



Architectural Control Committee Information

1. No building or other improvement of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or any addition made thereto or exterior alteration made therein after original construction, on any property in the subdivision until the obtaining of the necessary approval (as hereinafter provided) from the Architectural Control Committee of the construction plans, elevations, and specifications and a plat showing the location of such building or other improvements. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality of materials, the harmony of external design with existing and proposed structures, and location with respect to topography and finished grade elevation.
2. Applicant must submit the application and PDF drawings by email to **rettaoaks@gmail.com**.
3. Two sets of rough schematic drawings showing size, specifications, floor plans, elevations, and plot plan by mail to Retta Mansfield, LLC PO Box 170155 Arlington, TX 76003.
4. Elevations must show all sides, and types and colors of materials.
5. Plot plan must show building lines showing all setbacks, fencing, landscaping, and locations of the septic tank and leach bed if the said building is to be built on a lake or creek lot.
6. Architectural Control Committee will review, make a written response as to any recommendations, and reply via email within fifteen (15) days of receipt.
7. Applicant will then make any changes that are requested and submit to **rettaoaks@gmail.com**. Two sets of professional drawings and specifications shall be mailed to the Architectural Control Committee at PO Box 170155 Arlington, TX 76003.
8. Committee will then review plans and specifications and either approve or reject in writing via email.

Retta Oaks Ranch



9. If approved, these plans and specifications will become documents that the residence must be built by. If any changes are desired by the applicant, these documents must be resubmitted. Upon receiving approval of these documents, the builder or applicant must commence building within six (6) months or the approval will become void.

10. The Architectural Control Committee exercises the right to inspect the premises at any time during construction in order to insure that all restrictions are being complied with and that all improvements (including the residence) are being built in conformance to the documents that have been approved.

11. Approval or disapproval as to architectural control matters as set forth in the preceding provisions shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval fails to approve or disapprove in writing any plans and specifications and plans submitted to it within fifteen (15) days following such submission, such plans and specifications shall be deemed approved and the construction of any such building and other improvements may commence and proceed in compliance with all such plans and specifications and plats and all other terms and provisions hereof.

12. All Builders must abide by the Declaration of Covenants, Conditions, and Restrictions for the Retta Oaks Ranch Subdivision.

13. All Builders must be approved by Retta Mansfield, LLC. Please fill out the Application Form at rettaoaksranch.com and submit to Retta Mansfield, LLC at rettaoaks@gmail.com.

Thank you,

**Retta Oaks Ranch
Retta Mansfield, LLC**

By: _____

Signature _____

Date: _____

Builder: _____

By Signature: _____

Date: _____