

AMENDED AND RESTATED DECLARATIONS OF
COVENANTS, CONDITIONS AND RESTRICTIONS
GUIDELINES

ACC GUIDELINES

REVISION 10D Effective July 20, 2016

WELCOME TO RIDGE HARBOR

From The Ridge Harbor Property Owners Association

The Board of Directors

And The Architectural Control Committee

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CONTACTS & GENERAL INFORMATION

Please mail all correspondence to:	RHPOA PO Box 638 Spicewood, TX 78669
Property Management:	Ridge Harbor Property Manager Mary Lynn Ray (830) 798-2270 mlray22@yahoo.com
To request Gate Codes and/or Remote Gate Openers	Janelle Fereday (830) 693-8327 Janelle.Fereday@parexel.com ridgeharborgates@gmail.com
Water and Sewer	CORIX Utilities Texas PO Box 140164 Austin, Texas 78714
Electric Coop	Pedernales Electric Cooperative (PEC) PO Box 1 Johnson City, Texas 78636
Mail Service:	Spicewood, TX Post Office (830) 693-2377
Garbage Service:	Roye's Disposal Service (RDS) 25004 Lakeview Dr Spicewood, Texas 78669 (512) 264-1019 Allied Waste Service 2110 Commerce Street (830) 693-3513
Recycle Service:	Roye's Disposal Service (RDS) 25004 Lakeview Dr Spicewood, Texas 78669 (512) 264-1019

1. Remote Gate Openers for the front and back gates to Ridge Harbor.
Transmitters to open the front and back gates to the community may be purchased for \$25.00 each by sending a check payable to RHPOA or you contact Janelle Fereday at (830) 693-8327 Janelle.fereday@PAREXEL.com.
3. New construction/ Fences/Boat Docks
Approval of all plans, specifications and materials must be secured prior to commencement of any construction activities. See Approval Process, page_____
4. Remodeling
All additions, deletions, and changes must be approved by the Ridge Harbor Architectural Control Committee (ACC) prior to commencement of any construction activities. See Approval Process, page_____
7. RHPOA dues.
Each lot is assessed an annual fee for maintenance of common areas, and such fee may be adjusted each year in accordance with the CCRs. Payment is due January 1st of each year. In the event you do not receive an invoice, contact the RHPOA Property Manager. Lot owners are responsible for timely payment.
8. Mailing or email address changes.
Please notify RHPOA Property Manager, in writing, of any changes.
9. Reporting violations.
Please report all violations to RHPOA Property Manager either by telephone or in writing.
10. Bylaws; Covenants, Conditions and Restrictions (CCR); ACC Guidelines.
Please review and familiarize yourself with these important documents.
<http://www.ridgeharbor.com>
11. Real estate signs.
All real estate signs must be submitted by application to the Property Manager prior to their use by real estate brokers and their agents, and are subject to review and approval.
 - a) Real estate signs must be generic with either beige or white background and black or dark green lettering.
 - b) They must be a standard size and may include phones numbers, e-mail addresses and realtors name.
 - c) No Keller Williams, RE/MAX, Century 21, etc. signs are permitted.

Examples:



Information about the Architectural Control Committee

The Ridge Harbor Property Owners Association Architectural Control Committee (ACC) is established by the Ridge Harbor Declaration of Covenants, Conditions, and Restrictions (CCR) as recorded in the real property records of Burnet County, Texas. The ACC functions to oversee the uniform plan of the development of the Ridge Harbor Subdivision. The Ridge Harbor Property Owners Association Architectural Control Committee must approve all new construction and all changes to existing homes or property, including but not limited to walls, fences, pool houses, detached garages, kennels, antenna 4 feet or larger, boat docks, driveways, barns and variances in Ridge Harbor. 7.04

Approval by the ACC must be obtained prior to commencement of any construction activities. Specific and detailed information must be provided to the ACC regarding planned improvements. Additional information may be requested.

