

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES FOR PROPERTY OWNERS

Empowering Your Lot Development Journey

An Initial Basic Steps Guide for Property Owners

As we are expecting Property Owners to start building and developing their Lots and properties, we created this document to help you navigate through the initial processes, understand the required steps, recommended actions, and the reasons behind them.

If you have any questions, you may reach out to the Architectural Control Committee (ACC) or PMI Bluebonnet Realty.

Email: admin@pmibluebonnetrealty.com

Phone: (830) 302 4738

Mail: 405 Main Street, Blanco, TX 78606

BEFORE CONSTRUCTION STARTS

1. **Recommended:** Before land clearing or under-brushing - Have a Registered Certified Land Surveying Company perform a survey to locate/verify all original boundary corners, delineate boundary lines including points of curvature and points of tangency, to develop an Individual Lot Plat having the lot owner(s) name(s). Note, because the original survey, performed by William H. Engineering for Lone Star Land Partners, was performed several years ago, many of the original visual wood stakes with colored survey tape, are now covered because of soil movement during heavy rains, have deteriorated over time or been removed some way, and are not visible. Fortunately, the “iron rods” are still in the ground but need to be located and visible wood/PVC stakes with colored survey tape, installed at the location of the iron rod. This should be performed right before new construction start-up, to assure proper location of fences, and structures, taking-into-account actual boundaries, required setbacks and utility easements.
 - Additionally, it is recommended using a Registered Certified Land Surveying Company that offers “LIDAR Technology” which will provide the data for both an Individual Lot Plat Map, with the option of overlaying 1 foot contour lines.
 - i. An individual plat with 1 foot contours provides valuable information for Dirt Contractors, Builders, Architects, to know/understand the scope of dirt work, and develop optimal Plot Plans showing structures/features, driveway location, drainage culvert requirements, utilities routings, septic placement and fence placement - This will save overall new construction cost, by helping the dirt contractor better understand the extent of soil movement/addition requirements, therefore allowing for more refined bids, helping the lot owner eliminate mistakes and mitigate regrets before they are permanent. Note, there are numerous Land Surveying Companies offering these capabilities in the region.
2. **Required:** A professionally drawn site plan (not a hand sketch) should be submitted as part of your construction application to the ACC. Before new construction start-up, whether using the original survey by William H. Engineering (provided by LSLP), or a new individual Lot Plat Map, a Registered Certified Land Surveying company must locate sufficient number of boundary corners, boundary lines, points of curvature and tangency and install new wood/PVC stakes with colored survey tape to show that boundaries, required setbacks and utility easements are being adhered to. (*CCRs Sections 1.15, 3.02, 3.05 and 8.01 b*)
 - Following Section 1.15 requires but is not limited to site or plot plans, excavation and grading plans, foundation plans, drainage plans, fencing plans, plans for utility services routing, floor plans and specifications for building products.
3. **Required:** Submit a complete ACC application, including all required Plans and Specifications to the Architectural Control Committee prior to making any Improvements to your Lot. (*CCRs Sections 1.11, 1.15, 8.01 b* and Three Lakes Ranch POA Website: www.threelakesranchpoa.com, for application forms).
4. **Required:** Obtain necessary permits (Septic), water well (if lot owner chooses to have a water well drilled) request 911 physical address and make utilities applications.
 - See Information for New Leon County Residents at the following link: <https://www.co.leon.tx.us/upload/page/4914/docs/Information%20for%20New%20Leon%20County%20Residents.pdf> - A physical address is required for deliveries, and for contractors to find the correct location.

5. **Recommended:** Arrange for a Construction Workers restroom needs using one of the local outhouse or Port-A-John service companies. Set up on your Lot/Construction Site and serviced on a regular basis. Place Port-A-John next to Construction driveway (see line item 6), to allow for servicing or near new home construction site. Keep Port-A-John at least 30 feet setback from PR road for under 3 acres and 50 feet setback for lots over 3 acres (*See CCRs Section 3.05 for Setback line definitions*)
6. **Recommended:** Along with having property cleared and finalizing dirt work, have contractor to construct a driveway using the proper select fill and surface materials (Caliche or limestone). Compact sufficiently to allow for heavy material trucks delivering concrete, building materials and for contract workers access - All to help avoid stuck vehicles, minimize destruction of property, help maintain PR roads, including keeping PR roads clean/clear of excessive mud/dirt from construction vehicles
7. **Required:** Drainage culverts must be properly sized, located and installed. Prior submittal of drainage culvert information to the ACC for authorization is required. (*CCRs Section 2.13*)
8. **Recommended:** Install permanent utility service lines (water and power at a minimum, which will include meters) from PR road area to new home construction site and set up temporary connections – A more reliable power supply is usually always better than contractors depending on generators or cordless power tools that can diminish during a workday, affecting overall project efficiencies from start to finish. A community water supply is far more preferable than the contractor having to haul a limited volume of water for use especially when the foundation concrete pouring and foundation surface finishing steps are being performed – (*See link in line item 4 for utility company contacts and requirements*).
9. **Recommended:** Arrange to have a covered dumpster (for organic garbage) and an open top construction debris container delivered for use during construction phase. Dumpster should be serviced on regular basis and an open top construction debris should serviced on an as-needed basis by ordering an empty container and having the full container picked-up for disposal.
10. **Recommended:** Install a temporary ranch gate with lock, for construction phase security, on driveway entrance using setback distance requirements per Section 3.05. Require contractors to lock the gate at the end of each workday
 - Note: If this is going to be the permanent Lot Owner’s gate, then ACC approval is required.
11. **Recommended:** Temporary signs, visible at the driveway entrance, only for the construction phase, such as “Warning - Stay Out”, “NO Unauthorized Personnel”, “Trespassers will be Prosecuted”, “Property being Monitored by Cameras” are recommended. These are not specifically prohibited by the CCRs Section 2.19 because they are not signs for advertising (But see NOTE below)
 - NOTE: Because Texas is a “Purple Law State – Per Texas Penal Code 30.05, these signs are to serve the purpose of deterrence only and are not enforceable unless there is an approved ranch fence (Section 2.12) surrounding the property, with the fence post, top sections painted purple, and “Posted Property” signs placed according to the Purple Law requirements.
 - One exception per Section 2.19 is one professionally made sign on the Lot for a Builder to advertise his/her services or the residence for sale (i.e. Spec Home).