

Reflection Ridge Estates Property Owners' Association Architectural Control Committee (ACC) Checklist

To aid you in preparing for approval on your construction, the ACC has prepared the checklist below for your guidance. We ask that you provide the below items when submitting your plans. Approval will be based on compliance with the Covenants, Conditions, & Restrictions (CC&R's) for your subdivision. All items may be submitted via email to noah.marlin@thehideouttexas.com or in person at the Sales Office.

All house plans must be professionally prepared to ensure compliance with community guidelines and structural standards. However, hand-drawn plans may be accepted for smaller projects, such as fences, decks, or sheds, provided they are clear, accurately scaled, and include all required details.

1. Contact Information

- Your contact information
- Designated builder's contact information

2. Site Plan Requirements

- Survey of the property showing property lines and dimensions.
- Setback and easement lines:
 - Minimum 5' from the sides
 - Minimum 5' from the rear, or below the spill elevation of 1,425'
 - Minimum 25' from the front
- Proposed location of new construction with exact measurements showing distances to property boundaries and setbacks
- Proposed driveway location and material (must be a permanent surface, such as concrete or brick, and minimum width of 24')

3. Construction Details

- Total square footage of the home
- Finish Floor Elevation (FFE) of each floor and garage, drawn to scale
- Construction plans, including:
 - Floor and elevation plans
 - Roof type, pitch, and color
 - Siding type and color
 - Proposed construction schedule

4. Exterior Finishes

- Exterior masonry finish
 - Specify masonry type (e.g., brick, stone) and include any additional details
- Paint swatches and/or color information for the entire exterior, including:
 - Decorative columns
 - Garage doors
 - Front doors
 - Shutters

5. Additional Features (if applicable)

- Fence layout and materials
- Pool layout, including size and location

6. Action Items

- Water and sewer assessments must be paid before approval will be issued
- All corners of the proposed new construction must be staked before building commences

Note: Ensure all submitted plans and details comply with community restrictions and guidelines. Incomplete submissions may result in delays.