



## Waggener Ranch Architectural Control Committee Builder Check List

1. ACC expectation is drawing and specification submittals will be complete, well planned and consistent with WR CC&Rs.
  - a. Incomplete submittals of drawings and specifications will be not be reviewed and returned for completion.
  - b. ACC requires two sets of plans. 1-ACC records, 1-approved to build for owner.
2. Following plan approval, builder must attend pre-construction meeting with homeowner and ACC representative.
3. Builder and homeowner must read, agree to and sign Builder / Homeowner Agreement.
4. Submit \$2,500 builder and homeowner deposit checks each made out Waggener Ranch Property Owners Association.
5. Be prepared to discuss at pre-construction meeting plans which display:
  - a. Services and Equipment locations and visual screening of permanent equipment:
    - i. Temporary construction utilities, waste disposal services, parking & storage areas, signage, site access, drainage & erosion controls, etc.
    - ii. Protection of Natural Vegetation Preserve along all property lines
    - iii. Permanent Water well, Septic, Propane, Electrical, HVAC, Pool
  - b. Main house structure and other approved out structures site layout locations, floor, foundation & roof plans, and elevations. Main building footprint markers to be set by licensed surveyor. Walk site to identify:
    - i. 100' or more building set back from front property line 25' or more set back from other property lines (refer to CC&Rs Article 5, section 2, Article 8, sections 6,13,15 & 17 and addendums)
    - ii. Placement of driveway
    - iii. Tree Removals and offsetting replacement nursery stock as well as protection of existing trees not marked for removal.
    - iv. Tank locations above/below ground (water, septic, propane, other)
    - v. Electric below ground required to home. Electrical transformer/panel/power supply is encouraged to be placed with minimal view from the roadway and as far back from the road as reasonably possible.
    - vi. Roof penetrations restricted to rear and side elevations
    - vii. Lot Drainage - Drainage Plan submittal approval and erosion and sediment runoff controls for protection of established drainage patterns
    - viii. Landscaping plans
  - c. Other Discussion items and expectations:
    - i. Site Safety Plan and Emergency Contact Phone Numbers
    - ii. Construction period within one year for Final Completion of all improvements, Substantial Completion earlier. Work schedule days & hours
    - iii. Upon Final Completion the site will be restored to its natural condition to no longer resemble a construction site
    - iv. Development gate access code
    - v. Waggener Ranch speed limit **25 mph** will be strictly enforced
    - vi. Required submittals of exterior stone, roof, stucco, trim color samples
    - vii. Lighting restrictions
    - viii. 8" minimum fascia at roof line
    - ix. Chimney cap or shroud for finished look versus exposed spark arrestor.
    - x. First 50' from property line of driveway plus space to existing roadway in concrete. Metal culvert with concrete apron. 4' width of grass on sides length that can be seen from street or neighbors tapered for proper drainage and erosion control or ACC approved alternate.



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- xi. Approved Entry Gate and Fences
- xii. Temporary facilities & site organization & cleanup – porta-toilets anchored, dumpsters, **clean-up daily**
- xiii. No burning, fireworks or firearms permitted
- xiv. Protection of free roaming exotic and white-tailed deer
  - 1. Do not feed or engage in any manner.
  - 2. DO NOT leave any string lines, pull string/twine, rope, netting, plastic barricade tape, plastic fencing or similar materials in open at the end of each workday. WR deer WILL become entangled in this material.
- xv. Noise and dust control. Do not play radios and sound systems volume to be heard off site .Use wet vs dry saws when cutting stone, pavers and tile.
- xvi. Before construction begins, metal "T" posts shall be driven along both sides of the entrance road for a distance of 100 feet from the entrance road to the building site to delineate the boundaries of the entrance road. Keep construction traffic and materials off of the Natural Vegetation Preserve areas. To prevent asphalt road damage, vehicles are not allowed to park on edge of asphalt roadways.
- xvii. Builder will be responsible for the payment of repairs/improvements to asphalt roadway damage in front of building lot. Take photos of condition of roadway in front of site before starting construction.

**This Check List IS NOT a substitute for the Declaration of Covenants, Conditions and Restrictions or Waggener Ranch ACC rules and regulations for minimum construction standards.**