

FLINT CREEK RANCH CLUSTER HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE ("ARC")
FCRHOAARC@GMAIL.COM

ARC Welcome Letter

Flint Creek Ranch Cluster Parcel Owner:

The Flint Creek Homeowner's Association (HOA) and Architectural Review Committee (ARC) would like to welcome you to the community!

To assist you through the architectural review process, the ARC Guideline Document consolidates all the related CCR items with references to the CCR's for your convenience to review. We have also consolidated the submittal requirements into the following:

- 1.1. ARC Application for Parcel Improvement
- 1.2. If no septic system exists on the parcel, a septic permit with a 50 ft setback indicated on the site plan
- 1.3. A Site Plan with the following items depicted:
 - 1.3.1. Depict the location of the project(s) on the parcel in relation to the lot lines and setbacks from lot lines.
 - 1.3.2. Depict new items needing approval on the application in relation to existing items already on-site (such as Driveway, septic tank, septic drain field, backup septic drain field, well, buried utility lines, buried propane tank, buildings, fencing, sacrifice area, etc.).
 - 1.3.3. Identify streets surrounding the parcel
 - 1.3.4. Depict easements and stream buffer zones (if applicable)
 - 1.3.5. Directional arrow (North)
- 1.4. If constructing or modifying a building,
 - 1.4.1. Roofing and exterior materials color chips, samples, photos, or brochures provided for reference
 - 1.4.2. Structural drawing with elevations (facades), measurements, roof pitch, and square footage noted
 - 1.4.3. Timeline of construction, if you believe it will take longer than 18 months per building, please provide good cause for approval on an extended timeline
 - 1.4.4. RV permit request if you plan to occupy an RV on site for up to 18 months during construction of a permanent residence
 - 1.4.5. Please indicate if intended for commercial use

These items will help us verify that you are meeting the requirements laid out in the CCR's. If you are missing any of these items, we may have to reach back out to you to request them.

If you are wanting to start any work and do not yet have a septic system, obtain your septic permit then submit your package as soon as possible to give the committee 3 days after receiving a request to reply with any initial comments or questions. We would like to move you through the ARC process as quickly as possible so communication with us is of the utmost importance. You may contact the ARC with any questions you may have before submitting your plans by sending an email to FCRHOAARC@GMAIL.COM

Sincerely,

Architectural Review Committee
Flint Creek Ranch Cluster Homeowners Association

FLINT CREEK RANCH CLUSTER HOMEOWNERS ASSOCIATION
 ARCHITECTURAL REVIEW COMMITTEE ("ARC")
 FCRHOAARC@GMAIL.COM

APPLICATION FOR PARCEL IMPROVEMENT

Owner(s) Name _____ Date _____
 Lot Number _____ Lot Address (if applicable) _____
 Phone _____ Email _____
 Owner(s) Mailing Address _____
 City _____ State _____ Zip _____

Checklist of Work

We have included all the columns to keep it to a quick document, but you will only need to fill in the columns for the items you are asking for approval for in your submission

Buildings (Construction or Modification)	Dwelling	Accessory Building 1	Accessory Building 2	Accessory Building 3	Guest House
Septic Permit Included with the application for buildings					
Septic system and drain field are not nearer than 50 ft to any Parcel line or road right of way					
All Buildings Set back at least 50 ft from any Parcel boundary line or road right of way boundary					
Permanent foundation (exception for Sheds may be requested in the other construction section box below)					
Blends harmoniously with the natural surroundings through colors and finishes					
Roofing & Exterior Finishes Materials, Manufacturer, & Colors listed below					
Roofing & Exterior Finishes samples/pictures included					
Propane tank & utility lines buried					
Construction will be completed within 18 months					
Not being used for commercial purposes					
Not a plain, boxy, unremarkable exterior with little or no eye appeal (include Structural drawing with elevations)					
A peaked roof of 4/12 or greater					
Single-family residence					
Minimum 1,000 sq ft of living space on the main floor, exclusive of patios, porches, or garages					
Owner is requesting an RV Permit to reside in for up to 18 months during the construction of a permanent residence					
If applicable, pre-built home meets US Federal Housing specifications as non-mobile, permanent, residential homes					
If applicable, a pre-built home is new or like new in appearance before being placed					

Buildings (Construction or Modification)	Dwelling	Accessory Building 1	Accessory Building 2	Accessory Building 3	Guest House
Not placed within 100 ft of a river, stream, spring, or other water sources, if it is a barn, corral, livestock facility, or another animal enclosure					
Clearly incidental or subordinate to a dwelling situated on the same Parcel of land.					
Roofing & Exterior Finished Material Type, Manufacturer, & Colors listed:					

Fencing	
Barbed wire fences not along road easements (picture or diagram of fence Type)	
Jack fences or wooden pole fences allowed along road easements (picture or diagram of fence Type)	
If along a road or an easement for a road, constructed or placed at least 30 ft from the centerline of the road	

Sacrifice Area	
Sacrifice Area designated is one acre or less for livestock to prevent overgrazing of parcel	

Other Comments, Construction, Modification, or Landscaping Projects	
If yes, please describe:	

ARC Use Only:

Application Approved? Yes No Date _____ ARC Member 1 _____
Application Approved? Yes No Date _____ ARC Member 2 _____
Application Approved? Yes No Date _____ ARC Member 3 _____
Application Approved? Yes No Date _____ ARC Member 4 _____
Application Approved? Yes No Date _____ ARC Member 5 _____

Stipulations/Explanation: