

FCRA BUILDING PLAN GUIDELINES

(Approved May 27, 2017 by FCRA Board; Updated February 20, 2022)

Results of Ballot Vote at July 7, 2018 Annual Members Meeting Membership votes that portable buildings are NOT permitted to be brought in to FrioCielo Ranch properties.

Ballot question: "Should future construction at Frio Cielo Ranch be done on site as opposed to bringing in portable buildings?" **Ballot count: YES -119, NO - 5**

Please refer to FCRA Modified Deed Restrictions 3, 4, 5, 8, 10 and 17.

These can be found at 'Deed Restrictions' under the 'Building Plan' drop down tab.

Residential structures require a permitted septic system be submitted with construction plans.(See septic system guidelines at website.)

Although Frio Cielo Ranch is very rural, it is governed by a Homeowner's Association in which all have agreed, by ownership of property, to abide by the codes, covenants and restrictions that are established in its governing documents. The Modified Deed

Restrictions provide us with common sense guidelines that help maintain the quality of our community, as well as protect our investment.

Owners are encouraged to become familiar with all of our governing documents: the Articles of Incorporation, the Bylaws and Amendments to the Bylaws, and the Modified Deed Restrictions. These can be found on the friocielo.com website under the 'Documents' tab. Or, you may request a printed copy from one of the Board of Directors members.

The Building Plan submission process- Read the instructions below:

Go to the www.friocielo.com website and download a 'Building Plan' diagram. Request a Plot Plan from Javier Bustamante, Archtecturaal Review Authority (ARA) Chairman, at jbconstruction_1@yahoo.com, use a copy of the property survey map you received with your real estate closing documents.

Septic system permits are required before building plans for a residential structure can be approved.

Inside your blank Plot Plan/survey map, draw the location of any structure(s), including septic system or fence, that you plan to build. If there are existing structures on your property, show their location, too.

On the perimeter of your Building Plan diagram, insert the lot dimensions where requested. Be sure to include the dimensions of your proposed structure(s) along with measurements from each boundary line of your property to the respective walls of your structure(s).

Also include the location and dimensions of any decks, porches, carports, swimming pools, sheds, or install at this time. (Maintain 15' distance from any property line, and 10' from a property line that adjoins a 'Reserved Area,' including roads).

Somewhere, on your Building Plan diagram, place an "N" to show which structure wall faces North.

If you are submitting your Septic Plan and Permit with your Building Plan, include the location of your septic tank and drain field on the Plot Plan/survey map.

When you consider your submission to be complete, submit your completed Building Plan Diagram and completed Plot Plan/survey map to the ARA Chairman: Javier Bustamante, 178 Turkey Trot Road, Uvalde, TX 78801 or, by email to: jbconstruction_1@yahoo.com. If you wish, you may submit additional pages. Keep a copy of your Plans for your files.)

The Architectural Review Authority has 30 days, from the date the Chairman receives the submitted plans, to approve or deny the plans.

The owner will be notified by email of approval. Construction/installation may begin AFTER you receive ARA approval.

Secure the contractor(s) of your choice and commence construction. The building exterior of any approved structure must be completed within six (6) months of commencement of construction.

Building plans will have an expiration date of 12 months from date of approval if construction is not substantially begun during that 12 months. (Unanimous FCRA Board vote, January 17, 2009)

Owners wishing to construct additional structures in the future are required to submit a new Plot Plan and Building Plan following the same process outlined above.

A note about Fences: Refer to Modified Deed Restrictions #4 and #17 for guidance on fencing that is permitted on your property. It is necessary to follow the Building Plan Submission process BEFORE installing any fencing on your lot. Please include on your Building Plan diagram the details of your proposed fence including the height of the fence, product material and color, and the locations and dimensions of the fence.