Rio Brazos ACC Restriction Acknowledgment/Enforcement – Side 2 - West

In order to maintain the architectural integrity and preserve the aesthetic harmony of our neighborhood, the POA By-laws established the Architectural Control Committee (ACC). Any resident wishing to erect or alter any building in the subdivision will need to submit their written request to this committee for BOD approval. Legal enforcement of restrictions is the responsibility of the Rio Brazos Property Owners Association Board.

	Property owner of record Pro		osed construction start date		
	Block & lot #	Address			
	Phone	Email			
			YES	NO	Need Review
1.	Acknowledgement of restrictions and By-laws	s			
2.	Construction type		<u> </u>		•
	New Construction				
	Renovation				
	Mobile Home – no less than 5 yrs old (Picture	Required) (2)			
3.	Plans - Documents - MUST HAVE		<u> </u>		•
	Copy of plot plan showing lot, structure on lot	w/setbacks, structure			
	dimensions/square feet, and exterior material	S			
	Copy of septic system approval from Parker Co	ounty (10)			
	Copy of septic system approval from Brazos Ri	ver Authority (10)			
4.	Construction Time Line				
	New construction of exterior walls & roof shall	be completed within 180 days (9)			
	Outside storage of building materials permitte	d only within the 180 day			
	construction period (9)				
5.	Setbacks				
	Five foot building set-back to either side and re	ear property lines (5)			
	Twenty foot building set-back on street side of	property (5)			
6.	Structure				
	One-family residence building (1)				
	Only one house per lot/adjoining fractional lot	(1)			
	Structures can be built on site, mobile/modula yrs old (2)	r homes accepted if not more than 5			
	Mobile homes used as a residence must be en and with materials approved by the ACC and B				
	No sheet metal construction (2)				
	Temporary structures not used as a residence	(2)			
	No permanent tents/trailer houses/mobile ho	mes (3)			
	Residence buildings must be a minimum of 75	0 square feet (6)			
	Exterior walls may be constructed of masonry,	wood or other approved siding (8)			
	All wood & cement block surfaces shall be pair	nted with 2 coats of good paint (8)			
	R-panel and standing seam roofs are allowed (8)			
	Lavatories/toilets/baths must be connected to	septic systems approved by			

	Parker County and BRA (10)				
	Lavatories/toilets/baths must be completed before occupancy (11)				
	No pits or holes may be dug except for construction of a foundation (12)				
	No structures may be moved to a lot without written approval (13)				
	No billboards or signs, unsightly objects or advertising display except 1 for sale				
	sign for house and lot no more than 3 square ft. (15)				
	No water wells (16)				
	Lot must be clean and free from weeds and debris (21)				
7.	Offensive activity or condition				
	Noxious or offense activity (4)				
	Annoyance or nuisance to the neighborhood present or future (4)				
	No dumping or storing of rubbish (12)				
	No burning of household trash (12)				
	No raising animals for commercial purposes, No horses, mules, cattle, chickens (14)				
	No commercial cat or dog kennel (14)				
	se restrictions run with the land and fully binding on all persons acquiring property in the the land and fully binding on all persons acquiring property in the the land and lot of Rio Brazos. (23)	in Rio Brazos by c	descent, devis	e, purchase,	
	ators of these restrictions may be prosecuted by any lot owner in Rio Brazos either rect such violation. (24)	to keep the viola	tion from occu	ırring or to	
	Property owner of record signature	Date			
	Accepted by ACC member Date				