

Application for Variance for Woody Debris Piles (CCR 8.7f)

The Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Wolf Creek Ranch Owners Association (WCROA) in Section 8.7f (Unsightliness) prohibits accumulation/storage of any material or debris on any property at any time. Specifically, the CCR states: “No lumber, grass, shrub, or tree clippings, or plant waste, compost, metals, bulk materials, or scrap or refuse or trash or unused items of any kind shall be kept, stored or allowed to accumulate on any tract”.

The Design Review Board (DRB) takes seriously its charge to:

- 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.

Additionally, the DRB realizes that the practical reality of having residential property on a working ranch may from time to time require removal of unsightly or unsafe woody debris (e.g., cedar removal) to ultimately improve the overall beauty and safety on Wolf Creek Ranch.

Tract owners are asked to consider the following when clearing woody debris from their property:

- Timing of clearing—Clearing during the times of year where woody debris can be safely burned or chipped.
- Safe disposal of woody debris accumulated during clearing—Awareness of burn ban status and coordination with WCR Firewise Committee members.
- Location of debris piles—Storing debris piles out of public view whenever possible until safe disposal can be accomplished.

The DRB is given an 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 a fire-safe way.
- Annual variance for the WCROA Maintenance Committee for scheduled ranch commons area clearing that is 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.

DESIGN REVIEW BOARD
Wolf Creek Ranch Owners Association
10233 Ranch Road 2341 Burnet, Texas 78611

DATE: _____

PROPERTY OWNER INFORMATION

Name: _____ Tract #: _____

Day Phone: _____ Email: _____

Primary Residential Mailing Address: _____

(If not currently a WCR Resident) _____

This application is for variance for woody debris pile accumulation under the following category:

_____ 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. Complete #1 below.

_____ 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. Attach detail about location of debris accumulation and plans for disposing of debris.

_____ 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. Complete #2 below.

#1 Start date for clearing: _____

End date for clearing: _____

Proposed approach for disposing of accumulated woody debris: _____
(EX: burning, chipping, hauling away)

Proposed end date for complete removal of woody debris: _____

#2 Date of filing of Wildlife Exemption Plan: _____

Attach a site plan with approximate locations for wildlife habitat piles (maximum 2 piles)

Are wildlife habitat piles a stated part of the Wildlife Exemption Plan? ____ Y ____ N

When is this Wildlife Exemption Plan Reviewed and Renewed? Date: _____

Signature of applicant/property owner: _____

Please return completed, signed application with any accompanying documents to WCR Manager, Nelda Duff.

For Office use only: Date Received: _____ Date Referred to DRB: _____ Date Approved/Denied: _____