

**SPEAR'S RANCH ON SALADO CREEK**  
**ARCHITECTURAL CONTROL COMMITTEE**  
**FAQ's**

1. If I have a question concerning my proposed improvements, who do I talk to?  
Answer: Questions concerning any & all improvements shall be directed to an ACC member.
  
2. Is the POA Board involved in lot improvement requirements and approvals?  
Answer: No. The POA Board only becomes involved when a "Letter of Noncompliance" has been issued by the ACC and enforcement becomes necessary. As long as the Owner rectifies the non-compliance, the POA Board is not involved. However, the POA Board does enforce adherence to established utility easements, lot maintenance (unsightly rubbish, brush, etc.) and improvement maintenance (such as maintaining the yard area, all building exteriors, all fencing, etc.). The POA Board is also in charge of all common area improvements, maintenance, taxes, insurance and wildlife programs.
  
3. If I change my mind on any submitted and approved improvements, how do I get my original approval changed?  
Answer: Any change must be clearly reflected on revised drawings and/or finish board pdf's and submitted to the ACC for approval. In the absence of a re-submission, an inspection revealing differences not on a previously approved submission, the Owner/contractor will be notified to submit revised drawing pdf's for approval before proceeding. For instance, if a proposed building location and/or orientation is appreciably changed due to a unforeseen site constraint; site plans need to be revised; if you change the trim color, submit new color chip; etc.
  
4. If I build an outbuilding first, are my future residence and other improvements affected?  
Answer: Yes. The exterior finishes will establish the exterior finishes for all future buildings including the residence. Any masonry, siding, roofing, roof pitch and colors used will be required on all future buildings or the outbuilding will have to be refinished prior to "Notice of Completion" approval.
  
5. Can I move a storage building on my lot?  
Answer: Prefab, skid mounted and storage building kits are PROHIBITED on any lot without prior ACC approval. The ACC has elected to date to uphold the Declaration. There are two (2) cases in which the Declarant allowed one, but this is not considered to set a precedent. The ACC will allow, with prior submittal and approval, a temporary skid mounted storage building for tools and material during construction (in no event to exceed 12 months), but must be removed prior to "Notice of Completion" approval.
  
6. Can I submit improvement plans for the planned development of my lot without completing all proposed improvements at the same time?  
Answer: All proposed improvements can be submitted in one package and as each is completed, a "Notice of Completion" must be submitted for approval. The 12 month completion requirement starts when a particular improvement begins construction; if you pour the residence and outbuilding foundations at the same time, both must be completed within the same 12 month period. If you have an drive entry structure and fencing shown on the approved submission, they can be built the following year or at a later date. If any changes are made for any improvement approved under the original approval, revised drawings are required if minor or a new submission is required for that improvement.

7. If I receive a “Notice of Noncompliance” from the ACC, what are my options?  
Answer: You must commence correction of the noncompliance immediately; if not corrected within 45 days, the POA Board will record a “Notice of Noncompliance” against your lot and/or correct the noncompliance, assess the cost against the Lot and enforce collection.
8. Are metal buildings allowed?  
Answer: Any on-site building structural construction is allowed; however, the exterior finishes are mandated by the ACC. If you build a metal building and provide exterior finishes as required under the Improvement Guidelines, it will be accepted by the ACC.
9. There appear to be Improvements on lots contrary to the Declaration provisions; are these in non-compliance or established precedents?  
Answer: Until the Declarant turned over control to the Property Owners and the ACC was elected, the Declarant was the ACC and had the ability to adjust and/or waive the requirements as they saw fit mostly in order to sell Lots. These approvals do not establish any precedence. The ACC has reviewed all prior approvals and issued a Notice of Completion and Approval to document any inconsistencies, adjustments and/or waivers that were not documented as approved by Declarant previously. Future Improvements, unless previously approved but not constructed, shall follow current Guidelines.
10. What is concrete–based/reinforced horizontal lap siding?  
Answer: Concrete-based/reinforced horizontal lap siding is the only siding currently allowed in Spears Ranch and is manufactured by “James Hardie” or equal.
11. Is there a time limit on my Improvement approvals?  
Answer: There are no time limits on ACC approvals. The only time limit established by the ACC is the 12 months to complete once an improvement is begun. Modifications to approved proposed improvement(s) will require a re-submission with revised drawings and approval prior to “Notice of Completion & Approval”. Major modification(s) may require a new submission if requested by the ACC.
12. Why are full size pdf’s of plans & finishes plus pdf’s of applications required for submission?  
Answer: The ACC has gone digital. All applications, improvement drawings & finishes, review results, inspection results, Notice of Completion(s) and any other ACC correspondence will be in one file accessible by any ACC member as may be required.
13. Why is a site plan required for each added improvement even if it is not a building?  
Answer: Your site plan should be an evolving (not new), part of your improvement process. As improvements are added and/or changed over time, your site plan should be revised to reflect these improvements as they are planned or changed, but not previously shown/approved.
14. If my Lot grade presents a greater than 24” foundation exposure, what are my options?  
Answer: The masonry ledge can be lowered below your finished floor, fill can be brought in to raise the finished grade at the foundation or a raised planter can be added to reduce the exposure. Whichever option is selected, it must be shown on your site plan and elevations.

15. Do I have to submit "Notice of Completion & Approval" for every Application/Improvement?  
Answer: Yes. Even though you might have received approval for several improvements under a single application, you may not complete them all at the same time. For instance, the residence, wellhouse, outbuilding and fencing were submitted in the same package; the residence and wellhouse is completed and Notice is submitted within the 5 days as required, then 3 months later the outbuilding is completed; another Notice is required, then the fencing is completed a month later and another Notice is required. If all the Improvements are completed at the same time, only one (1) Notice is required listing all completed improvements.