

**SIERRA LA RANA  
ARCHITECTURAL REVIEW**

- Floor Plans Submitted.
- Ground Elevations Submitted.
- Exterior Elevations Submitted.
- Site plan showing the proposed location of the Residence, accessory building, well, septic system submitted.
- Architectural Style:
  - Southwestern  Pueblo  Territorial  Western Ranch  Log
  - Other \_\_\_\_\_
- Samples of exterior finish materials submitted.
- Building Material:
  - Stucco  Stone  Log  Adobe  Other \_\_\_\_\_
- Color samples Submitted:
  - Body Color \_\_\_\_\_
  - Trim Color \_\_\_\_\_
  - Roof Color \_\_\_\_\_
- Construction schedule Submitted:
  - Number of Months \_\_\_\_\_ (12 month maximum).
- Contiguous interior living area size \_\_\_\_\_
- Height not to exceed two stories \_\_\_\_\_
- Garage / Car Port at right angle to residence.
- Detached Accessory Building Material (Guest House, Garage, Maids Quarters).
- Accessory Building Size (not to exceed 50% of residence) \_\_\_\_\_
- Storage Building (50 feet behind residence).
- Accessory Building Design and Material \_\_\_\_\_
- All accessory buildings, wells, storage tanks, and other improvements of every kind shall be located behind the Residence unless otherwise approved by the ARC.
- Setback \_\_\_\_\_ (100 LF Minimum).
- Air Conditioning Equipment located at side or rear of Residence.
- Compatibility of the proposed improvements with the architectural and aesthetic goals of the Sierra la Rana \_\_\_\_\_

**TRACT NUMBER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**APPROVED** \_\_\_\_\_ **CONDITIONAL APPROVAL** \_\_\_\_\_

**COMMENTS** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## ARC SUMMARY

### **SEE COVENANTS AND RESTRICTIONS FOR ADDITIONAL REQUIREMENTS**

#### ARTICLE 2 ARCHITECTURAL REVIEW

2. 2.1 Architectural Review Committee. In order to protect the overall integrity of the development of the Property as well as the value of the improvements of all Owners, a committee of representatives designated as the Architectural Review Committee (“ARC”) is hereby established to carry out all duties as noted herein with full authority to approve, disapprove, and monitor all construction, development, and improvement activities of any kind (including, without limitation, buildings and roads) within the Property and to help ensure that all such activities are in accordance with the Restrictions and architecturally and aesthetically designed to be compatible with Declarant’s conceptual plan for the overall Property.

3. 2.2 Plans and Specifications. (a) No building, storage tank, or improvement of any kind shall be erected, placed, constructed, installed, maintained, modified, or altered (including exterior cosmetic alterations such as painting) by any Owner other than Declarant nor shall any sitework be commenced by any Owner other than Declarant until a complete set of plans and specifications, a construction schedule, and the construction contract with the Owner’s builder shall have been formally submitted to the ARC with a written request for approval and the ARC’s written approval received. Plans and specifications which are submitted shall contain and include, but not necessarily be limited to, all the following information (collectively, the “Plans”): floor plans, including finished floor and ground elevations; foundation plans; exterior elevations for any Residence, buildings, fence, or other structure; a plat or site plan showing the proposed location of any Residence, building, well, septic system, or other structure or utilities; exterior lighting and location; samples of exterior finish materials and color samples; and any other plans, specifications, or information deemed pertinent by the ARC. Declarant may commence construction of any improvements without the approval of the ARC.

(b) Generally, the architectural and aesthetic style of the improvements shall harmonize as much as may be reasonable and practicable with each other and with the heritage and historical architecture of the Big Bend area, which is generally western, ranch-style, rural, Spanish, Mexican/New Mexican, Neo-Pueblo, and Territorial. Landscaping generally shall be in harmony with the natural occurring flora of the Big Bend area using native or xeric plants as much as is practicable.

