

**RIVER CROSSING IMPROVEMENT ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

**P.O. Box 3485
Austin, TX 78764**

ARCHITECTURAL CONTROL COMMITTEE SUBMISSION GUIDELINES
EFFECTIVE FEBRUARY 9, 2003
REVISED JULY 1, 2010

**I. REQUIREMENTS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS
(CC&Rs)**

Section 2(b) of the CC&Rs explicitly grants control over the approval process to the Architectural Control Committee (ACC), and delineates specific items which the ACC must consider prior to the commencement of construction of any permanent structure:

No building or any other structure or improvement shall be constructed, erected or placed on any lot nor shall any exterior additions to or change or alteration therein be made prior to approval by the Architectural Control Committee...¹

Before erecting anything permanent on your property, you must submit plans of the proposed structure to the ACC,

...as to quality and workmanship and materials...²

The covenants require that you submit a **materials list** for all phases of construction: Framing, foundation, exterior (stone/brick/siding), trim, roofing, porches, walkways, and driveways.

...harmony of external design...³

The ACC needs to know what your structure will look like when finished. Thus, it is necessary that we receive detailed elevations for each side of the structure, as well as a **list of colors** for all elements of the structure, including (but not limited to) siding, trim, stone/brick work, and roofing.

...and location in relation to surrounding structures and topography, and compliance with the Restrictions...⁴

From this, the ACC has determined that a **detailed site plan** must be submitted. To determine that your plans comply with the restrictions, the site plan must be **drawn to scale**, and must show the precise distance from the front and back of your lot to the proposed structure, and the precise distance from the side property line nearest the proposed structure. For outbuildings, the site plan must additionally detail the precise distance from any current structure to the proposed one.

¹ Declaration of Covenants, Conditions, and Restrictions of River Crossing Subdivision (Bastrop County, Texas), River Crossing Section One, Section 2(b)

² *ibid*

³ *ibid*

⁴ *ibid*

Additionally, the covenants impose minimum size requirements for all homes in the subdivision. For Section I homes the requirements are as follows;

...a minimum of sixteen hundred (1,600) square feet of climate controlled area and if more than one story, the ground floor shall be not less than twelve hundred (1,200) square feet and the combined area for the first and second floors shall be not less than two thousand (2,000) square feet.⁵

For Section II homes, the requirements are slightly different

a minimum of two thousand (2,000) square feet of climate controlled area and if more than one story, the ground floor shall be not less than eighteen hundred (1,800) square feet and the combined area for the first and second floors shall be not less than two thousand four hundred (2,400) square feet.⁶

The ACC also requires submission of **floor plans** for each story in the structure, complete with dimensions, so that it can determine whether or not your proposed home meets these requirements.

II. ADDITIONAL REQUIREMENTS

All submissions:

- must include the property owner's name, phone number, River Crossing mailing address, River Crossing section and lot numbers and, if different from River Crossing mailing address, current mailing address.
- must be mailed to River Crossing Improvement Association at the address listed above or dropped off at the Pioneer Real Estate Services office at 611 S. Congress Ave., Suite #510, Austin, Texas 78704.

III. APPROVAL PROCESS

Effective February 9, 2003, The ACC has adopted this set of guidelines governing submissions. This was done for a twofold purpose: first, to ensure that homeowners provide the necessary information possible for the ACC to begin the approval process, and 2) to provide an objective framework within which the ACC can evaluate submissions.

Attached to these guidelines are two checklists which the ACC will use in evaluating submissions. For your convenience, downloadable copies of these documents will be available in PDF format at www.rivercrossing.org, and paper copies will be available from Pioneer Real Estate Services.

Nothing herein should be construed to mean that any plans submitted which contain all items on their specific checklists will be approved, **however, any submissions that omit any item on the checklist will be rejected, and will be returned to the property owner for further clarification.**

⁵ *Ibid*, Section 1(b),1

⁶ Declaration of Covenants, Conditions, and Restrictions of River Crossing Subdivision (Bastrop County, Texas), River Crossing Section Two, Section 1(b),1

SUCH RETURN WILL CONSTITUTE A REJECTION NOTICE WITHIN THE THIRTY-DAY TIME PERIOD REQUIRED BY THE COVENANTS.

Following this rejection notice, the thirty-day time period will begin anew upon resubmission of a revised set of plans.

Consequently, property owners are advised not to commit to a contractor's start date and/or delivery date before completion of the approval process. The Committee meets on an as-needed basis, based on complete submission(s) that require approval. Letters regarding actions taken by the Committee at each meeting will be sent out within five days after the meeting.

From time to time in the past, the committee has allowed for a rapid approval process upon request from the property owner. While we will still gladly make exceptions in demonstrated emergency situations, please note that the committee will not interpret a contractor wishing to start tomorrow on unapproved plans an "emergency" situation. **As a property owner, it is your responsibility to ensure that your plans are approved prior to your contractor's desired start date.**