

## **Guidelines for Construction of Improvements and Use of Tracts On Wolf Creek Ranch**

**THE FOLLOWING IS ONLY INTENDED TO PROVIDE A GENERAL REFERENCE GUIDE, AND DOES NOT SUPERSEDE ANY THE RIGHTS, RULES AND REQUIREMENTS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH (THE “DECLARATION”). IF YOU HAVE ANY QUESTIONS REGARDING A DESIRED IMPROVEMENT, PLEASE CONSULT WITH EITHER A MEMBER OF THE BOARD OR DESIGN REVIEW BOARD.**

Function and purpose of the Design Review Board (CCR 10.1):

- Preserve the natural beauty of the Ranch,
- Maintain the Ranch as a pleasant environment,
- Establish and preserve a harmonious design for the community, and
- Protect and promote property value.

Please note all exterior design and use of all new development and additions, changes or alterations to existing use, and exterior design and development of any Tract shall be subject to review by the Design Review Board.

Design Review Board Objectives – The design review process shall be conducted with the following objectives in mind:

- Prevent excessive or unsightly grading, indiscriminate earthmoving or clearing of property, removal of trees and vegetation which would cause disruption of natural watercourse or the natural landscape. (CCR 10.2a)
- Ensure the location and configuration of structures are visually harmonious with the terrain and vegetation of the land, and with surrounding lots, structures and open space, and do not unnecessarily block scenic views from existing buildings. (CCR 10.2b)
- Ensure the architectural design of structures and their materials and colors are visually harmonious with the Ranch’s over-all appearance, history and cultural heritage, with surrounding development and with natural land forms and native vegetation, and adhere to or comply with development plans, zoning requirements and other restrictions. (CCR 10.2c)
- Ensure that plans for the landscaping of open spaces provide visually pleasing settings for structures on Tracts and blend harmoniously with the natural landscape. (CCR 10.2d)
- Ensure any development, structure, building or landscaping complies with the provisions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch (the “Declaration”). (CCR 10.2e)
- Ensure building design and construction techniques respond to energy consumption and environmental quality considerations. (CCR 10.2f)
- Ensure design of residential structures provides rooms of types and standards consistent through the Ranch. (CCR 10.2g)
- Ensure that placement of structures provides visually pleasing and ample space between structures. (CCR 10.2h)

What needs Design Review Board Approval? - Any type of desired improvement constructed, built, fabricated, installed on or removed from a Ranch Tract. (CCR 10.4a)

What really are “Improvements”? - Examples include, but not limited to houses, garages, outbuildings (sheds, workshops, dog houses, etc.), driveways, sidewalks, culverts, landscaping, fences, walls, decks, patios, pavilions, roofs, canopies, awnings, septic tanks, gas tanks, exterior lighting, painting or exterior cover or color, and signage. The above list does not include all improvements and should be used as merely a reference. Basically, if you wish to build, install, fabricate or landscape anything on a Ranch Tract, please consult with either a Board member or a Design Review Board member. (CCR 7.1, 7.5, 7.7)

What are some of the considerations, requirements, restrictions or limitations I must consider with my proposed Improvement?

- The DRB will require an onsite inspection of the proposed structure site with the tract owner.
- A request for approval will not be considered until all required information is received and an onsite inspection has been conducted with the tract owner and a majority of the DRB.
- At the time of the onsite inspection with the contractor & owner, the site of any proposed structure must be marked by survey stake or other clear demarcation at the closest point perpendicular to the nearest set back line to the proposed structure. Tract owner/contractor should be prepared to identify the proposed drive access to any home site, garage or outbuilding site.
- Nearby, adjoining or otherwise affected tract owners will be notified of the pending approval of building project in their close neighborhood. The affected, neighboring tract owners shall be encouraged to provide the DRB with any comments or feedback to the proposed project. Comments and feedback will receive due consideration prior to project approval. A copy of the location plat will be made available at the Ranch office for any tract owner to view during office hours
- DRB shall include in any approval letter conspicuous reference to Article XI, Enforcement and Remedies.
- All tract owners shall be required to acknowledge receipt of the approval and their understanding of the requirements and conditions of DRB approval including, but not limited to driveway access to any common roadway, permanent vegetation or other agreed screening requirements of an outbuilding, garage, propane tank or rainwater collection system, and fencing location.
- The Declaration in Articles 1.1(a) and 7.2 unambiguously defines the purpose of Wolf Creek Ranch as being a single-family residential community. To this end, the DRB shall no longer permit or approve any “Outbuilding”, as defined in Article VII of the Declaration, which includes living quarters, with or without a septic system in absence of plans for a main residential building. Proximate start dates for Outbuildings and Main Residence will be required. Outbuildings shall be constructed similar to or compliment the main dwelling.
- The DRB may enforce a requirement for permanent landscaping of native vegetation to shield any metallic Outbuilding, or any other type of Outbuilding which is not constructed with materials substantially identical to the main dwelling and is conspicuous to any Common Area or Ranch roadway which provides common access

