



**Bar X Ranch
Architectural Control Committee-
Application for Construction
Rev. 2**

1.0 Acknowledgment of Guidelines – Initial each section

___1.0.1 For New Home Construction: A Brazoria County Building Permit shall be required and shall be submitted to the Bar X Ranch office before construction begins.

___1.0.2 The building site shall be kept free of trash, debris, and excess equipment. A dumpster or fabricated container for regular refuse removal shall be required. Trash may not be piled next to a dumpster or at the curb. All debris must be contained.

___1.0.3 Contractors shall have sanitation facilities available from the start, through the duration, and until completion of the construction. Portable toilets must be tied/ strapped down to prevent them from being overturned.

___1.0.4 All immediate and surrounding areas shall be kept clean and free of mud, dirt, and any other debris generated from ongoing constructions.

___1.0.5 Any change (exterior, elevation, dimensions, usage, square footage, construction materials, foundation, and location on lot, etc.) from the original ACC application must be resubmitted to the ACC for approval within 7 days of the change having been made.

___1.0.6 All homes shall be constructed to meet all county requirements including, but not limited to:

- a. Windstorm certification
- b. Flood zone elevations
- c. Drainage & any other applicable building codes at the time of construction.

*Consult with the Brazoria County Engineers office before submitting this application.

___1.0.7 Drainage and elevation improvements (fill dirt, building pads, ponds, etc.) shall be completely WITHIN the BUILD LINES of the lot including additional improvements such as levees, berms, ditches, etc.

- a. Walkways from street that cross a drainage easement shall have a culvert (not to exceed four feet (4') in length) to maintain natural water flow.
- b. Refer to Brazoria County Engineers office for fill/grade permit requirements and the Texas Water Code specifications.
- c. Texas Water Code specifies: “No person may divert the natural flow of surface waters in a



manner that damages the property of another by the overflow of the water diverted

___1.0.8 To prevent monotony of homes, the ACC may limit the number of homes with similar elevations or architectural styles and designs on a street or within a block or section.

___1.0.9 All new home construction shall be completed within one (1) year of the (ACC application) approval date. Additions and/ or changes are to be completed within six (6) months of the approval date. If additional time is required, a written request and explanation of request for extension shall be submitted for approval by the ACC prior to the deadline for completion as noted in this paragraph.

___1.0.10 All-weather base material shall be put down as a temporary driveway before any construction begins.

___1.0.11 Any residential, storage building, dirt pad, and/or horse barn construction will require submittal of the following:

- a. Plot survey - (fill dirt may not cross building lines per Brazoria County requirements- survey needed for dirt pad location)
- b. Slab foundation survey
- c. Final survey after construction has been completed.

___1.0.12 Water well tanks shall be within a building; either in the home/ garage or within one (1) of the two (2) allowed storage buildings. A separate well house may be constructed, and not be included in the total of 2 allowed storage buildings, only if the building square footage is 36 sq.ft (6'x6') or less.

___1.0.13 LP tanks shall be hidden from view. Lattice is not a permitted material for covering the LP tanks. Approved materials include, but are not limited to, privacy fencing, siding, brick.

___1.0.14 Exterior front, rear, and side walls of a house shall be constructed of brick, stone, stucco, or Hardie Plank. Metal siding shall not be approved.

___1.0.15 House, garage, driveways, water well, and county approved sewer system shall be completed before the residence is occupied.

___1.0.16 Sidewalks shall be constructed with a material that is in harmony with the surroundings. Including, but not limited to, poured concrete, flag stone, pavers, bricks, etc.

___1.0.17 If there is no permanent power service to the property, the property owner shall provide an approved application for obtaining new service.

**Note- power poles expenses are the responsibility of property owner.

___1.0.18 A complete application consists of all initials, signatures, and all other information and documentation requested by each applicable section.

___1.0.19 Application packets are due by 5pm, 3 business days before the scheduled ACC meeting.

**Bar X Ranch
Architectural Control Committee
Rev. 2**

2.0 Application Information

2.1 Property Owner Information

Name: _____
 Mailing Address: _____
 Property Address: _____
 Section/ Block/ Lot Number(s): _____
 Contact Number(s): _____
 Email Address: _____
 Submittal Date: _____

2.2 Builder Business, Contractor, or Construction Company Information

Business/Company: _____
 Representative Name: _____
 Mailing Address: _____
 Contact Number(s): _____
 Email Address: _____

2.3 Application for:

New	_____	Addition	_____	Change	_____
_____	Single Family Residence	_____	House Elevation Change	_____	Horse Barn
_____	Storage Building	_____	Septic	_____	Water Well Tank
_____	Fencing	_____	Water Tank House	_____	Deck
_____	Driveway	_____	Propane Gas Tank	_____	Dirt Pad
_____	Culvert	_____	Other (please describe):	_____	
_____	Porch/Pergola				
_____	Pier				
_____	Swimming Pool				
_____	Pond				

