- (8) SJRA will only process applications if they have been approved by R.E.C.I.A... The A.C.C. will only consider plans or proposals presented in writing: and will provide a Conditional Approval, which becomes Unconditional after approval by the SJRA or USACOE. Approval will be in writing.
- (9) In addition to applying the set back and other provisions of the First Amended and Restated Restrictions and Covenants, the A.C.C. uses the San Jacinto River Authority general rules in evaluating piers, docks, boatlifts, ramps and bulkhead projects. The general rules state in part "Unless there are extenuating circumstances, which will be handled on a case-by-case basis.
- (10) No boat house or pier will extend more than forty (40) feet into the lake (SJRA measures perpendicular to the bulkhead).
 - (a) Bulkheads may be constructed in a straight line
 - (b) Between existing bulkheads at the property lines.
 - (c) Between an existing bulkhead at one property line and the intersection of the other property line and the Shoreline.
 - (d) Between the intersection of each property line and the Shoreline, when no bulkhead exists on either adjacent property.
 - (e) The Shoreline is defined as the originally surveyed 201-foot elevation line

g) SCREENING

- (1) The A.C.C. reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Identical uses in brick type and color and siding color are generally prohibited on homes that are adjacent to one another.

c) BUILDING SETBACK LINES

- (1) Minimum building setback lines are shown on the recorded subdivision plat. The deed restrictions and the final plat should be referred to in determining the appropriate setback lines for a specific building site. Harmonious alignment will be maintained with the neighboring homes. The A.C.C. may, in special cases, grant variances to building lines not specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the designers of a particular house that the variance will provide a significant positive contribution to the house design or, more importantly, to the site design of the community as a whole.

13) LOT ELEMENTS

a) GRADING AND DRAINAGE

In general, each lot shall be graded such that water runs to properly sized underground piping or conduit that carries runoff to the lake or the front drainage ditch. In no instance shall the street ditch be modified without ACC approval or storm water be diverted onto the adjacent neighbor's lot.

b) LOT COVERAGE

- (1) Total coverage of Lots, including dwelling, garage, driveway, walks and other structures shall not exceed sixty (60) percent of the total lot area. Pools and decks are not considered structures for the purpose of calculating the lot coverage.
- (2) In the event that a part of the dwelling is built on the San Jacinto River Authority easement, or on easement land purchased from the San Jacinto River Authority, calculation of the percent lot coverage shall be made in accordance with Addendum 1 to these Builder/Owner Architectural Guidelines.

c) BUILDING HEIGHTS

Ridge line of roof shall not exceed 36 feet above the foundation with the further restriction that said foundation shall not be more than five feet above natural grade.

d) DRIVEWAYS

- (1) All driveway locations must be approved by the A.C.C.
- (2) Driveways may be paved with concrete or unit masonry although use of materials should be consistent with the architectural character of the entire neighborhood.
- (3) The use of stamped or colored concrete, interlocking pavers, brick pavers and brick borders are encouraged, but must be approved by the A.C.C. Asphalt paving will not be approved.
- (4) Driveways shall not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with Utility District regulations may require inlet adjustment and/or up-grade will be necessary.
- (5) Driveways shall be located no closer than two (2) feet from the side property line.

- (d) Between the intersection of each property line and the Shoreline, when no bulkhead exists on either adjacent property.
- (e) The Shoreline is defined as the originally surveyed 201-foot elevation line

g) SCREENING

- (1) Mechanical and electrical devices, garbage containers and other similar objects visible from the street, lake or common area, or located on property boundaries, must be screened from view. Residents may use a combination of natural vegetation or lattice covered by mature vegetation, posts and lateral screening made of vinyl, wood, steel or aluminum that complements the existing home architecture. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity. All screening will be approved by the A.C.C. prior to installation. (see **Appendix 1** examples of acceptable screening structures)
- (2) Appropriate screening materials do not include chain link fencing, corrugated metal, corrugated plastic or similar materials.