to such tract, or other tracts. The need for permanent screening of any Outbuilding may be imposed by the DRB at any time up to six months following completion of construction of the Outbuilding.

- Any request for a re-evaluation to a DRB Guideline rule should be referred to the WCROA Board of Directors, which will consider the owner's request and take action on that request at the next scheduled Association meeting.
- No more than two (2) single-family residences are permitted per Tract. Please respect designated Side Line and Front-Line Setback restrictions as reflected on the registered property survey, including frontline setback for fencing. (CCR 7.4) A request for a variance to the setback restrictions may be considered, but only upon the express written agreement with the Association and any affected Tract Owner.
- Gas tanks must be totally screened from public view. (CCR 7.8)
- Improvement height is restricted to 35' or less from the top of the slab. (CCR 7.10)
- No improvement may be constructed which would unreasonably obstruct the view from other portions of the Property. (CCR 7.11)
- All single-family dwellings shall contain not less than 2,000 square feet, and any guest house (following construction of the primary single-family dwelling) must contain not less than 900 square feet. (CCR 7.12)
- No interference with established drainage patterns without adequate provision for proper drainage approved by the Design Review Board. (CCR 7.17)
- Observe time limitations to complete improvements. (CCR 7.18)
- Based on the option to grant variance for any provision in section 8.7 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch (*"The Design Review Board shall have the power to grant a variance from the provisions of this Section 8.7 from time to time as it deems necessary or desirable"*), the Design Review Board may consider granting variance for 8.7 (f) in accordance with the Covenants under the following circumstances:
  - Temporary (6 months or less) variance for large tract clearing projects through application to the DRB including a plan and timeline for permanent removal/disposal of debris piles in fire-safe way.
  - Annual variance for the WCROA Maintenance Committee for scheduled ranch commons area clearing stored at the identified, approved location. This variance will be reviewed annually.
  - Permanent variance for tracts who have submitted and had approved Wildlife Exemption Plans with brush pile wildlife habitat provisions. No more than two (2) piles will be considered for variance and habitat brush piles must NOT be visible from neighboring properties or the neighborhood. Any lapse in a Wildlife Exemption Plan reporting or good standing will void the brush pile variance.

Variations will be considered only with an application for consideration, review by the DRB, and due consideration for the impact on the entire WCR community.

How do I seek approval for an Improvement? - Please request an application from Ranch Manager, Nelda Duff ([wolfcktx@tstar.net](mailto:wolfcktx@tstar.net), 512-756-0707, 8 am to 2 pm Monday through Friday). The approval request will be logged in and the Design Review Board notified to initiate the review process. It is important that a request for an improvement be as

detailed and complete as possible so as to enable the Design Review Board to thoroughly evaluate the proposal. An incomplete or insufficient proposal will only delay the approval process.

Necessary information for an Improvement Approval Request:

- Detailed Construction Plans including, elevation, side and plan views, exterior (roof and exterior walls) material composition and color, and exterior lighting. Please include material samples and/or pictures of design elements wherever possible.
- Plat of Improvement location on Tract. Please include distances and/or relative location from the Tracts required setbacks.
- Tract drainage consideration and culvert installation.
- Contractor's name and contact information.
- Estimated date to commence and time to complete construction.
- Provide executed Rules & Regulations for Owner and their contractor to the Design Review Board.

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Approved by the Board of Directors  
of the Wolf Creek Ranch Owners Association  
on August 18, 2018.

**(8/2018)**