**Bar X Ranch
Architectural Control Committee- Application for Construction
Rev. 2**

3.0 Single Family Residence

- 3.0.1 Recommended total living area minimum: 1,800 square feet. (Refer to the deed restrictions for your section for specific requirements)
- 3.0.2 Garage shall not exceed the single- family dwelling height or number of stories.
- 3.0.3 All homes shall have a two (2) car (minimum) attached or detached garage with minimum dimensions of 22 feet x 20 feet. The garage shall be completed at the same time as the house.
- 3.0.4 The garage shall have operable door/doors and the exterior building materials shall be consistent with the house and in harmony with the surrounding structures. Garages shall be constructed with a minimum of 2, 8 feet wide doors or 1, 16 feet wide door.
- 3.0.5 Any structure built on a raised foundation (other than grade slab) shall have solid skirting between the structure and the ground.
- 3.0.6 Skirting shall be indicated on the building plans and be constructed as indicated. LATTICE SKIRTING SHALL NOT BE PERMITTED.
- 3.0.7 Driveways and culverts shall be of concrete material as per county regulations.
- 3.0.8 Improvements other than a horse barn or fence shall not be constructed on a property without a residential home. Improvements to the adjoining lots of the residence must be combined with the residential property. Affidavit of replat is required.
- 3.0.9 Front of residence shall face the front street per property address.
- 3.0.10 All required submitted surveys, blueprints, and plot plans shall be in a minimum of **11" x 17" print size.**

3.1 Prohibited Structures & Use of Property Include:

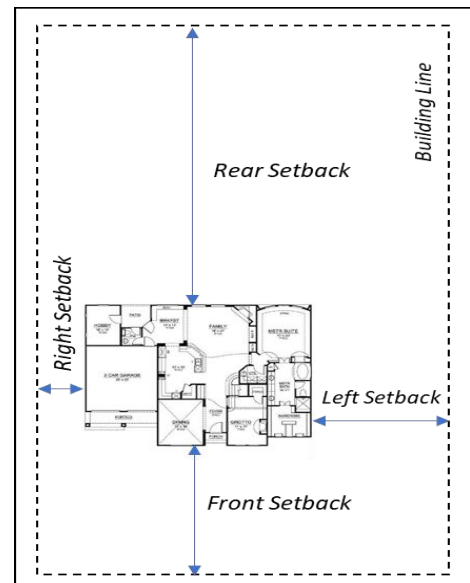
- 3.1.1 Apartment and/or Duplex houses.
- 3.1.2 Garage apartments.
- 3.1.3 Utilization for business, professional, or manufacturing purposes (except for commercially designated sites.)
- 3.1.4 Any pre- constructed residential structures (i.e., trailers, mobile homes, manufactured homes, modular homes, etc.)

3.2 Single Family Residence

General Specifications		Applicant Initials	Bar X Office Initials
Home Square Footage			
Foundation Type			
Exterior Siding Type			
Exterior Colors			
Roof Exterior Materials			
Roof Colors			
Sidewalk Material Type			
Lot Elevation			
Finished Slab Elevation			
Is power service available?	Yes _____ No _____		
Materials used to conceal well and LP tank			

Required Documents	Applicant Initials	Bar X Office Initials
Stamped CAD drawing blueprints		
Lot Survey (plot plan)		
Exterior materials color samples		
Brazoria county drainage plan (if required by county)		
Brazoria county permits – building, septic, elevation		
Approved application for power service (if no power service exists)		
Elevation plan displaying slopes (for home & driveways)		
Final survey after construction is complete		
Brazoria County application for driveway/culvert permit (provide permit number upon receipt)		

Setback Distances in Ft.	
Front	
Rear	
Right	
Left	



**Bar X Ranch
Architectural Control Committee
Rev. 2**

4.0 Residence General Additions or Changes- Guidelines

The ACC shall review & approve all changes and/or additions that modify architectural finish, dimensions, or any other exterior features of the property.

4.1 Ponds

4.1.1 Ponds shall be reviewed by the ACC along with an approved Brazoria County Floodplain Department permit.

4.2 Driveway Gates

4.2.1 Automatic gate opener/closer shall be required for gates.

4.2.2 Gate entries shall not exceed 9 ft in height.

4.2.3 Columns supporting gates shall not exceed 7 ft in height.

4.2.4 Gates shall not obstruct more than 50% visibility.

4.2.5 Gate design without a perimeter fence shall extend to property line or 50% of the driveway width on each side of the driveway.

