

**SWEETWATER RANCH ARCHITECTURAL CONTROL COMMITTEE
CONSTRUCTION CHECKLIST**

(Please Print)

LOT No: _____ OWNER: _____ PHONE: _____

CONTRACTOR: _____ PHONE: _____

The purpose of this checklist is to provide Sweetwater Ranch Lot Owners with basic information that will assist them and their builders/contractors in planning construction of a residence, and other structures on their lots. This information is designed to help ensure compliance with the Covenants and Deed Restrictions (CDR) in order to avoid unnecessary delays and frustrations with the approvals required by the Architectural Control Committee (ACC) and Tarrant Regional Water District (TRWD). *The ACC is responsible for ensuring all construction in Sweetwater Ranch is compatible with the neighborhood in quality and design, and in architectural harmony.*

The ACC must approve all construction in writing prior to beginning construction.

Instructions: Lot Owner should consult with Builder/Contractor, and if possible complete this form together in order to prevent any misunderstandings about CDR requirements and ACC expectations. Please check all items that are applicable to the current project to indicate acknowledgment of compliance. Please note "n/a" as applicable. This Checklist should be signed by the Lot Owner and submitted to the ACC prior to the start of any construction on a lot.

In addition to the Construction Checklist the Lot Owner must submit two (2) other forms to the ACC:

- 1) Building Process Agreement; and
- 2) Voluntary Building Awareness Compliance Request.

Both forms must be signed by the Lot Owner and the Builder/Contractor.

Prior to construction the Lot Owner must submit:

- ___ **Two (2) complete sets of plans**, to include elevations, and
- ___ **A Plat/Survey with the plans**; and
- ___ Plans and survey must address all issues below, as applicable.

Setbacks must be at least: ___ 40 feet or greater from the front lot line

___ 12 feet or greater from a side lot line

___ 20 feet or greater from a side street

___ *(for lake side lot)* above the 320' elevation lake easement line

___ *(for lake side lot)* Construction is not permitted below the 320' elevation lake easement line unless project has been approved, permitted and inspected by TRWD.

___ Construction is not allowed on a lot before the residence is started, except a boathouse. Project must first be approved by the ACC. TRWD must approve, permit and inspect boathouse plans and construction prior to construction.

___ No alteration can be made to natural drainage into the lake. Drainage ditch, culvert, or curb type structures require written approval from the ACC prior to construction.

___ Residence must be a minimum of 1600 square feet. This project will be: _____ SF.

- ___ A building or structure cannot exceed two (2) stories in height, except split level, unless approved in writing by the ACC.
- ___ Open carports must be attached to the residential structure.
- ___ Detached garage can only be one (1) story in height.
- ___ Any detached garage, workshop, storage building must be constructed of the same material as the residence, and in architectural harmony with the residence with regard to paint, color, exterior trim.
- ___ New materials are required for construction, with the exception of stone or brick for antique decoration.
- ___ All building exterior sides must have 60% combined brick and/or glass unless approved in writing by the ACC.
- ___ Wood and Hardi-Plank exteriors shall be painted or stained with at least two coats of paint or stain.
- ___ Roof shingles must be fire retardant wood, tile, slate, or high quality composition shingle of at least 240 pounds per square. A high quality "standing seam metal" type of sheet metal. The type of material and the type of installation must be furnished to ACC.
- ___ Exterior finish and appearance of a residence, or any building, or of any other type structure improvement on any lot, must be completed within twelve (12) months of the start of the project.
- ___ A workshop attached to a garage, freestanding workshop, or storage building, cannot exceed 400 SF. Exterior must be consistent with exterior of residence. These structures must be built on-site on a concrete foundation.
- ___ A horse barn is allowed on 5 or more acres. It cannot exceed 600 square feet.
- ___ All retaining walls on a lot should be constructed of materials similar to, and of same quality as the house foundation. The only exception is decorative landscape walls around trees or shrubbery, of 30" or less, which should at minimum be constructed of landscape brick that is in harmony with the colors of the house exterior.
- ___ Property owner must notify building contractor of the construction route vehicles must use during construction.
- ___ **Fences:** *Plans for fences must be submitted to the ACC for written approval. There are several issues to take into consideration regarding tying into existing fences depending on the location of the lot. The ACC can help with these considerations. Chain link fences are not allowed.* A list of approved fence materials is available from the ACC. Fences cannot materially obstruct the view of other Lot Owners. Lot owners must maintain fences in good repair. Fences must match architectural style of residence.

PLEASE NOTE: Contact ACC immediately for approval of any change to a project plan. New or additional plans may be required. This is the lot owner's responsibility.

THANK YOU FOR YOUR COOPERATION. WELCOME TO THE NEIGHBORHOOD! YOUR ATTENTION TO THESE MATTERS WILL HELP ENSURE OUR NEIGHBORHOOD WILL REMAIN ATTRACTIVE FOR THE FUTURE.

OWNER SIGNATURE: _____ DATE SUBMITTED: _____