



ARCHITECTURAL COMMITTEE

SITE PLAN/BUILDING REVIEW REQUEST FORM INSTRUCTIONS

EXCITING TIMES!

Prior to starting construction on your lot, please:

1. Contact the Crossbow Board of Directors (BOD) at crossbowboard@yahoo.com or the Architectural Committee chair person and obtain a copy of the Site Plan/Building Review Request Form.
2. Read **Section 5** (General Restrictions Applicable to all Parcels) of the "**Amendment to Declaration of Covenants, Conditions, and Restrictions – Crossbow Ranch Wildlife Preserve**" dated June 12 2007, hereafter known as "**Covenants**" and the "**Out Building Policy**" dated September 15, 2018 (attached) as it affects section **5(N)** of the "**Covenants.**"
3. Complete page 2 of the form with as much information and supporting documentation as possible to ensure there are no issues with your request (example – dwelling location on plot plan).
4. Send the completed Request package to the Crossbow Ranch Board of Directors at crossbowboard@yahoo.com, or mail to CBR&WP c/o Architecture Committee, 11093 State Highway 6, Meridian, TX 76665.
5. The Architectural Committee chair person will submit the Request Form for review by the AC members. **Please allow 2 weeks for this process.**
6. The Committee will review the Request Form for its compliance or consideration of any extenuating issues with the request.
7. The Architectural Committee chair person will complete page 5 of the form and submit it to the Board President with their recommendations.
8. If the Request Form has issues or the property owner is requesting a variance, the Architectural Committee chairperson will document the issue or variance on the Request Form and highlighted on page 5 of the form and with a recommendation for approval or denial and reasons listed to the Board President for the Board's review / decision.
8. The property owner submitting the request will be notified by a Board Member within 45 days of the request's submission on either the Board's approval or denial of the request (page 5) of the Request Form.



ARCHITECTURAL COMMITTEE
SITE PLAN/BUILDING REVIEW REQUEST FORM

Phase: ① / 2 / 3 Lot Number: 1 Address: 103 PR 2121 Date: 01/15/2021

Owner's Name: Ken & Shireal Martin, Jr.
 Address: 103 PR 2121 Meridian, TX 76665
 Phone Number: 214-562-1043

Items submitted for approval:

- | | |
|---|---|
| <input type="checkbox"/> New Residence | <input type="checkbox"/> Modification to Residence |
| <input type="checkbox"/> Shop or Storage Building | <input type="checkbox"/> Equestrian or Livestock Facilities |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Variance Required/Requested* |

*Variances will be submitted to the Crossbow Ranch and Wildlife Preserve Board of Directors for approval.

Building Use

Dwelling: Y / N Permanent Structure: Y / N Temporary Structure: Y / N

Describe the Structure: Color change request.

Structure Setbacks:

Distance from property lines: Front: _____ Rear: _____
 Left: _____ Right: _____

Square Footage:

Inside Living Area: _____ Number of stories in height: _____
 Non-Residence Structure: _____

Building Exterior or Fencing/Screening:

	MATERIAL(S)	COLOR	COMMENTS
WALLS		medium or dark gray	Due to the pandemic there is a national shortage on white base paint.
TRIM		white/tan or gray	We will try to come as close as possible to this shade.
ROOF			
FENCE/SCREENING			

Please attach the following with your application:

- Floor plan or sketch with exterior dimensions
- Site or plot plan showing building location
- Pictures or color samples if possible

******* I have read section 5 of "Covenants" and the attached "Out Building Policy" and I hereby certify this application meets all requirements unless a variance has been requested. *******

Shireal Martin Lot 1 04/19/2021
 Owner's Signature/Lot Number Date

Crossbow Ranch Property Owners Association, INC.

Out Building Policy

Effective Date: September 15, 2018
Approved: Crossbow Ranch Property Owners Association Board of Directors
Date: September 15, 2018
Type of Action: Initial Publication

1.0 TITLE:

Out Building Policy

2.0 Purpose

To apply a consistent process for placing Out Building(s) on owners lots. Out Buildings include - Barns, Shops, Storage Sheds, open air canopies and shipping (Storage) containers.

3.0 PERSONS AFFECTED:

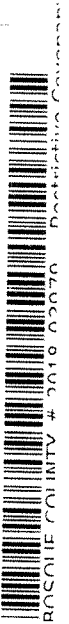
This Policy is applicable to Crossbow Ranch Property Owners Association.

4.0 RATIONALE:

To maintain the aesthetics and rural nature of the Crossbow Ranch

5.0 POLICIES and PROCEDURES:

- 5.1 Prior to placing or building an Out Building on a lot, the member must have Architectural Committee Approval.
- 5.2 Only two Out Buildings may be placed on a single lot. An additional open air canopy is allowed for the sole purpose of covering a travel trailer, camper, boat or motor vehicle(s).
- 5.4 The Out Building must be painted or screened to blend in with the natural environment.
- 5.5 The Out Building total square footage may not exceed 1200 sq ft as a primary structure on a lot.
- 5.6 The total square footage of all Out Buildings on any lot may not exceed 2200 square feet.
- 5.7 No Out Buildings may be placed within 75 feet of a property's boundaries.



Crossbow Ranch Property Owners Association, INC.
Out Building Policy

CERTIFICATION

"I, the undersigned, being the President of the Crossbow Ranch Property Owners Association, Inc. hereby certify that the foregoing Resolution was adopted by at least a majority of the Crossbow Ranch Property Owners 6th day of October 2018."

By: Tom Longmire President

Print Name: TOM LONGMIRE

ACKNOWLEDGEMENT

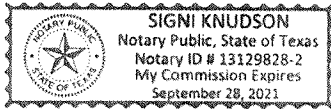
State of Texas §

§

County of Harris §

This instrument was acknowledged before me on 12/12/18 by Tom Longmire, President of the Crossbow Ranch Property Owners Association, a Texas Nonprofit corporation, on behalf of said corporation.

Given under my hand and seal of office this 12/12 day of 2018 (year).



Signi Knudson

Notary Public, State of Texas

After Recording Return to:
Crossbow Ranch Property Owners Association
PO Box 353
Meridian, Texas 76665

Filed for Record in:
STATE OF TEXAS, BOSQUE COUNTY TEXAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the records of:

BOSQUE COUNTY TEXAS
Tabatha Ferguson, COUNTY CLERK

Instr.: 2018-03979
December 13, 2018 at 10:11 AM
Stamps: 2 Page(s)

By: Sandra Wells
Deputy Clerk





ARCHITECTURAL COMMITTEE REVIEW

Owner(s) Ken & Shireal Martin, Jr. Lot 1 Phase 1

Date Received: _____ Date Reviewed: 4/20/2021

Reviewed By Committee Members: Gary Beavers, John Kappas, Jerry Mobley, Taylor Stone, Patrick Chandler

Lot:

Does the home location meet the required setback requirements on all boundaries: Y / N

Dwelling:

Does the above structure contain adequate square footage? Y / N / NA

Permanent or Temporary Structure

*Color change
Approved by ACC
& Board*

Variance Requested: Y / N / NA

Is Variance Supported by Architectural Committee? Y / N

I hereby state that the above named property owner's request on lot 1 is in compliance with the Crossbow Ranch and Wildlife Preserve Declarations of Covenants, Conditions and Restrictions based on this application.

_____ I request the Board of Directors consider the described variance.

Reviewed by: ACC Date: 4/20/2021

Architectural Committee Chair

Approved by: Matthew M. Kane Date: 4/20/2021

Patrick Kelly

President, Crossbow Ranch Board of Directors