4.2.6 Materials shall be cedar, treated pine, masonry, wrought iron and/or vinyl only.

4.2.7 Gate and fence materials shall be in harmony per architectural style.

4.3 Bulkheads & Piers

4.3.1 No part of the pier shall be any closer than twenty- five feet (25') from side lot lines.

4.3.2 Marine grade treated lumber, concrete, steel, vinyl or composite materials, shall be used in construction.

4.3.3 Lake Lots: The pier shall not extend more than twenty- five feet (25') over the water.

4.3.4 Bayou Lots: Piers shall be subject to approval on a case- by- case basis due to varying widths of the bayou. No pier shall extend more than eight feet (8') over the water.

4.3.5 Bulk heading: No "homemade" type bulk heading shall be allowed.

4.3.6 Owner shall maintain bulkhead in a good, neat, and safe condition.

4.4 Swimming Pools

4.4.1 Above ground pools shall be allowed only during the Bar X pool season.

4.4.1.1 All temporary above ground pools shall be taken down when the Bar- X Pools close for the season.

4.4.1.2 All permanent above ground pools shall be enclosed by an approved privacy fence.

4.5 Solar Panels

4.5.1 Solar panels installed on a roof shall not extend higher than or beyond the roofline perimeter. Panels shall

also conform to the slope of the roof.

- 4.5.2 Solar panels are recommended to be positioned toward the back of the building to be obscure from view when looking at the building from the front street side.
- 4.5.3 Solar panels installed on the ground shall be located behind the residence and enclosed within a privacy fence.
- 4.5.4 All solar panels shall be installed in such a manner so the panel, structure members, piping, and wiring are in harmony with the rest of the structure.
- 4.5.5 All solar panels shall be installed within the manufacturer’s specifications.

4.6 Residence General Additions or Changes- Application

4.6.1 Areas covered by this application:

- a. Residence elevation change
- b. Ponds
- c. Residence color or architectural finish changes
- d. Residence expansions & additions
- e. Swimming pools
- f. Solar panels
- g. Gates
- h. Bulkheads & piers
- i. Dirt Pads

4.6.2 Description of changes or additions:

**Bar X Ranch
Architectural Control Committee
Rev. 2**

5.0 Storage Buildings- Guidelines

- 5.0.1 Only two buildings (in addition to the house and garage) shall be allowed per home site. The well house may be excluded from the storage building total only if it is 36 sq. feet or less.
- 5.0.2 If two outbuildings are present, one of the buildings shall not exceed 750 sq. ft. enclosure. A 7.5' minimum distance between structures is required.
- 5.0.3 One additional building in accordance with the following:
 - a. Property size of less than 1.5 acres, building enclosure shall not exceed 1,200 sq. ft.
 - b. Property size of 1.5 acres or more, building enclosure shall not exceed 2,400 sq. ft.

Additional option:

If the property owner chooses to have only one storage building on the property, they may increase the square footage to the limits set below.

Property size of less than 1.5 acres, building enclosure shall not exceed 1,950 sq. ft.

Property size of 1.5 acres or more, building enclosure shall not exceed 3,150 sq. ft.

- 5.0.4 The storage building lean- to/porch square footage shall be no larger than the size of the enclosed area.
- 5.0.5 No lean- to/ porch shall be permitted to extend past the front of the main home.
- 5.0.6 All buildings must be anchored to concrete foundation or post frame.
- 5.0.7 All outbuildings shall be enclosed and have doors.
- 5.0.8 Storage buildings or horse barns shall not extend beyond the building lines according to the recorded plot.
- 5.0.9 All buildings height shall not exceed the height of the home.
- 5.0.10 Upon the completion of any construction on the property line, submittal of a new survey shall be required.

5.1 Horse Barns

- 5.1.1 The ACC shall review & approve horse barns to ensure none will exceed the size specifications in the deed restrictions for your section.

