

PFR Architectural Control Committee Important Requirements -2015 PFR Annual Meeting

- Please submit an ACC application for any improvement since most lot improvements require an application, along with a \$75 application fee made payable to Paleface Ranch Association Inc. or P.F.R.A.I., be submitted to the committee prior to start of construction. The application is available online at:
<http://palefaceranch.files.wordpress.com/2014/02/requestaccapprovalconstruction.pdf>.
- An improvement is any breaking of ground for construction and any above ground structure
- There is also an ACC rules document can be obtained on the website listed above.
- Any driveway whether temporary or permanent that is constructed needs to comply with the Travis County specifications and have a paved surface along with % minimum radius ends where it meets the street and 12' minimum width.
- Please allow up to two weeks for the ACC to be able to review any new home construction plans.

- **Three major types of lot improvements**
 - **Dwelling construction**- examples are listed below
 - A primary residence.
 - A guest house.
 - Primary residence must be built first.
 - An addition to an existing home.
 - The ACC will be happy to review and pre-approve building plans at any time.
 - Once the application is formally approved and signed, changes, other than deletions, are not permitted.
 - The ACC expects construction to begin within 45 days of approval and your one year time limit to finish construction starts on the date the ACC approves and signs your application.
 - Also requires a \$2000 security deposit before the ACC can approve the application. This fee will be refunded once construction is completed and the ACC performs a walkthrough of the finished dwelling verifying it has been completed according to the submitted building plans.
 - If, during construction, you decide to change something (the location of the dwelling, the orientation of the dwelling, adding a pool, etc.) the ACC must treat this change as a new project which requires a new application.
 - Adding things like a pool fall under medium sized lot improvements as discussed below. It will require an additional \$75 application fee.
 - Changes to the dwelling, such as location and orientation, will be considered, but your one year time limit to finish construction will stay the same.

- **Medium sized lot improvement** – examples are listed below
 - Adding a garage.
 - Adding a shed.
 - Drilling a well.
 - Drilling a well is not considered part of a dwelling construction and a separate application is required for drilling any well.
 - The \$75 application fee will be waived for drilling a well.
 - Adding or replacing a perimeter fence.
 - Adding a pool or pond.
 - Adding a tank (water or propane or other type of tank).
 - Adding a barn.
 - Adding a gazebo or cabana.
 - Adding a green house.
 - Extending your driveway.

- **Small lot improvements** - examples are listed below
 - Small improvements do not require an application.
 - Adding permanent BBQ pit.
 - Garden
 - Garden fence or privacy fence that is more than 25 feet from your property line.
 - Landscaping, trees, shrubs, etc.
 - Simple recreation area (volley ball, badminton, baseball, etc.), except for a pool or pond or something that requires paving or pouring of concrete e.g. paved tennis court.
 - Tankless water heater.