

## **Welcome to Paleface Ranch Subdivision!**

The Declaration of Covenants, Conditions and Restrictions for Paleface Ranch as well as the Bylaws for Paleface Ranch Association Inc. can be found on the website.

Architectural Control Committee Rules and the Request for ACC Approval of Improvement Construction Form, to be completed prior to new construction can be found on the website. The ACC Chairman is David Watford, who can be contacted at 512-751-7151.

Minutes and budget reports from all PRAI Board Meetings, Annual Meetings of Members and Special Meetings are available on the website.

The Paleface Ranch Association **Annual Meeting of Members is held yearly on the 2nd Saturday of September at 1:30 pm**. All lot owners will be contacted by email or mail with an agenda for the meeting as well as the date, time and location. All lot owners are also welcome to attend board meetings, held every other month. The date, time, location and agenda for these meetings will be posted on the website as well as on the bulletin board at the subdivision entrance.

In the interest of saving money most general notices will be posted on the website and/or sent directly to PRAI Members via email. **Please be sure to update the Association Secretary with your address, phone number and email address so that you remain “in the loop”!** You can reach the secretary at [praisecretary@gmail.com](mailto:praisecretary@gmail.com).

### **LIST OF AGENCIES AND SERVICES TO ASSIST THOSE NEW TO PALEFACE RANCH**

BEFORE THINKING ABOUT BUILDING, PLEASE LOOK OVER YOUR DEED RESTRICTIONS THAT YOU RECEIVED WHEN YOU BOUGHT YOUR LOT. THESE RESTRICTIONS WILL BE ENFORCED. Deed restrictions preserve property values and keep Paleface Ranch a nice place to live.

Please give your builder the proper gate codes so that he/she can pass them on to the subcontractors. Please remind them to drive slowly and carefully through the subdivision.

**BUILDING PERMIT:** Call the Travis County Department of Transportation and Natural Resources Permits Department at (512) 854-4215 for a Basic Development Permit application.

Though the application cannot be downloaded, instructions for completing it can be found online: <http://www.co.travis.tx.us/tnr/permits/default.asp>

You will need a street address to fill in your application. If you do not know the address of your property, contact Emergency 911-Addressing at (512) 974-0932. **Applications without the correct street address will not be processed.** Spicewood is an unincorporated township within Travis County.

**SEPTIC PERMITS:** A Development Permit **cannot** be issued until proof of application for an on-site wastewater (septic) permit is submitted. If the proposed construction is located within 2000 feet of the Pedernales River, the Lower Colorado River Authority is the on-site wastewater

permitting authority. Their phone number is (512) 473-3333. Onsite septic systems further than 2000 feet from the Pedernales, outside corporate city limits and in Travis County are under the jurisdiction of the Travis County. The Travis County On-Site Wastewater Division can be contacted at (512) 854-9383.

Step-by-step instructions for obtaining an On-site Sewage Facility permit from LCRA:  
[http://www.lcra.org/water/quality/oss/sewage\\_permit\\_steps.html](http://www.lcra.org/water/quality/oss/sewage_permit_steps.html)

Instructions for obtaining an On-Site Wastewater permit from Travis County:  
[http://www.co.travis.tx.us/tnr/permits/pdf\\_files/SP-01.pdf](http://www.co.travis.tx.us/tnr/permits/pdf_files/SP-01.pdf)

DRIVEWAY/CULVERT: See the Travis County requirements at  
<https://www.traviscountytexas.gov/images/tnr/Docs/DWBrochure.pdf>

ELECTRICITY/GAS: Pedernales Electric Cooperative (888) 554-4732. There is a fee for a new construction. Joining the co-operative is required and will cost \$50.00. <http://www.pec.coop/>

PHONE: AT&T and Time Warner phone service are both available in the subdivision. AT&T: <http://www.connecttoatt.com/> Time Warner: Call either neighborhood rep: Jason Benefiel (512) 293-7698 or Debbie McDaniel (512) 947-5159.

INTERNET/CABLE TV: Time Warner cable service is now available in the subdivision as of October 2007. You can call either of the neighborhood reps. They'll try to help you get the best deal for your needs. You can call either Jason Benefiel (293-7698) or Debbie McDaniel (947-5159). Texas Data provides line-of-sight wireless internet service to the Hill Country.  
<http://www.texasdata.net/>

TRASH COLLECTION There are two options for trash collection in Paleface Ranch. Roy's Disposal Service (RDS): 512-264-1019 (Inquiries); 512-264-2274 (Service) BFI: (830) 693-3513

MAIL BOX: Fill out a form in person at the Spicewood Post Office located off Spur 191 in Spicewood, TX and you will be assigned a box and given a key. (Take Hwy 71 West to the Spicewood General Store, hang a right and it's on the right side of the road about 100 yards off Hwy 71.)

VOTER REGISTRATION: Request a Voter Registration Application:  
<http://www.sos.state.tx.us/elections/voter/reqvr.shtml>

If you have moved within Travis County, you may update your address online:  
<http://www.state.tx.us/NASApp/sos/SOSACManager>

We are in the 21st U.S. Congressional district, State Senate district 14 and State House district 47. We are in Precinct 308 and voting is at the Briarcliff POA Community Center, 22801 Briarcliff Drive, Spicewood, TX 78669.