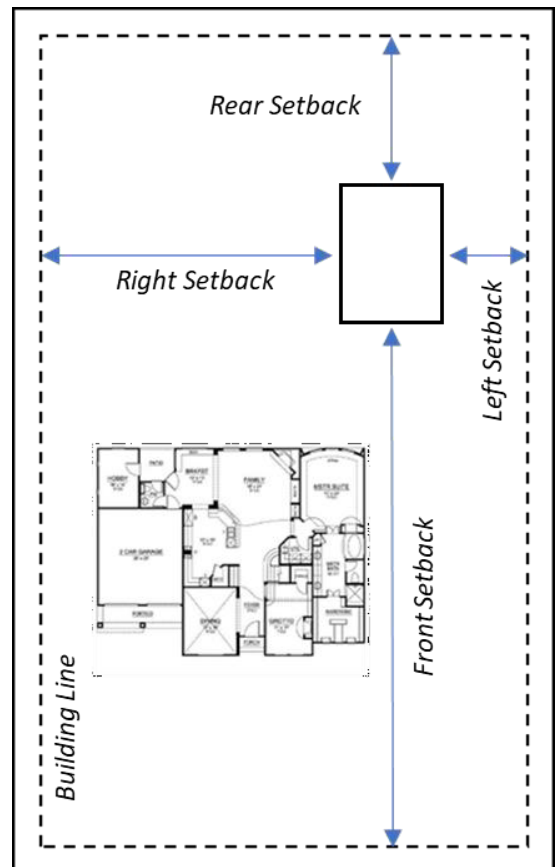
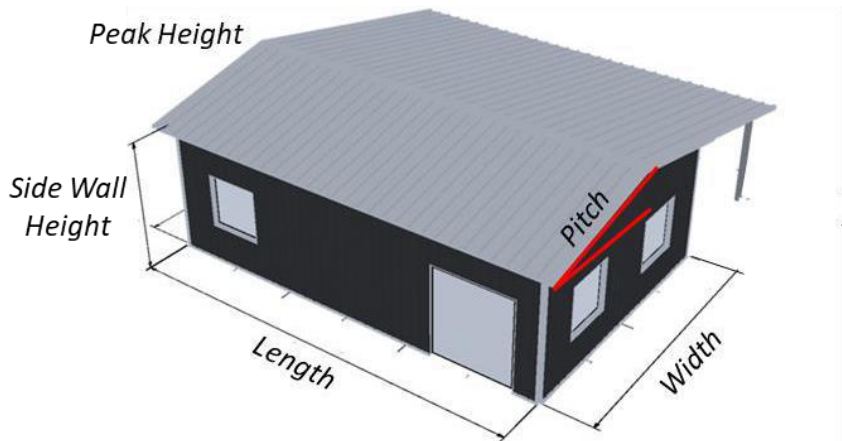
5.2 Storage Buildings/Horse Barn Specifications

General Specifications		Applicant Initials	Bar X Office Initials
Square Footage			
Foundation Type			
Exterior Siding Type			
Exterior Colors			
Roof Exterior Materials			
Roof Colors			
Lot Elevation			
Finished Slab Elevation			

Setback Distances (ft.)		Required Documents	Applicant Initials	Bar X Office Initials
Front		Stamped CAD blueprints		
Rear		Lot Survey		
Right		Exterior materials color samples		
Left		Survey after construction has been completed		

Building Dimensions (ft.)		Applicant Initials	Bar X Office Initials
Length			
Width			
Side Wall Height			
Peak Height			
Roof Pitch			
Lean-to Length			
Lean-to Width			

Example:



**Bar X Ranch
Architectural Control Committee**

6.0 Fencing- Guidelines

- 6.0.1 UPON THE COMPLETION OF ANY FENCE OUTSIDE THE BUILDING LINE, SUBMITTAL OF A NEW SURVEY SHALL BE REQUIRED.
- 6.0.2 Privacy fences:
 - a. 7 ft maximum height.
 - b. Materials: cedar, treated pine, masonry, wrought iron, vinyl only.
 - c. Privacy fences past the front corner of the house shall be approved when a property side is adjacent to the rear side of the neighboring property.
- 6.0.3 Fencing past the front corner line of the house shall be:
 - a. Masonry, wrought iron, or 3 - or 4- board fence.
 - b. Masonry fence shall consist of maximum of 50% visibility through wrought iron.
 - c. Shall be on the property line.
- 6.0.4 Perimeter fences shall be of a single architectural style on all sides. Perimeter fences shall be located on the property line or within 10 feet of the property line on all sides.
- 6.0.5 Lake or bayou frontage lots shall not have a rear privacy fence on water side. Wrought iron, chain link, or 3 - or 4- board fence shall be reviewed & approved by the ACC.
- 6.0.6 3 - or 4- Board Fence: 4 ft maximum height; cedar, treated pine, vinyl only and shall be painted or stained.
- 6.0.7 Photo examples of materials proposed, and construction details shall be submitted with the ACC package. Survey showing property lines and proposed fence location is required.

6.1 Fence Specifications

Fence Height (ft)	
Materials to be used:	

Please check below	Fence Type
	Privacy
	Chain Link
	Wrought Iron
	Three Rail
	Other (please describe)

**Bar X Ranch
Architectural Control Committee
Rev. 2**

7.0 Acknowledgements

By signing this document, the property owner(s) and builder authorize personnel designated by Bar X Property Owners' Association, Inc. to inspect, throughout the entire property improvement process, all construction covered under this application.

Acknowledgment is made that I/ we have reviewed and understand the conditions of this form and the attached pages.

Construction Address: _____

Owner 1 Printed Name

Owner 1 Signature

Owner 2 Printed Name

Owner 2 Signature

Builder Printed Name

Builder Signature

7.1 Application Approval/Denial Form

For ACC Members Only

Printed Name	Signature	Approve	Deny

Submittal Date: _____

Review Date: _____

Comments: _____

