

Stewart Ranch HOA, Inc.

Architectural Control Committee (ACC) Application

ARCHITECTURAL DESIGN & CONSTRUCTION APPLICATION

Date: _____, _____, 2026

Applicant must complete the following schedule, then submit this Application and a check for the ACC Review Fee payable to “Gran Development, LLC”

NOTE: Applications for all Improvements including Primary Dwellings and Guest Dwellings must complete this form. Phone (210) 842-7975 with questions.

APPLICATION FOR: PRIMARY DWELLING GUEST HOUSE HOME REMODEL
 DETACHED GARAGE LARGE ACCESSORY BUILDING (over 120 SF, for RVs, Boats, Large Vehicles, Tractors, Trailers, Equipment, etc) WORKSHOP OR BARN SMALL ACCESSORY BUILDINGS (Storage 120 SF or less) SWIMMING POOL POOL HOUSE SPORTS COURT(S)
 PERGOLA GAZEBO DECK PATIO GREENHOUSE ANIMAL SHELTER (including CHICKEN COOPS) BOUNDARY FENCE FLAG POLE(S) BASKETBALL GOAL(S)
 PLAYGROUND FACILITIES RETAINING WALL(S) over 2 ft tall BUILDER OR REALTOR SIGNS OTHER IMPROVEMENTS (DESCRIBE): _____

(Check each dwelling or improvement type to be included in this application)

LOT INFORMATION

Lot # _____	Phase # _____	Property address: _____ _____
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THIS APPLICATION IS FOR CATEGORIES INITIALED ABOVE. ACC FEES, EFFECTIVE JANUARY 1, 2026.

<u>ACC Application Fees, payable to “Gran Development, LLC”</u> <u>1410 Fall Creek Hwy, Granbury, TX 76049 – (210) 842-7975</u> Preliminary Unofficial ACC Review Fee: \$200 - Date Received: _____ Primary Dwelling or Guest Home Fee: \$300 - Date Received: _____ Home Addition or Modification Fee: \$250 - Date Recvd: _____ Improvements ACC Approval Fee: \$200 - Date Received: _____ RePlat ACC Approval Fee: \$300 - Date Received: _____ Home & Improvements Same-App ACC Fee: \$400 - Date Recvd: _____	Structure or Improvements Description: _____ _____ _____ _____ _____
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BUILDER (OR OWNER'S REP) INFORMATION

The below named Builder or Owner's Representative will act on Owner's behalf during the construction.

Names: _____ _____	Mailing address: _____ _____ _____	Builder's signature: _____ Signed on _____ Digital Architectural Plans delivered on: _____ _____, 202__
Phone No: (____) ____ - _____ Email: _____		

NOTE: The Property Owner, the Owner's Engineer, Architect, and the General Contractor are solely responsible for the design and construction of the home foundation and for compliance with TCEQ rules and regulations for storm water compliance as outlined in TCEQ's general permit TXR15000.

Complete applications for Principal & Guest Dwellings and other Structure Improvements must include the following indicated documents. Applicant must Initial each item below by each item included in this application as submitted if the following documents are submitted with this application:

- _____ Architectural Plans with exterior elevations – required 1 PDF Digital Copy by Email;
- _____ Site Plan – required with Building Pad elevation and Home footprint location and Set-back lines and Easements, garage driveway entry, sidewalks, Improvements locations;
- _____ Roof Pitch & Materials Plan – required;
- _____ Types & Colors of exterior materials – required;
- _____ Landscape Plan – required for Dwellings and large Structures;
- _____ Foundation Plan (required – Builder's and Owner's risk);
- _____ Storm Drainage Plan (required – Builder's and Owner's risk);
- _____ Framing Plan (not required – Builder's and Owner's risk);
- _____ Wall Sections Plan (not required – Builder's and Owner's risk);

Applicant must submit signed ACC Application with the Home, Improvement or RePlat submittal fee to:

Gran Development, LLC, ACC Chairman
Stewart Ranch HOA
1410 Fall Creek Hwy, Suite 100
Granbury, Texas 76049

E-mail: Jhall@ResidentialOA.com

The Stewart Ranch HOA's three-member Architectural Control Committee ("ACC") will review this application and the accompanying architectural plans, designs and materials, and the Site Plan for completeness and compliance with the Declaration Restrictions and Rules, and the Design and Construction Guidelines, resulting in the decision indicated below.