h) LANDSCAPING

The Owner is responsible for landscaping the property in the front of the house. Installation must occur within 90 days upon occupancy of the house or after completion of construction, whichever occurs first. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards.

i) HOUSING

The following housing guidelines are not intended to limit the creativity of the Owners in their design or construction. They are intended to provide a basis for design concepts, forms and materials to create a comfortable living environment. The design of each residence should inspire a sense of individuality, while fitting into the overall sense of community.

j) FOUNDATIONS

- (1) Foundation design and construction must meet all Montgomery County code regulations.
- (2) As of September 1, 2008, **state law requires** (Subtitle F; Chapter 446) that residential construction completed by builders and remodelers in unincorporated areas or in areas not subject to municipal inspections must have a minimum of three inspections conducted by a fee inspector. The builder/remodeler is responsible for hiring a fee inspector. The three required minimum inspections are a foundation inspection, a framing, mechanical and delivery systems inspection and a final inspection.
- (3) Foundation design must be sealed by a professional foundation engineer.

k) EXTERIOR MATERIALS

- (1) Typically, single-family residences within Rancho Escondido must be, at a minimum, comprised of at least 51 percent masonry products exclusive of windows, doors and other building openings. In

(3) Soft, neutral or subdued earth tone paint colors should be used. Bold, primary or unusual colors shall not be approved.

(4) No more than three different building materials are permitted on the front elevations.

l) MASONRY

(1) Exterior building materials for single-family residences within Rancho Escondido must comply with the following standards and/or guidelines.

(2) Stone – The use of any type stone on the exterior of a residence must be approved by the A.C.C. to ensure architectural compatibility within the neighborhood.

(3) Brick – Painted brick or other variations will require approval of the A.C.C. Brick used on residences in Rancho Escondido shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C216-87.

(4) Mortar Joints – All mortar joints shall be tooled: “slump” joints will not be allowed. Mortar color shall be selected to complement stone or brick color.

m) WOOD PRODUCTS

(1) All wood products must be painted or sealed to maintain color consistency. If a stain is used, a wood sealant must be utilized. Naturally weathered wood or clear stain are prohibited.

(2) Vinyl siding can be used for trim elements such as soffits, trim boards, etc. Approval must be obtained from the A.C.C. before installing any vinyl materials on the exterior of the home.

n) METAL

Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.

o) WINDOW TREATMENT

(1) Windows must compliment the color and architectural style of the house.

(2) No reflective glass or glazing will be allowed on any front or side façade, or on any façade which is visible from a public street, or common area.

(3) The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of the A.C.C.

p) ROOF TREATMENT

(1) Roofing materials colors must be approved by the ACC.

(2) Roofing material must be architectural dimensional type.

(3) The use of alternate roofing materials (such as clay, slate, or tile) is subject to approval by the A.C.C.

(4) Wood Shingles will not be approved.

(5) Metal Roofing must be approved by the ACC.

q) CHIMNEYS

(1) Fireplace chimneys must be constructed of materials that match the home in style and color and be approved by the A.C.C.

(2) All chimneys shall have an appropriate metal or masonry cap.

r) EXPOSED ROOF METAL

(1) All exposed metal roof accessories; stack vents, roof flashing, attic ventilators, etc. shall match roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane.

s) RAIN GUTTERS AND DRAINS

(1) The installation of rain gutters and drains is encouraged on all roof sections where runoff occurs, affecting pedestrian entrances and walkways. Rain gutters and drains shall be integrated with the architectural design in color, shape and location.

(2) Where gutters are not used, positive drainage away from the structure must be provided.

t) GARAGES

(1) Garages cannot exceed the residential lots main dwelling in height nor stories.

(2) A detached garage, if allowed, must be connected to the residence by a breezeway or covered walk.

