



Hole in the Wall Ranch Property Owner's Association

A FACT SHEET: The Architectural Control Committee and your responsibilities as a property owner – **What you need to know**

The ACC reviews and approves:

- All **proposed plans** for any dwellings, guest quarters, studios, separate garages, barns, sheds, or other structures to be constructed, modified, or replaced within the property must be submitted to the ACC for review and approval before any work begins.
 - Plans for any **fencing or wall construction** must be submitted to the ACC for review and approval. This includes the use of materials and the location or wall fencing. If an owner intends to keep horses or other large animals on the property that does not have a perimeter fence, the property owner must construct an animal enclosure and it must be approved by the ACC.
 - Generally, any **landscaping** on a property must be consistent with ACC guidelines which includes: any non-native grasses may only be planted adjacent to a principle dwelling; all other plantings or revegetation must be reseeded with native grasses or flowers. No artificial vegetation is permitted anywhere on any lot except in an enclosed structure.
 - Any **landscaping** to be installed on any Lot in connection with the construction of any dwelling must be submitted to the ACC for review and approval before any work begins.
 - Any **miscellaneous structures** including windmills, solar facilities, decks and patios, monumental structures, etc. must be reviewed and approved by the ACC prior to installation.
 - Any signs erected on a property are prohibited except for address signs and for sale or lease signs which are limited in size.
 - Any **construction projects** may require periodic inspections during the course of the construction project.
 - Each lot and any improvements may be used only as a single family residence and related agricultural purposes. Any **commercial or business activities** must be reviewed and approved by the ACC.
 - These are **general guidelines** which may not cover all specifics contained in the ACC guidelines, however, there may be specific situations that will require ACC review and approval beyond these general guidelines. Please refer to the ACC guidelines, the declarations and covenants for specific guidance which may answer your questions.
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