Any construction or revisions that occur prior to written approval by the ACC may be requested to be removed. Failure to remove any nonconforming improvements upon written notice from the ACC will subject the lot owner to a \$50.00 per day

The ACC, acting as an appointed body under the authorization of the RHPOA Board of Directors, has the authority to use its discretion in determining if any planned construction, remodeling, or renovation is in harmony with and meets the general requirements and guidelines for design and quality of construction as determined by the CCR and/or the RHPOA Board of Directors. The ACC does not have authority to approve any proposed or completed improvements that are in violation of any CCR or other mandated restrictions or covenants.

Only two committee member signatures are required.

CONSTRUCTION APPROVAL PROCESS OVERVIEW

1. Prior to any site work or construction activity, the lot owner must contact the RHPOA Property Manager to obtain an application. Applications may also be printed from the Ridge Harbor Website. <http://www.ridgeharbor.com>
2. The lot owner must complete the application (please print all pages) and bring it to the pre-construction meeting with the Property Manager along with one set of construction drawings and specifications, required materials samples. The ACC Application Checklist is provided in this packet to make sure the key elements for submittal have been met. Material samples shall include, but may not be limited to, brick and/or stone that reflects the color to be installed, exterior paint color, roof material that reflects the color (see examples on page____) to be installed, soffit or fascia material, and siding material. The location of the grinder pump with upward lift must be identified on the construction drawings and site plan.
3. A non-refundable construction clean up fee in the amount of \$150.00 will be charged to the Lot owner and will be collected when application is submitted.

4. A non-refundable road maintenance fee of \$650.00 will be charged to each Lot owner and will be collected when the application is submitted. These non-refundable funds are placed in the reserve account for road repairs that result from normal wear and tear to the roads.

NOTE: This assessment does not include damage to the roads caused by the Owner's contractors and subcontractors in excess of normal wear and tear.

The following applies to all applications:

- a. Careful review of the CCR and these Guidelines by the homeowner prior to submittal will expedite the process.
- b. The Property Manager shall issue a construction gate code to the lot owner so all construction contractors and subs can be provided that code for all their construction purposes. To maintain the security purpose of our gated community, lot owners should not give out their private gate code to their construction contractors and subs.
- c. The ACC will review all submittals as quickly as possible although they are allotted 30 days for the review. Any questions or necessary revisions will be transmitted from the ACC to the Property Manager in writing. The Property Manager will then send a written request to the lot owner for clarification or revisions.
- d. Once the submittal is approved, the ACC will send written notification to the Property Manager, who will then notify the lot owner in writing.

Design and Construction Requirements:

1. Provide 1 complete set of drawings and specifications and the required materials samples with this application. The constructions drawings must include a site or plot plan, plan view, elevations (front, side and rear), and height references. The site plan must be drawn to scale with all dimensions, setbacks and easements depicted in addition to driveways, walls, fences, AC pads, grinder pump, and propane tank. Please note the house, roof overhang, gutters, or any other part of the house may not encroach into any setback or easement. The ACC has 30 days to review the submittal after all of the required information and samples are received. ACC approvals remain in effect for 6 months.
2. All construction must be completed within one (1) year from the start of construction. Start of construction is marked by the first site work or materials/supplies delivered to the site. Construction will be deemed complete when all exterior construction, including driveways and sidewalks, is complete.
3. Landscaping should be completed within 30 days from the completion of construction.
4. Construction area must be kept neat and clean. A 40 yd. metal dumpster and a porta-potty are recommended and serviced. Erosion control such as a silt fence should be installed on all slopes that lead to water. An orange snow fence is recommended installed on both sides and at the rear of the construction site when or before framing begins. These important barriers must be maintained throughout the construction process. All related costs are at the Owner's expense.

