



Blue Vistas Architectural Review Committee Application

First, we want to thank you for your cooperation with this Application!

We appreciate it and look forward to being your neighbors!

Date of Application: _____

Owners Name(s): _____

Owner's C. Phone: _____ Email: _____

Owner's Current Address: _____

Builder's Name(s): _____

Builder's C. Phone: _____ Email: _____

Site of This Application: Lot _____, Blk _____, Phase _____, Blue Vistas, Phase _____, and/
or Address : _____

Type of Approval Requested: (Check all that apply)

New Construction: _____ Swimming Pool: _____ Landscaping: _____

Outdoor Living Structure: _____ Irrigation: _____ Fencing: _____

Outbuilding: _____ Addition: _____

Other: (Briefly Describe): _____

Documents Requested with Application:

1. One set of paper plans in ¼” scale, and a digital set of *.pdf plans. These plans should include the floor plan, all elevations, cross-sections, electrical, driveway column design, and roof plans, as well as a plot plan showing all driveways, specifying material, as well as driveway column locations along with any pool location and safety pool fence location with gates noted. These plans should clearly specify square footages to satisfy the requirements of the Architectural Review Standards for Blue Vistas.
 2. Another separate plot plan showing relative elevations, and a rough plan of drainage, along with any retaining wall(s) including location(s) and approximate height(s). *It is important to note that basic drainage needs to follow the drainage easements, unless adjoining property owner agrees to any alternative plan in writing. Further, in the event of one lot being higher than next door, or, if the higher lot chooses to add fill in the drainage easement, such as for a driveway, it is the responsibility of the higher lot to direct water to front or back of lot drainage easement (as case may be) and not negatively impact the lower neighbor(s). In the event that a specimen tree(s) exist in the drainage easement, a separate plan of drainage is permissible if agreed to by both the “higher” and “lower” lots, and they have a written agreement on file.
 3. Please represent the percentage of each, on plans submitted (*excluding windows*):
 - a. Masonry (Brick or Stone) _____ %
 - b. Faux Stone _____ %
 - c. Stucco _____ %
 - d. Siding _____ %
 4. Are detailed landscaping and irrigation plans attached to this Initial Application. Yes or No ?
 - a. If Landscaping plans to be provided later, Owner’s current committed budget for landscaping and irrigation shall be approximately \$_____.
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Documents Requested After Initial Application, but at least 30 Days Prior to Installation:

Note: With this application, Owners agree that if the Architectural Review Committee has reason to believe that any of the improvements above might possibly create an unnecessary issue for a neighbor, they may show the plans to same and get their advice & consent prior to approving any plans.

5. Any exterior lighting plans (soffit lights, porch lights, landscape or tree lights, or other lighting which might possibly impact your neighbors).

6. Exterior elements:

Siding: (Type) _____ (Color) _____ (Manufacturer) _____

Brick: (Blend Name) _____ (Manufacturer) _____

Stone: (Name/Type) _____ (Supplier) _____

Stucco: (Color) _____

Roof: (Type) _____ (Color) _____ (Manufacturer) _____

Trim Color(s): _____ (Location) _____

Trim Color(s): _____ (Location) _____

Trim Color(s): _____ (Location) _____

Shutter Color: _____

Front Door Finish: _____

Garage Door(s) Color: _____

7. If Landscaping plans are to be provided after initial application, please provide a detailed landscaping, irrigation, and landscape lighting plans.

Note: If not known at time of application, or it is decided later that Owner wants to change any of the above, after initial submission, simply re-submit & check "Other" under "Type of Approval Requested", and change items to be re-considered.

By signing this Application, Owner(s) Acknowledge, Consent, and Promise:

1. That they have reviewed, understand, and agree to conform to the Restrictive Covenants and the Architectural Review Standards for Blue Vistas in their entirety, as filed in the Grayson County Land Records.
2. That they have reviewed, understand, and agree to cause the drainage on their lot to comply with the intentions of the civil engineer on the Final Plat, as filed in Grayson County Land Records, and further agree that they will not cause any negative effect, with drainage from their lot, to any lot which is lower than their lot.
3. That in the unlikely event of an unforeseen issue which might arise because of your Application after the approval, or during your construction, and related to your plans and construction, Applicant agrees to cooperate fully and implement any reasonable conclusion which the Architectural Review Committee might be called to mediate between differing Owners within the subdivision.

Agreed to, this the _____ day, of _____, 2026

_____, Owner

_____, Owner

Architectural Review Committee Response:

Disapproved: _____ Reason: _____

Conditional Approval:

Approved: _____

Agreed to, this the _____ day, of _____, 2026

_____, Architectural Review Committee Member

_____, Architectural Review Committee Member

_____, Architectural Review Committee Member