(3) A Porte Cohere must be constructed of the same building materials and as an integral part of the residence. All other carports are prohibited.

(4) Garages, at a minimum, must be able to accommodate the storage of two full size automobiles at the same time, and, at a maximum, accommodate the storage of four full size automobiles at the same time. Extension in the length of a garage to permit additional storage space is permitted.

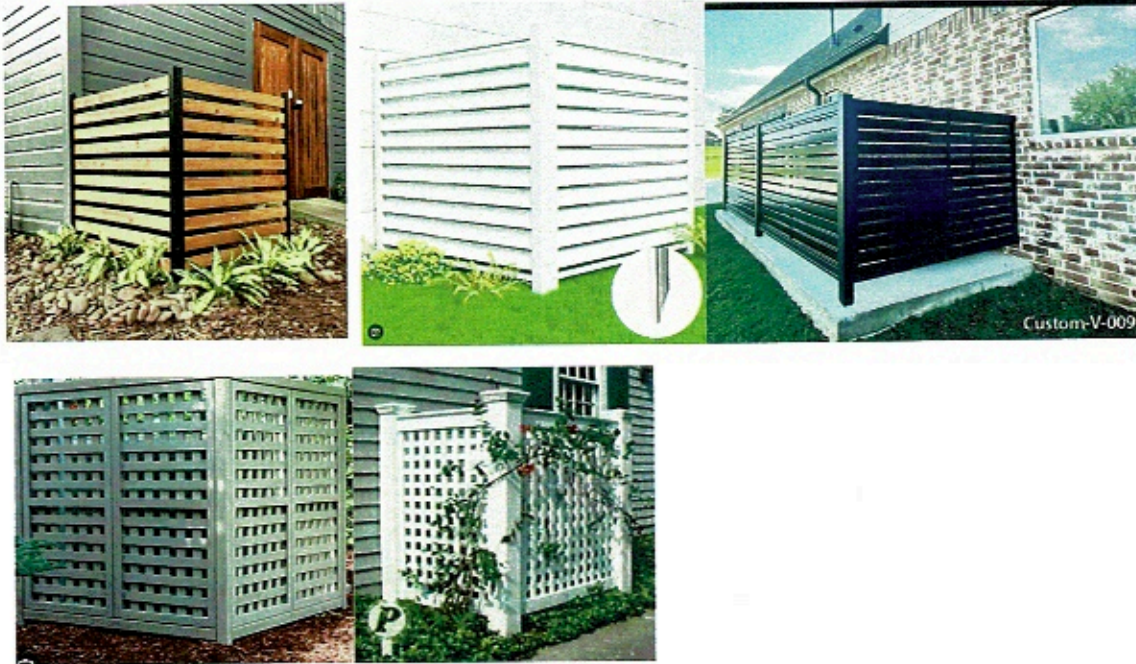
(5) Windows with shutters or blinds may be required on the front elevation of the garage.

u) MECHANICAL EQUIPMENT

(1) All power and meter boxes, pool, and spa or hot tub equipment, shall be completely screened from public view. Screening may consist of architectural or planning elements as approved by the A.C.C.
.See Appendix 1