5. The Owner acknowledges responsibility for installing a upward flow grinder pump and related tank required to pre-treat sewage (check CORIX specification). The Owner understands and acknowledges that the grinder pump and related tank may cost several thousand dollars and that the Owner has advised the contactor of this requirement.
6. The Owner's Home must meet the minimum square footage required as stated in the deed restrictions (see 7.03 including amendment dated February 22, 2008). Air-conditioned area must be clearly indicated on the submitted drawings.
7. Propane tanks are allowed, but recommended that they be hidden from view from all directions behind a wall that matches the rock or brick on the home or buried underground. The location of the tank and applicable walls must be shown on the construction drawings and site plan.
8. The elevation of the highest roof ridge or top elevation of the structure (not to exceed 22 ft. or 35 ft. depending on lot and height restrictions as per the deed restrictions) must be located on the site plan. The elevation must be expressed by finding the highest point on the lot or street directly in front of the lot, whichever is greater, and making that point the benchmark of zero (0) and then adding the height of the structure above the benchmark not to exceed the aforementioned 22 ft. or 35 ft. height limitation.
9. All garages should be integral to the design of the planned home.
10. All gutters should be seamless and have a matching baked on paint finish and be attached to the fascia board of the roof.
11. All above ground lines to the lake should be installed in trenches or be covered by a natural earth tone material approved by the ACC.
12. All materials, equipment, trash receptacles, porta-pottys and all other related items should be contained on the Owner's property and not on any adjoining property.
13. Prior to pouring the foundation for the house, a form board survey should be approved by the ACC.
14. Prior to roofing the house the highest elevation should be certified and submitted for approval to the ACC.
15. Each house should be identified with an address block displayed on the house structure or on an address block on a driveway column or on an address block in the landscaping. All address blocks should have a light colored background with dark numbers and be of the quality of commercially available address blocks.
16. Swimming pools are allowed, but all mechanical pumping, filtering, and associated equipment should be hidden from view from all directions behind a wall that matches the rock or brick on the home. The location of the mechanical, filtering, and associated equipment and applicable walls should be shown on the construction drawings and site plan.

17. All dues and/or assessments, both past and present, should be paid in full before any applications processed. Payments should be made to RH POA.

18. The Owner is responsible for all errors and omissions of his/her contractors and / or subcontractors. This list has been compiled as a guideline only to assist in the application process. It is the responsibility of the lot/homeowner to consult CCR for complete information.

19. The Owner acknowledges that they have carefully reviewed the CCR for all other important building requirements and conditions and the Owner's contractor has or will be advised of all of the requirements and conditions in the CCR.

Exterior Lighting Guidelines

1. Porch and driveway lights should be shielded and beams directed to their intended area of use and not toward your neighbor's property.

2. Up cast tree lighting and other landscape lighting is acceptable.

3. Patio area lights and flood lights should be downcast and shielded from view from the sides. The primary beam of patio and flood light beams should not extend beyond the lot owner's property line.

4. Colored or tinted exterior lighting is not recommended except for Holiday lighting.

Fences, Walls and or Hedges Guidelines (For New Construction and adding to existing lots)

1. Prior to any site work or construction activity, the lot owner must contact the RHPOA Property Manager to obtain an application. Applications may also be printed from the Ridge Harbor Website. <http://www.ridgeharbor.com>

Fences (see section 7.11 of CCR):

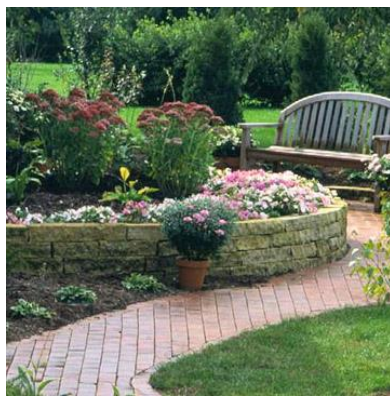
Locate the fence/s on the site plan and provide an elevation of the fence/s

Examples:



Wall/s (see section 7.11 of CCR):

Examples:



Hedges (see section 7.11 of CCR):

Examples:



Wax Myrtle



Variegated Boxwood

PLEASE NOTE: IF NO FENCE (S) OR WALL (S) APPROVAL IS SPECIFIED ABOVE, YOU ARE NOT PERMITTED TO INSTALL ANY FENCE (S) WALL (S) OR HEDGE (S) ON YOUR LOT WITHOUT APPROVAL. CONSTRUCTION WILL THEN REQUIRE A SEPARATE SUBMITTAL.