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Lot Information:

Lot Address: _____

Legal Description: Lot #: _____, Phase: _____, Acres: _____ Comments: _____

Lot Owners: Names (Printed):

Mailing Address:

Phone #s:

Work (____) ____-____; Cell (____) ____-____; Other (____) ____-____;

Work (____) ____-____; Cell (____) ____-____; Other (____) ____-____;

E-mail Address: _____ Alternate E-mail Address: _____

Contractor: Company Name:

Mailing Address:

Phone #s:

Work (____) ____-____; Cell (____) ____-____; Other (____) ____-____;

Work (____) ____-____; Cell (____) ____-____; Other (____) ____-____;

E-mail Address: _____ Alternate E-mail Address: _____

Schedule: **Desired Construction Start Date:**

Construction is to be completed as to exterior finish and appearance
twelve (12) months from the setting of forms for the foundation

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1. Indicate below any/all improvements, in addition to those checked above, to be included in this application, to be approved by the ACC and which must follow provisions of Declarations of Covenants, Conditions and Restrictions (“DCCRs”), and the Rules & Regulations (“Rules”) for Stewart Ranch subdivision.

Required for Primary Dwelling, Guest Dwelling, Detached Garage and Large Accessory Buildings:

Complete ACC Application with Digital Architectural Plans; Proof of payment of ACC fee;

Site Plan with location, Dimensions (including Height), and Exterior Elevations of Dwelling, Improvements, any Propane Tank, Fencing, Flag Pole, other Amenities;

Exterior Materials & Colors for Dwellings, and all Improvements;

Minimum Primary Dwelling 3-car garage not facing street, without a Variance; Concrete Driveway;

Roof Plan; Cluster Mailbox. (Cost Sharing with Developer, Fall Creek Land Partners, LLC).

Landscaping Plan; Exterior Lighting and Accessories; Irrigation Systems;

Storm Drainage Plan; Foundation Plan

Other Options not listed above for Primary and Guest Dwellings or Detached Garage (Check all that Apply):

Remodeling or Addition

Exterior Security Systems

Outdoor Kitchen

Play Equipment

Antenna or Satellite Dish

Excavation, Fill, Retaining Walls

Structure Repainting

Pet Housing or Pen

Roof Replacement

Rainwater Harvesting System

Major New or Changed Landscaping

Privacy & Equipment Screens

Storm Water Drainage Improvement

Other

2. Provide the following information for the Dwelling(s):

Primary Dwelling (Minimum 2,400 AC SF, 1,800 SF First Floor New Construction):

Total Air-Conditioned space: 1st floor / upper floor / all: _____ SF _____ SF _____ SF

Total SF under roof (AC, non-AC, garage, porch): _____ SF

Exterior Siding Materials and Colors _____

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Number of parking spaces in Primary Dwelling garage(s): _____

3. Guest Dwelling (Minimum AC 1,200 SF, 800 SF First Floor New Construction:

Total air-conditioned space: 1st floor / upper floor / all: _____ SF _____ SF _____ SF

Total SF under roof (AC, non-AC, garage, porch): _____ SF

Number of parking spaces in Guest Dwelling garage: _____

Exterior Siding Materials and Colors _____

4. For the Dwelling(s) and Garage(s)

Email Digital PDF of Architectural Plans prepared by Architect, Engineer, or Certified House Planner:

- Finished Floor Elevation, Floor Plan(s), including Electrical Plans, Plumbing Plans and Lighting Plans,
- Exterior elevations noting height and exterior siding materials,
- Roof Plan noting materials, color and pitch of roof,
- Foundation Plan(s) and Storm Drainage Plan(s).

5. For any/all additional Improvements to be included in this application:

Provide dimensioned plans and elevations with structures and associated equipment locations. Indicate all exterior materials to be used, including colors or finish selections. Provide samples, color copies, literature, brochures, or photographs of colors and finishes.

6. Provide a professionally drawn Site Plan, to scale, dimensions, placing the Dwelling(s), Garage(s), Driveways and other Concrete Flatwork, and any/all additional improvements on the Lot:

- Address and lot number(s)
- Utility and Drainage Easements and Building Setback lines
- Designate Drainage Pattern on Lot
- Dwelling(s), Garage, Concrete Flatwork (Driveway, Walk to front door, other)
- Any/All additional improvements to be included in this application
- Propane Tank (If applicable) (Note: Buried preferred, locate above ground tank on rear portion of lot and screened from view from the streets or adjoining lots.