Appendix 1

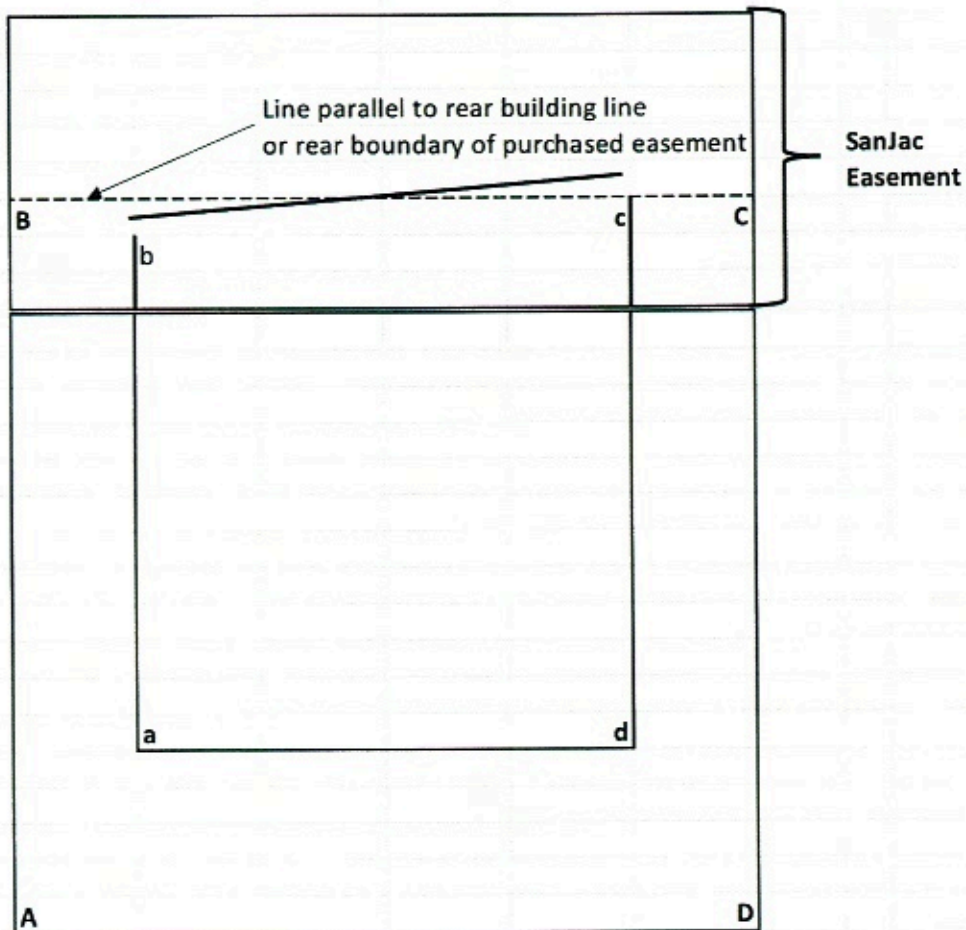
Acceptable mechanical screening:



Addendum 1

Addendum 1 to Builder/Owner Architectural Guidelines

Lot Coverage Calculation When Home Extends Into SanJac Easement



When the main dwelling extends into the SanJac easement, Lot Coverage is calculated as follows

$$\frac{\text{Area of dwelling (abcd), garage, driveway, walks and other structures}}{\text{Area ABCD}} = \text{Percent Coverage}$$

REVISED BUILDER/OWNER GUIDELINES CERTIFICATE

The undersigned President and Treasurer, respectively, certify that, The Revised Builder/Owner Guidelines Applicable to Rancho Escondido Subdivision, Sections One and Two, a subdivision of 39.561 Acres in the James Edwards Survey, A-190, Montgomery County, Texas has been approved unanimously by the Rancho Escondido Board of Directors at a duly authorized meeting on September 10, 2025.

May 30th 2026

Date

PK

President, Patrick Kelleher

May 31, 2026

Date

Marta Zaricznyj

Treasurer, Marta Zaricznyj

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 30 day of May, 2026 By Patrick Kelleher, President of Rancho Escondido Community Improvement Association, Inc., a Texas Corporation on behalf of said Corporation.



Marie Terese Olson
Notary Public - State of Texas

Notary Seal

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 31 day of May, 2026 By Marta Zaricznyj, Treasurer of Rancho Escondido Community Improvement Association, Inc., a Texas Corporation on behalf of said Corporation.



Marie Terese Olson
Notary Public - State of Texas

Notary Sea

FILED FOR RECORD
06/01/2026 11:35AM



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number sequence on the date and time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

06/01/2026



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was file and recorded.