Landscaping Guidelines (For New Construction and adding to existing lots)

All vegetation should be maintained 18 in. from roadways

Locate all plantings on a site plan and provide a drawing or sketch of the landscape plan. Vegetation barriers: Vegetation barriers (protection for vegetation from wildlife) are recommended. They should blend with the vegetation they are protecting and be constructed in a neat and workmanlike manner.

PLEASE NOTE: A LANDSCAPING PLAN SHOULD BE SUBMITTED WITH THE APPLICATION FOR NEW CONSTRUCTION.

Locate all plantings on a site plan and provide a drawing or sketch of the landscape plan. Vegetation barriers: Vegetation barriers (protection for vegetation from wildlife) are recommended. They should blend with the vegetation they are protecting and be constructed in a neat and workmanlike manner.

Applicants are strongly encouraged to utilize native, drought tolerant species. Nonnative species require excessive water and fertilizers that end up in Lake Travis, our water supply. Residents are encouraged to be sensitive to the natural topography minimizing the impact upon fragile drainage areas of the neighborhood.

Ridge Harbor New Construction Application Checklist

Please make sure all of the following items have been included prior to submitting your plans to the Ridge Harbor Property Manager for ACC approval.

- 1 sets of house plans
- Grinder pump (with the ability to lift) location indicated on plans
- Complete plans for retaining walls, fences and hedges
- Propane tank location indicated on plans
- Propane tank enclosure walls indicated on plans
- Swimming pool location indicated on plans
- Swimming pool equipment location indicated on plans
- Swimming pool equipment enclosure walls indicated on plans
- Fencing material sample (color photograph is acceptable)
- Exterior rock or brick sample (color photograph is acceptable)
- Roof material sample
- Fascia board material sample
- Exterior paint sample(s) (color photograph or paint chips are acceptable)

New Construction Application

This application is submitted for approval to the Architectural Control Committee of the Ridge Harbor Property Owners Association for construction in accordance with the attached plans, specifications, and materials samples.

1. Owner's Name: _____ Home Phone: _____

Email: _____

2. Lot No: _____ Section: _____ Other Phone: _____

3. Owner's Mailing Address: _____

4. Name, Address, and Phone No. of Builder: _____

5. Name, Address, and Phone No. of Architect: _____

6. Home exterior design (Attach plans and specifications)

Please provide samples of the following: brick and/or stone, exterior paint, roof materials, soffit or fascia material, and siding material with your application.

Guidelines:

- a) a minimum of 50% masonry over the entire exterior wall area with 100% masonry on the elevation or elevations that face a street.
- b) Fascia boards a minimum of 2X8.
- c) Colors - Earth tones are defined as muted browns, grays, and greens. Blue steel roofs and reds tile roofs are also acceptable.

Examples:



Exterior Siding and Trim Materials (Check applicable section/s):

- i. Natural wood painted or stained in earth tone colors.
- ii. Stone in light colored earth tones.
- iii. Stucco in light colored earth tones.
- iv. Other materials described as follows: _____

Roofing Materials in earth tone colors plus galvanized metal. (see section 7.12 of CCR)

(Check applicable section/s):

- i. Composite shingle _____
- ii. Tile roofing materials described as follows: _____
- iii. Standing seam metal roof described as follows: _____
- iv. Other roofing materials described as follows: _____

Attach separate application(s) for Landscaping, Fences, Walls or Hedges, New Pool or New Boat Dock.

Fences, Walls and Hedges Application (For New Construction and improvement to existing lots)

1. Owner's Name: _____ Home Phone: _____
Email: _____

2. Lot No: _____ Section: _____ Other Phone: _____

3. Owner's Mailing Address: _____

4. Name, Address, and Phone No. of Person doing the work: _____

() Fences Wrought iron fence/s described as follows: _____

() Wall/s described as follows:

locate the wall/s on the site plan and provide an elevation of the wall/s.

