



# INDIGO RANCH

## INDIGO RANCH ARCHITECTURAL CONTROL COMMITTEE

C/O C.K.M. Property Management, Inc. P.O. Box 160, Tomball, Texas 77377-0160  
281-255.3055 Fax: 281-255.3056

Effective: January 1, 2007

Expires: December 31, 2007

### NEW HOME CONSTRUCTION:

Construction Deposit: \$1,500.00

Review Fee: \$70.00 (non-refundable)

Total Construction Deposit: \$1,570.00 - \$1,500.00 is refundable less any fines or violations (see page 5).

### MISCELLANEOUS IMPROVEMENTS:

Pools, Outbuilding larger than 200 sq. ft. and Barns : \$300 Deposit ( refundable if no fines or violations)

**STARTING CONSTRUCTION BEFORE APPROVAL AND NON-COMPLIANCE WILL BE SUBJECT TO FINES**

PLAN REVIEW APPLICATION Cash \_\_\_\_\_ Check # \_\_\_\_\_ \$ \_\_\_\_\_ Date Received \_\_\_\_\_

### APPLICANT INFORMATION (Complete - Please Print)

Date \_\_\_\_\_

A. Owner \_\_\_\_\_ Phone (H) \_\_\_\_\_ (O) \_\_\_\_\_

B. Current Mailing Address: \_\_\_\_\_

C. Address after completion: \_\_\_\_\_

Change of Address: Date to change \_\_\_\_\_ New Phone: \_\_\_\_\_

Builder \_\_\_\_\_ Phone: \_\_\_\_\_ Fax \_\_\_\_\_

E. Address \_\_\_\_\_ Cell No.: \_\_\_\_\_

F. Section \_\_\_\_\_ Block \_\_\_\_\_ Lot: \_\_\_\_\_

G. Description of Improvements \_\_\_\_\_

H. Square Footage \_\_\_\_\_

I. Exterior Materials: \_\_\_\_\_

J. Exterior Colors \_\_\_\_\_ Roof Materials & Color: \_\_\_\_\_

K. Start Date \_\_\_\_\_ Projected Completion Date: \_\_\_\_\_

L. List the building set back lines (B.L) which effect your lot:

Side (Rt) \_\_\_\_\_ ft. Side (Lt) \_\_\_\_\_ ft.

Front \_\_\_\_\_ ft. Back \_\_\_\_\_ ft.

M. List easements that affect the lot:

Utility (U.E.) \_\_\_\_\_ : \_\_\_\_\_ ft. Circle: Side (**Right or Left**) Front Back

Drainage (D.E.) \_\_\_\_\_ : \_\_\_\_\_ ft. Circle: Side (**Right or Left**) Front Back

Special Permit(S.P.E.) \_\_\_\_\_ : \_\_\_\_\_ ft. Circle: Side (**Right or Left**) Front Back

N. Culvert size: \_\_\_\_\_

Additional Information/Comments:

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**ALL PAGES OF THIS APPLICATION MUST BE RETURNED WITH YOUR PLANS**

## PLAN REVIEW PROCESS

All site or building construction or alterations or additions thereto, requires approval in writing from the Architectural Control Committee (ACC) prior to construction. (See Deed Restrictions for more details)

Please fill out the attached application form and submit one (1) set of complete plans and specifications. These plans will be kept by the Association. Include your check for \$1,570.00 payable to INDIGO RANCH P.O.A. Plans are to be mailed to CKM Property Management, PO Box 160, Tomball, Texas 77377-0160 or may be delivered to 701 Clarence, Tomball, Texas 77375 (at FM 249, turn East on FM 2920, in Tomball turn South on Poplar (from FM 249 it would be a right turn). We are located at the intersection of Poplar and Clarence.

### The plan application requirements are as follows:

1. All plans with a copy of the county building/septic permit will be submitted to the Architectural Control Committee. All building and septic permits must be in effect at the time of construction.
2. It is the owners' responsibility to determine all easements and setbacks that exist upon their property. **No construction should occur within these easements.** Show all setbacks and easements in the submitted site plan.
3. If construction is not completed after plans have been approved within eight (8) months an extension will need to be obtained, provided no changes have been made to the original design. If changes have been made to the original design, the Plan Review Application will have to be resubmitted.
4. The Architectural Control Committee has 30-days from final submittal of plans and permits to approve the plans and authorize commencement of construction.
5. All maintenance assessments and any other fees due must be paid in full AND all application and builder deposits must be paid.
6. All improvements, modifications, and alterations require ACC approval. This covers new construction as well as, but not limited to, additions, fences, porches, storage buildings, pools and change in house colors.
7. All roads within Indigo Ranch are private. **Any damage to the roads or the ditches caused during the construction of the home or other type of construction will be the responsibility of the Builder and Owner.** The cost to repair such road or ditch will come first out of the deposit and any balances owed will be the responsibility of the owner and a lien will be placed on the property.



















