



Texas Grand Ranch

Architectural Review Committee

Application for a New Fence and/or Gate

Completed on: MM/DD/YY

Completed By:

Email:

Phone:

Property: Section/Block/Lot:

Prior to construction, all plans must be submitted to the Texas Grand Ranch Architectural Review Committee (the "Committee"). It is the applicant's responsibility to ensure compliance with the Texas Grand Ranch Declaration of Covenants and Conditions, and the Site and Building Requirements, incorporated herein by reference as if fully copied and set forth at length. Sections of these documents are incorporated in this application, and the full documents can be found on the Owner's Portal. Contact arc.texasgrandranch@gmail.com

APPLICATION PACKETS WILL NOT BE REVIEWED UNTIL THE REVIEW FEE AND DAMAGE/CONFORMANCE DEPOSIT HAVE BEEN RECEIVED VIA THE PROPERTY OWNER'S PORTAL ON THE VANTACA WEB SITE. ALL COMMUNICATION REGARDING THIS APPLICATION WILL BE CONDUCTED THROUGH USE OF THE PORTAL.

Property Owner's Name *

Current Mailing Address *

Phone Number *

Email Address *

Builder's Name *

Builder's Contact Person *

Builder's Address *

Builder's Phone Number *

Builder's Email Address

Property: Section/Block/Lot *

Property Address *

\$250.00 Non-Refundable Application Fee for Plan Review.

Log into Owners Portal to pay fee.

\$1,000.00 Refundable Conformance and Damage Deposit.

Log into Owners Portal to pay Damage Deposit.

Accompanying Documents

The following documents related to the fence construction process must be uploaded to the application as either PDF or JPG files.

Provide a Site Plan or Survey showing the fence location

Site Plan * **Must upload documents in portal with submittal of this request.**

Provide a photo or drawing showing the fence style, color and materials.

Fence Style and Materials * **Must upload documents in portal with submittal of this request.**

Please note section 3.11 of the Declaration of Covenants, Conditions and Restrictions (CCRs) and 2.9 of the Site and Building Requirements (SBRs). The applicant must read, understand, and fully comply with these sections in their entirety, as well as all other requirements set forth in the CCRs and SBRs.

- **Fences cannot be taller than 6 feet.**
- **A current survey must be conducted marking the property boundary lines.**

After the survey and fence placement markings have been made and prior to any clearing an on-site inspection by the ARC must be performed. Please contact the Committee when you are ready for the pre-clearing inspection.

BY SIGNING BELOW THE APPLICANT ACKNOWLEDGES THEY HAVE FULLY READ AND UNDERSTAND THE CURRENT SITE AND BUILDING REQUIREMENTS AND THE CURRENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEXAS GRAND RANCH AND STATE THAT THE IMPROVEMENT WILL BE MADE IN COMPLIANCE WITH THESE DOCUMENTS. FURTHERMORE, THE APPLICANT UNDERSTANDS AND AGREES THAT IF THE COMMITTEE APPROVES THIS APPLICATION AND THE AGREEMENTS AND/OR REPRESENTATIONS MADE BY THE APPLICANT ARE NOT FULLY COMPLIED WITH, THE COMMITTEE MAY, WITHOUT LIMITATION AND ITS SOLE AND EXCLUSIVE DISCRETION, WILL REVOKE AND RESCIND ITS APPROVAL OF THE APPLICATION, THE COMPLIANCE AND DAMAGE DEPOSIT WILL BE FORFEITED AND NON-COMPLIANCE MAY REQUIRE REMOVAL OF IMPROVEMENT(S) AT THE OWNER'S/BUILDER'S EXPENSE.

Owner's Signature * _____

Owner's Printed Name *

When your project is finished, please complete and submit a Final Inspection Form to request a refund of the Conformance and Damage Deposit.