() Hedges described as follows:

() Other described as follows. _____

Action by ACC

Owner's Name: _____ Date of Action by ACC _____

Lot No: _____ Section: _____

____ The improvements indicated above have been approved per submitted plans, specifications and materials samples.

____ Submission of additional / revised plans, specifications and / or materials samples are required prior to approval.

____ The improvements indicated above have been approved subject to completion of the modifications detailed below and / or in the attached letter to the satisfaction of the ACC.

____ The application is denied.

ACC Member

ACC Member

ACC Member

Landscaping Application (Front and sides yards): (For New Construction and adding to existing lots)

1. Owner's Name: _____ Home Phone: _____
Email: _____

2. Lot No: _____ Section: _____ Other Phone: _____

3. Owner's Mailing Address: _____

4. Name, Address, and Phone No. of Person doing the work: _____

i. (___) Natural Bermuda

ii. (___) Xeriscape

iii. (___) Other described as follows: _____

iv. (___) Trees

v. (___) Bushes

vi. (___) Hedges

vii. (___) Flower beds

Back yard:

i. (___) Natural Bermuda

ii. (___) Xeriscape

iii. (___) Natural undisturbed. (Lakeside and LCRA special easement lots only)

iv. (___) Other described as follows: _____

v. (___) Trees

vi. () Bushes

vii. () Hedges

viii. () Flowerbeds

Action by ACC

Owner's Name: _____ Date of Action by ACC _____

Lot No: _____ Section: _____

_____ The improvements indicated above have been approved per submitted plans, specifications and materials samples.

_____ Submission of additional / revised plans, specifications and / or materials samples are required prior to approval.

_____ The improvements indicated above have been approved subject to completion of the modifications detailed below and / or in the attached letter to the satisfaction of the ACC.

_____ The application is denied.

ACC Member

ACC Member

ACC Member

Pool Enclosure Rules and Requirements (As determined by State Law):

The homeowner is fully responsible for the safety of all persons within their pool area. RHPOA recommends that a swimming pool be protected by an enclosure (wall, fence, or barrier) that surrounds the pool area. This enclosure should be completed before the pool is first filled. The enclosure of a below ground or above ground pool should:

- i. Entirely enclose the pool area
- ii. Be at least 5 feet high
- iii. Have no openings other than doors or gates, through which an object 4 inches in diameter can pass
- iv. Have no openings, handholds, or footholds accessible from the exterior side that can be used to climb the barrier
- v. Be at least 20 inches from the water's edge
- vi. For an aboveground swimming pool, non-climbable exterior sides which are a minimum height of four feet

Pool Gate Rules and Requirements (As determined by State Law):

Any gate in the five-foot-tall wall, fence, or barrier enclosing a pool or the four-foot-tall wall, fence, or barrier between the residence or other living area and a pool should:

- i. Open outward from the pool
- ii. Be self-closing and self-latching;
- iii. Have a latch:
 - a. Located at least fifty-four inches above the underlying ground;
 - b. Located on the pool side of the gate with the latch's release mechanism located at least five inches below the top of the gate and no opening greater than one half inch with twenty-four inches of the release mechanism; or
 - c. Located at any height if secured by a padlock or similar device which requires a key, electric opening, or integral combination.

Pool Application

1. Owner's Name: _____ Home Phone: _____

Email: _____

2. Lot No: _____ Section: _____ Other Phone: _____

3. Owner's Mailing Address: _____

4. Name, Address, and Phone No. of Person doing the work: _____

Describe pool specifications: _____

Action by ACC

Owner's Name: _____ Date of Action by ACC _____

Lot No: _____ Section: _____

____ The improvements indicated above have been approved per submitted plans, specifications and materials samples.

____ Submission of additional / revised plans, specifications and / or materials samples are required prior to approval.

____ The improvements indicated above have been approved subject to completion of the modifications detailed below and / or in the attached letter to the satisfaction of the ACC.