Primary Dwelling, Guest Home and Detached Garage exterior materials (samples, photos or brochures):

Driveway Concrete type & color: _____

Sidewalk Concrete type & color: _____

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Roof Material / color: _____

Gutter/Downspout Type/color: _____

Brick and Mortar colors: _____

Stone and Mortar colors: _____

Cementitious Siding colors: _____

Hardwood Siding colors: _____

Stucco Color: _____

Exterior Stain location / color: _____

Exterior Trim Stain / color: _____

Exterior Paint location / color: _____

Exterior Trim Paint / color: _____

Louver type / color: _____

Shutter type / color: _____

Window Frame / color: _____

Front Door and Frame / color: _____

Exterior Doors type / color: _____

Garage Door Type/ color: _____

Entry light fixture / color: _____

Other Light Fixtures /color: _____

By submitting this application, I understand and acknowledge that:

1. I am aware of the high-end custom intent of the homes to be completed in the Stewart Ranch subdivision and have verified that the Contractor and their subs and designees have the appropriate experience, licensing and insurance to build homes of this nature.

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2. I have read and will comply with the requirements listed in the Declaration of Covenants, Conditions and Restrictions, as amended, for the Stewart Ranch subdivision, the Rules & Regulations, and the Minimum Design & Construction Standards, and the Bylaws of Stewart Ranch HOA, Inc. (The "Governing Documents" available from the Association.)
3. I have provided a copy of the Declaration of Covenants, Conditions and Restrictions, and the Rules & Regulations and this ACC Application and the Minimum Design & Construction Standards for the Stewart Ranch Addition and Stewart Ranch HOA, Inc. to my Contractor.
4. When this ACC Application is approved, I will provide a copy of this application to my contractor. (If a culvert is to be installed, the approved application will include the required size of said culvert, per engineering for the development.) And, I will advise my contractor that all home contractors must sign this document and the Governing Documents, and abide by them, subject to the ACC's enforcement.
5. The Architectural Control Committee ("ACC") has 30 days to review this application when complete. The ACC will not process an incomplete application. If the ACC requires additional information, the 30-day period for approval starts over when the revised document(s) is/are resubmitted by Applicant to the ACC.
6. All Builders and Sub-Contractors must be approved in writing by the ACC before their work is started.
7. After approval, any subsequent alterations to the proposed Dwelling(s) or Improvement(s) will be submitted to the ACC for approval prior to implementation of alterations.
8. No work will commence without written approval from the ACC.
9. In the event that a Stop Work Order is issued, all work on the Lot will stop pending resolution of the issue as stated in the Stop Work Order.
10. Work must start within 180 days of approval by the ACC.
11. Granting ACC approval shall in no way serve as a guaranty or warranty as to the quality of the plans or specifications, nor the habitability, feasibility or quality of the resulting Dwelling(s) or Improvement(s).
12. ACC Inspections are completed to ensure compliance with approved applications, including placement on the Lot, culvert size and installation, minimum construction standards, and the Governing Documents for the Stewart Ranch subdivision and the Stewart Ranch HOA.
13. Non-compliance with the Declaration of Covenants, Conditions and Restrictions, the Rules & Regulations and the Minimum Design & Construction Standards and/or this application, may result in a fine to the Lot Owner.

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Please submit the application via email to: jhallresidentialoa.com

**ALL CONSTRUCTION PLANS MUST BE
SUBMITTED BY EMAIL IN PDF FORM ELECTRONICALLY**

SIGNED:

Owner of Lot # ____: _____ **Date:** _____

Mailing Address: _____

Email: _____

Builder or Contractor: _____ **Date:** _____

By: _____, **Title:** _____ **Phone:** _____

Mailing Address: _____

Email: _____

ARCHITECTURAL CONTROL COMMITTEE ("ACC") RESPONSE:

____ **CONDITIONAL APPROVAL SUBJECT TO (Final ACC approval is pending submittal and approval of the following requirements)** _____

____ **ACC DENIAL**

____ **FINAL ACC APPROVAL**

Executed this ____ day of _____, 202__

**STEWART RANCH HOA, INC.
ARCHITECTURAL CONTROL COMMITTEE**

John A. Hall, Gran Development, LLC President,
Architectural Control Committee (ACC) Chairman