1. 2.3 ARC Review. The ARC shall review all Plans submitted for compliance with all the requirements of the Restrictions and for the compatibility of the proposed improvements with the architectural and aesthetic goals of the Property and Declarant. The ARC shall have full right and authority to utilize its sole discretion in approving or disapproving any Plans which are submitted. In the event the ARC fails to approve submitted Plans or to request additional information reasonably required within thirty (30) days after submission, the applicant shall give the ARC written notice of its failure to respond. Unless the ARC responds within ten (10) days of receipt of such notice, approval will be deemed granted.

1. 4.1 Minimum Construction Requirements. Each Residence shall have a minimum contiguous interior living area of 1,500 square feet, exclusive of garages, carports, porches, or patios.

All exterior construction shall be of new materials and shall be natural or ARC-approved natural-appearing materials such as brick, stucco, lap siding, or log. No Residence or other structure shall exceed two (2) stories in height unless approved by the ARC due to unusual topography. Each Residence shall have a garage capable of housing at least two (2) vehicles. Carports may be constructed in lieu of a fully enclosed garage, but only if they are attached to and built of the same materials as the Residence. All carports and garages shall be constructed at right angles to the main residence. Construction materials having a life of less than twenty-five (25) years, as determined by the ARC, shall not be utilized in the construction of any improvements on a Tract. Roofing shall be either slate, tile, factory treated fire retardant wood, metal, dimensional composition shingles, or other materials as approved by the ARC.

4.2 Accessory Improvements. (a) Buildings that are immediately accessory to the Residence and other similar improvements to the Residence, such as a detached garage, maid's quarters, guest house, or cabana may be allowed, provided they conform to the same style and architecture and are constructed of the same materials as the Residence and are approved by the ARC. No such accessory building to the Residence shall exceed 50% of the interior living area of the Residence.

(b) Storage buildings, shops, livestock barns, and other similar buildings and improvements constructed on a Tract that are more than 200 feet from the Residence and at least 50 feet behind the rear plane of the Residence, shall be allowed and need not conform to the size limitations described in (a) above or to the same style and architecture and be constructed of the same materials as the Residence provided the Plans therefor are approved by the ARC and they otherwise conform with (c) below.

(c) All accessory buildings, wells, storage tanks, and other improvements of every kind shall be located behind the Residence unless otherwise approved by the ARC.

1. 4.4 Minimum Setback. No improvements of any kind (other than approved fences) may be placed closer than one hundred feet (100') from any property line, except in cases where rugged terrain is encountered, thus necessitating or making highly desirable the use of such space, in which case this restriction may be waived or modified by written approval of the ARC, within its sole discretion.

2. 4.5 Storage of Building Materials. No building materials of any kind may be stored on any Tract for longer than one week prior to the commencement of work for which the materials were purchased unless they are stored in an enclosed building or located such that they cannot be viewed from any other Tract.

3. 4.6 Construction Clean-up. From time to time during construction as required to maintain a neat and orderly appearance, and upon completion of construction, the Owner of the Tract will be responsible for the removal of any trash or debris that may have been thrown, placed, or discarded on any part of the Tract or on any other Tract if the trash or debris originated at the Owner's Tract.

4. 4.7 Completion of Construction. In order to promote the marketing of Sierra la Rana and to maintain the aesthetics of the development, once construction of a Residence is commenced on a Tract it shall be diligently continued to completion. No Residence shall remain incomplete for more than twelve (12) months after construction has commenced. An owner who breaches this section 4.7 shall pay to Declarant, as liquidated damages, the sum of \$50.00 per day for each day construction remains incomplete beyond this twelve (12) months.

5. 4.8 Air Conditioning. No air conditioning apparatus shall be used, placed, or maintained on any Residence except on the ground or the walls of the side or back of the

Residence or on the roof of the Residence. No air conditioning apparatus shall be installed at or on the front of a Residence.

6. 4.9 Lighting. (a) In general, outside lighting used in connection with the occupancy of a residence shall be kept to the minimum required for safety and security. Landscape lighting is allowed. All outside lights must have a bonnet or shield preventing the light from traveling in an upward direction. No fluorescent or neon lights shall be used to illuminate the outside areas of a Tract. No exterior lighting of any sort shall be installed or maintained on a Tract where the light source is offensive or a nuisance to other Owners or Tracts (tennis court or similar lighting is permitted with the approval of the ARC).