____ The application is denied.

ACC Member

ACC Member

ACC Member

New Construction Boat Docks Application: CCR 7.10

The Ridge Harbor Property Owners Association is not liable for any damage to persons or property that may result from detachment of the dock or any other hazards or events. It is understood that due to the location of these structures on Lake Travis, the potential for such occurrences is high and that the property owner assumes all liability for all damages that may result.

Minimum requirements for boat docks are should be:

1. All boat docks are subject to all of the LCRA rules, regulations, and restrictions.
2. The minimum square footage is 250 sq. ft. The maximum size is regulated by the LCRA.
3. Dock maintenance contracts are encouraged for all property owners who are not full time residents of Ridge Harbor.
4. All proposed construction materials must be approved by the ACC. Docks shall be designed and constructed of high quality materials that complement the house and the neighborhood.

1. Owner's Name: _____ Home Phone: _____

Email: _____

2. Lot No: _____ Section: _____ Other Phone: _____

3. Owner's Mailing Address: _____

4. Name, Address, and Phone No. of Person doing the work: _____

() Boat Dock described as follows: _____

Attach detail drawings (structural, electrical, mooring, flotation, elevations) and note access on a site plan.

Action by ACC

Owner's Name: _____ Date of Action by ACC _____

Lot No: _____ Section: _____

_____ The improvements indicated above have been approved per submitted plans, specifications and materials samples.

____ Submission of additional / revised plans, specifications and / or materials samples are required prior to approval.

____ The improvements indicated above have been approved subject to completion of the modifications detailed below and / or in the attached letter to the satisfaction of the ACC.

____ The application is denied.

ACC Member

ACC Member

ACC Member

Remodel Application:

1. Owner's Name: _____ Home Phone: _____

2. Email: _____

3. Lot No: _____ Section: _____ Other Phone: _____

4. Owner's Mailing Address: _____

5. Name, Address, and Phone No. of Person doing the work: _____

(___) I request approval of the improvements described as follows:

Attach drawing/s or sketch/s indicating scale to which it is drawn and required material samples.

Action by ACC

Owner's Name: _____ Date of Action by ACC _____

Lot No: _____ Section: _____

___ The improvements indicated above have been approved per submitted plans, specifications and materials samples.

___ Submission of additional / revised plans, specifications and / or materials samples are required prior to approval.

___ The improvements indicated above have been approved subject to completion of the modifications detailed below and / or in the attached letter to the satisfaction of the ACC.

___ The application is denied.

ACC Member

ACC Member

ACC Member

Other Application:

2. Owner's Name: _____ Home Phone: _____

2. Email: _____

3. Lot No: _____ Section: _____ Other Phone: _____

4. Owner's Mailing Address: _____

5. Name, Address, and Phone No. of Person doing the work: _____

(___) I request approval of the improvements described as follows:

Attach drawing/s or sketch/s indicating scale to which it is drawn and required material samples.

Action by ACC

Owner's Name: _____ Date of Action by ACC _____

Lot No: _____ Section: _____

___ The improvements indicated above have been approved per submitted plans, specifications and materials samples.

___ Submission of additional / revised plans, specifications and / or materials samples are required prior to approval.

___ The improvements indicated above have been approved subject to completion of the modifications detailed below and / or in the attached letter to the satisfaction of the ACC.

___ The application is denied.

ACC Member

ACC Member

ACC Member

Directions: From Austin:

Take I35 south to Hwy 71 and turn right (west). Watch the signs and stay in your left two lanes, following the Hwy 71 West signs (you will pass Loop 360 and Mopac 1). The freeway will come to an end and taper to a couple of lanes. You will come to a fork in the road where Hwy 290 splits from Hwy 71. Stay on Hwy 71 to the right. You will go past Southwest Parkway, thru the town of Bee Caves, and go across the Pedernales River (about a 25-30 minute drive).

At the Signal Light, you will turn right on Paleface Ranch Road. You will travel approximately 4.7 miles in total before you will turn off. You will first come to a stop sign (with Barton Creek Lakeside and Lakecliff to the right). Go straight thru the stop sign. Turn right on CR 414 and continue on past the Spicewood Air Port and Windermere development.

