

River Mountain Ranch
Property Owner's Association
P.O. Box 182
Wimberley, TX 78676

www.rivermountainranch.org

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River Mountain Ranch Subdivision

The State of Texas

County of Hays

Policy # 2 - Obtaining Architectural Approval & Required Construction Deposit in River Mountain Ranch

Purpose: Define the process for obtaining Architectural Approval by property owners in River Mountain Ranch planning new or modified construction projects. This policy supplements the Architectural Control Process defined under Sections A through F of the Association's Covenants & Restrictions to include any Amendments. The **Covenants & Restrictions**, are posted and may be downloaded from the Association's website on the Documents & Maps page, http://www.rivermountainranch.org/docs_maps.html.

Policy Details: The following is a summary of the **Architectural Approval** process:

1. Contact the Architectural Control Committee (ACC) (please go to the Board page of the Association's website, <http://www.rivermountainranch.org/board.html>, for contact information) to discuss your project. If appropriate, a pre-construction site visit with you will be arranged. Please note it is the sole responsibility of the property owner to obtain the necessary building permits and or approvals from Hays County, State of Texas, Federal/FEMA, Groundwater District, Utility Company or other prior to submitting the plans (cited in item 2 below) to the ACC for project approval.
2. Furnish 2 copies of the plat (showing all boundaries, easements, property lines, etc) with the location of your proposed construction sited on the plat—house, any outbuildings, pool, guesthouses, storage tanks, etc, plus 2 copies of the plans showing square footage, elevations, materials of construction usage, etc, and a construction deposit check for \$1000 payable to RMRPOA. The deposit is required to cover the costs of any required clean-up of construction debris and/or damage done by construction trucks (especially concrete trucks) associated with your project to roads, gates, street signs, fences, etc.
3. After the ACC receives the documents and your deposit, it will review and approve or contact you with questions, etc. This process usually takes 7-10 days. PLEASE NOTE THAT CONSTRUCTION IS NOT ALLOWED TO START UNTIL YOU HAVE RECEIVED APPROVAL FROM THE ACC in accordance with the Association's Covenants & Restrictions.

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4. The ACC shall complete a construction site visit at the following stages of construction: (1) the foundation stage, before the placement of concrete; (2) a midpoint stage to confirm that the affected structure is at least 50% masonry; and (3) on completion of construction.

5. Upon completion of your project, the property owner must contact the ACC. The ACC shall conduct a post-construction visit with you at your project site. After the visit, the ACC will inform the treasurer of the completion of the project and the cost of clean-up and/or damage (if any). The Treasurer will then refund all or a portion of the deposit (if any deductions were made for required clean-up of construction debris and/or repairs to roads, gates, street signs, fences, etc.)

5. A **construction deposit of \$1000** was approved by the Association's Board on 8 October 2009. This deposit is required prior to receiving final architectural approval for the construction of new homes, additions to homes, garages, pools, concrete driveways, and may be required on some smaller projects, such as water storage tanks, wind turbines, storage buildings, etc, on a case by case basis. The deposit amount was instituted as a result of construction vehicles causing damage to Association owned roads and common areas as well as to some privately owned property.

Under the provisions of the Association's Covenants & Restrictions (see Documents & Maps page of the Association's website, http://www.rivermountainranch.org/docs_maps.html, for copies of the documents), it is the responsibility of the owner of the property to ensure that their builder is physically removing construction debris from River Mountain Ranch.

Architectural Control will notify the property owner if a violation of the Covenants & Restrictions has occurred either verbally by phone call or in writing by email or letter. The property owner will be given a reasonable deadline to remove the offending debris. In the event that the property owner does not comply within the allowed timeframe, the POA Board will take action, under the provisions of the Covenants & Restrictions, to clean up the debris. The cost of the cleanup will be deducted from the construction deposit. If the cost is greater than the construction deposit, the POA will bill the property owner for the difference.

If you have any questions concerning this process, please contact the Architectural Control Committee or any POA board member.

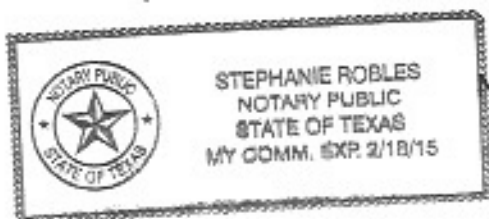
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CERTIFICATION

"I, the undersigned, being the President of River Mountain Ranch -- Wimberley Property Owners Association hereby certify that the foregoing Policy was adopted by a majority of the River Mountain Ranch-- Wimberley Property Owners Association Board of Directors on the 10th day of May, 2012."

By: *John Tanzillo*
John Tanzillo
President, River Mountain Ranch -- Wimberley
Property Owners Association

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by John Tanzillo, the President of River Mountain Ranch -- Wimberley Property Owners Association on the 7 day of May, 2012, to certify which witness my hand and seal of office.



Stephanie Robles
NOTARY PUBLIC, State of Texas