

**Rancho Escondido Community Improvement Association Inc.
Architectural Control Committee**

APPLICATION FOR APPROVAL

(Revised 09-21-2019)

Application for: (Please Indicate)

Home Construction (new or rebuild) _____ Home Remodeling (exterior) _____ Home Demolition _____ Fence _____

Pool _____ Bulkhead and/or boathouse _____ On-Site Dumpster _____ Other _____

Lot No: _____ Section No: _____ Owner: _____

Street Address: _____

FEES: See page 4 (attached) of Builder/Owner Guidelines

Improvement Oversight Deposit (Refundable)

Received by: _____ Amount: \$ _____ Check # _____ Date: _____

Private Roadway Heavy Load Usage Fee (Non-Refundable)

Received by: _____ Amount: \$ _____ Check # _____ Date: _____

The Architectural Control Committee (ACC), prior to construction, must approve all home, garage, guesthouse, boathouse, bulkhead, fence, pier, swimming pool, spa, external home remodeling, dumpster placement, or other construction. The following items must be submitted when requesting approval of an improvement to above described property.

- | | INCLUDED |
|--|--------------------------|
| 1. Construction plans and specifications (2 sets)
<i>(Including plot plan, exterior design and landscape design for front of lot)</i>
<i>(Application including photos, sketches, drawings etc. must also be submitted In digital PDF format)</i> | <input type="checkbox"/> |
| 2. Signed copy of General Contractors and Owners basic Rules and Regulation's for construction projects. (page 2 and 3 of this application) | <input type="checkbox"/> |

Note! The Architectural Control Committee will retain one set of plans and the digital documents; the other set will be annotated, as necessary, and returned to the owner. The committee will provide a response within 30 days.

IMPORTANT

1. Two (2) members of the Committee, prior to construction, must approve all plans in writing. **APPROVAL EXPIRES IN SIX (6) MONTHS OF THE DATE OWNER(S) IS NOTIFIED OF APPROVAL, IF CONSTRUCTION HAS NOT BEGUN.**
2. All construction must be completed **within twelve (12) months of the date of plan approval.**
3. All submissions will be reviewed against the architectural requirements.
4. All requests must be accompanied by detailed drawings, specifications, and samples when applicable. (Size of projects does not matter).

Submitted by: _____ Date: _____ Received by: _____ Date: _____

Project Approved _____ Disapproved _____ On Hold Pending Info. _____ Date: _____

Member, ACC Date Member, ACC Date

Member, ACC Date Member, ACC Date

**Rancho Escondido
Community Improvement Association Inc.**

**GENERAL CONTRACTOR AND OWNERS BASIC RULES AND REGULATIONS
FOR LOT IMPROVEMENTS OR ADDITIONS:**

Lot No: _____ Section No: _____ Owner(s): _____

A. The Owner and the General Contractor agree by their signatures below that they shall be responsible for compliance with the following rules and regulations by all subcontractors or any other party involved in this construction project:

1. Construction activity will not commence before 7:00 a.m. and will not continue after 8:00 p.m. or dark, whichever occurs earlier. (Concrete pouring is an exception to this rule).
2. Construction activity on Sunday will be 10:00 a.m. until 6:00 p.m.
3. Wash-down or dumping of concrete trucks is not allowed except on the lot where pour is being made.
4. The entire building site must be kept clean. Any debris, paper, food wrappers or containers, etc. from construction site will be removed from adjacent lots also.
5. Subdivision streets will be kept clean of any mud or other debris at all times during the construction period. Streets must have one lane fully open except for brief loading or unloading of materials.
6. Excessive speed or careless driving in the subdivision will not be tolerated.
7. General Contractor will use his best efforts to contain foul language and loud music, etc. of all sub-contractors and act promptly should a complaint be reported.
8. Burning of trash or debris on the building site or anywhere else within the subdivision is strictly prohibited.
9. Owners and General Contractor will be responsible for any damage to the subdivision entrance gate, roads, cul-de-sac, common areas or any other neighbor's property.
10. General Contractors and sub-contractors as well as their family members or guests may not use the building site for recreation, picnics or similar activities.
11. The gate access code for this project is # _____. This code is for construction activity for this project only and may not be given to any other party for any reason.
12. Owner and General Contractor must keep their current contact information on file with the R.E.C.I.A. Board of Directors. The Owner and/or General Contractor, or a designated representative must respond to a call by any board member no later than the next business day to address any problem or issue which may arise. Failure to do so can result in the gate code being disabled and construction halted until the problem is resolved.

The Rancho Escondido Community Improvement Association through its Board of Director's has the right to enforce any violation to the above rules. any cost incurred to correct (1) non-compliance with the above rules (2) any deficiency or cure any non-compliance with the governing documents or the approval plans and specifications (3) any non-compliance with or deviation from approved plans and specifications, (4) any damages described in paragraph 9 above, or (5) expenses incurred in connection with communications or actions taken to obtain or ensure compliance with all obligations and responsibilities set forth in the Governing Documents or the approved plans and specifications or the response to violations thereof, including attorney's fees will be deducted from the cleanup/damage deposit with R.E.C.I.A. without prior notice to general contractor or owner.

B. Lot Owner(s) agree by the signature(s) below that her/she/they have read the current deed restrictions of record for the property and agree to observe them in their entirety. Lot Owner(s) also agree to strictly follow the details contained in the construction or other plans that the Lot Owner(s) previously presented to and were approved by the Architectural Control Committee of the R.E.C.I.A. and that any variance from the approved plan will be presented to the Architectural Control Committee received before the variance is constructed.

GENERAL CONTRACTOR AND OWNERS BASIC RULES AND REGULATIONS
FOR LOT IMPROVEMENTS OR ADDITIONS CONTINUED:

CONTACT INFORMATION

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LOT OWNER(S):

Home Phone: _____ Cell: _____

Email Address: _____

Owner's Address: _____

City: _____ State: _____ Zip Code: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

.....
GENERAL CONTRACTOR:

Business Phone: _____ Cell: _____

Email Address: _____

General Contractor's Address: _____

City: _____ State: _____ Zip Code: _____

Signature: _____ Date: _____

Printed Name: _____

REQUIREMENTS

A. Review of building plans and specifications.

The Owner is required to submit two (2) complete and 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 lot.

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.

At a later date the A.C.C. may require that plans be submitted for approval in a digital format.

Minimum submittal requirements are as follows (additional information is encouraged):

Phase I

- Application for Approval (see form attached or available on RECIA website www.ranchoescondidotexas.com)

FEES REQUIRED

- 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 not any damage to RECIA property.**
- In addition to the above Improvement Oversight Deposit a Non-Refundable Private Roadway Heavy Load Usage Fee will be required as shown below:
 1. \$2,000 for construction of a new home.
 2. \$1,000 for construction of a new pool or home demolition.
 3. \$500 for a new bulkhead construction or new boathouse construction, pool remodeling, roof replacement, driveway replacement or any project that requires an on-site dumpster.
 4. 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 three categories above.

The fees imposed for items 1 thru 4 will not be refundable and will be deposited into the Dedicated Annual Road Maintenance Fund. (Approved by Board of Directors 10-2018)

- Schematic site plan including:
 - Site plan including location of trees greater that 8" in diameter
 - Building setbacks, easements and right of way identification (survey)
 - Utility service locations
 - Siting of improvements/fencing.