Directions: From Marble Falls:

Take Hwy 281 South about 5 miles out of Marble Falls and take Hwy 71 East. Travel approximately 9 miles, after the signal light in Spicewood; proceed another .3 miles while passing Opie’s BBQ and Mueller Buildings (orange roof building) on the left. Turn left on CR 413 (immediately past Mueller’s). Turn left on to CR 414 and continue on past the Spicewood Air Port and Windermere development.

For Gate #1, once you turn on CR 414, go approximately 1.4 miles till you get to the first Ridge Harbor gate. Proceed to control box and enter assigned gate code.

For Gate #2, once you turn on CR 414, go approximately 1.4 miles till you get to the first Ridge Harbor gate. Proceed on CR 414 another .8 miles until you get to the second Ridge Harbor gate just past Mule Shoe Storage. Proceed to control box and enter assigned gate code.

For construction at _____, you are assigned to use only

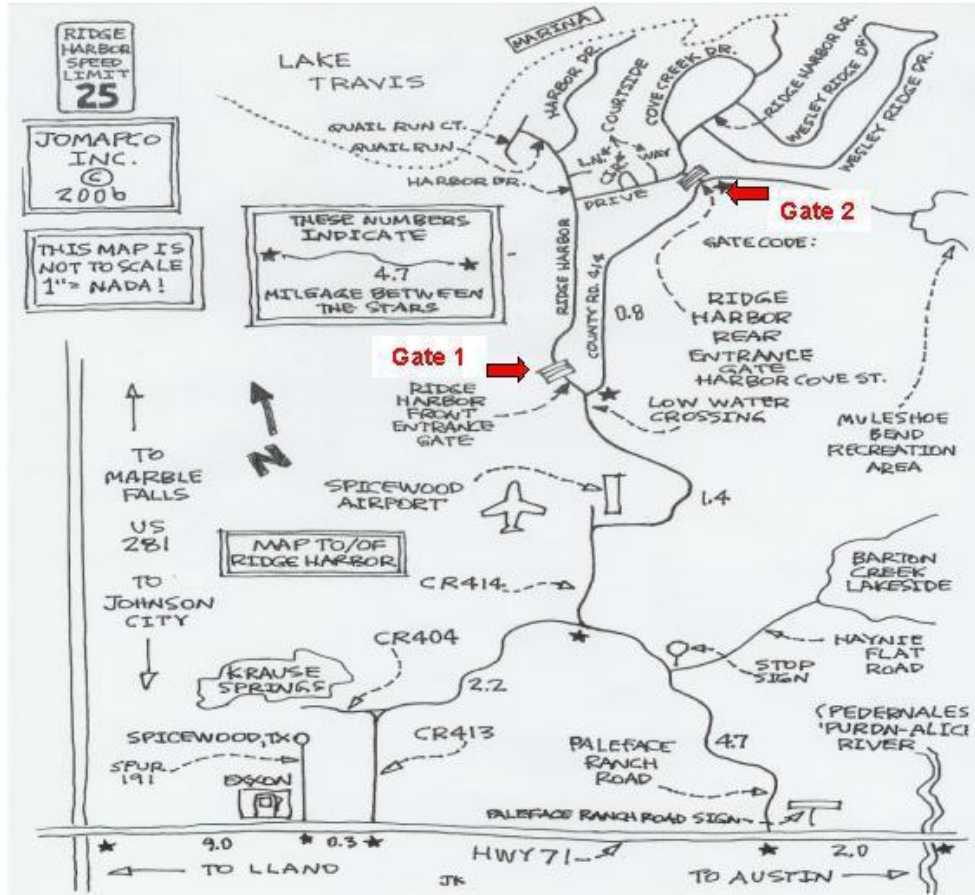
Gate # _____.

_____, 20____

Property Manager

Date

Ridge Harbor Maps - Gates 1 & 2



Ridge Harbor Gate 1



Ridge Harbor Gate 2

