

Guidelines for Timely Completion of Approved Construction Projects

The Wolf Creek Ranch Owners Association (WCROA) Design Review Board is empowered under the provisions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch of Burnet, TX to review plans and monitor construction for any improvements on any property within the Wolf Creek Ranch. This includes but is not limited to approval of plans for residences and other large building projects. While the Declaration is clear that once approved, construction must commence within one calendar year (12 months) from the date of the final approval (10.9), there is no time specified in the Declaration about project completion. 7.18 (Construction Activities) states that “This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction of improvements . . . provided that such construction is pursued to completion with reasonable diligence and conforms to usual construction practices in the area.”

The WCROA Design Review Board will from this time forward define “reasonable diligence to completion” as 18 months from the commencement of construction on any approved project. As a benchmark measure to project completion, the exterior of the approved construction project should be substantially complete no more than nine (9) months from commencement of construction. If a project is not completed in the specified time (18 months), remedies and penalties, some or all, as defined in Article XI, Section 2 will be applied. A request in writing for exception to the 18-month completion deadline may be considered on an individual basis by the DRB and/or the Board. No exception will be greater than an additional 6 months to complete a construction project so that the absolute maximum time to complete an approved improvement project will be 2 years (24 months) of construction. Failure to complete construction in a timely way will be subject to any (or all) of the remedies and penalties defined in Article XI, Section 2.

The Design Review Process will proceed as follows:

1. Application for Improvements will be submitted by the property owner (Owner/Applicant) in accordance with the Design Review Board’s most current “Guidelines for Construction of Improvements and Use of Tracts on Wolf Creek Ranch” and applicable Covenants, Conditions and Restrictions (CC&Rs) in Articles VII, VIII, and X.
2. The Design Review Board will review the application, make appropriate site visits, confirm that the application is in compliance with its Guidelines and with the applicable CC&Rs.

3. The Design Review Board will approve the plan as submitted; require modifications or clarifications to the plan to bring it into compliance prior to approval; or deny the application, with reasons, as submitted based on its review.
4. Upon approval, the Applicant/Owner will have one year (12 months) to begin construction on the plan as submitted and approved (10.9).
5. The Owner will have no more than 18 months to complete the approved construction project once construction has commenced. After 18 months, any and all remedies and penalties as outlined in 11.2 shall apply.
6. The Owner/Applicant may request in writing, an extension to the project completion time due to extenuating circumstances. Each request will be taken under review by the Design Review Board which may, but is not required to, extend the construction time up to an additional 6 months. At the end of the extension, if any, remedies and penalties as outlined in 11.2 shall apply.

Upon approval by the WCROA Board of Directors, any approved improvement projects currently under construction will fall under this new guideline and will be required to complete the approved construction project within 18 months to avoid applicable remedies or penalties.

January 25, 2020

Approved by the WCROA Board of Directors