



**T I M N A T H**  
R A N C H

**ARCHITECTURAL DESIGN APPLICATION**  
**Homeowners**

Date App Rec'd \_\_\_\_\_

Fee Rec'd \_\_\_\_\_

Incomplete \_\_\_\_\_

Resubmittal \_\_\_\_\_

NAME OF OWNER(S): \_\_\_\_\_

ADDRESS OF RESIDENCE: \_\_\_\_\_ PHONE: \_\_\_\_\_

WORK: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Indicate type of improvement: (Mark with an X)

\_\_\_\_\_ Landscaping \_\_\_\_\_ Deck/Patio Slab \_\_\_\_\_ Fencing \_\_\_\_\_ Patio Cover \_\_\_\_\_ Drive/Walk Addition \_\_\_\_\_ Shed \_\_\_\_\_ Painting \_\_\_\_\_ Roofing

\_\_\_\_\_ Other (please explain): \_\_\_\_\_

Please briefly describe improvement below: Sketches, drawings, plans, brochures, etc., should be attached to this form, as applicable:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In addition to this completed Architectural Design Application form, applicant must submit plans and specifications showing the nature, kind, shape, height, color, materials, and locations of the proposed landscaping or architectural alteration. All proposed structures should include either elevation drawing with dimensions and materials or "information cut sheets" from the manufacturer. It is especially important to include the location of the improvement in relation to the lot line and structure. The submission must be in writing and this copy will be retained for the District's records. The approval letter should be retained by applicant for proof of submittal and approval of plans. The committee may require additional information as it deems necessary to make a decision. Until all of the questions are answered and any requested information is submitted, the application will be deemed incomplete and the application will stand unapproved and additional application fees will be due.

Applicant further agrees and understands that in the event that the Committee approves the modification that they may impose "Special Conditions" on the approved work. Any special conditions shall be attached and be a part of the approval, any deviation from the approved plans, specifications or special conditions shall cause the approval to terminate and become null and void. Applicant is required to notify the Committee when work is completed. It is further agreed that, in the event the application is approved, all maintenance, repair, or replacement of the approved item will be the sole responsibility of the Owner. All work shall be initiated with consideration of the grounds, aesthetics, and time and noise factors. Applicant understands that all necessary permits and approvals from municipalities or other jurisdictions are the sole responsibility of the applicant and that approval. This approval does not apply to drainage from your lot or neighboring lots. Qualified individuals should make careful study pertaining to the proper drainage of both irrigation and storm drainage of your lot and your neighbor's lots. Applicant agrees to maintain proper drainage swales on the lot when installing landscape or building improvements, while keeping in mind side lot setbacks and all utility easements. Removal of Timnath Ranch Metro District fencing or driving on Timnath Ranch Metro District landscaping is not allowed for access to yard. Homeowner will be held responsible for any damage to Timnath Ranch Metro District property.

**A \$150 Review Fee is required for initial landscape plan and major exterior alteration submittals. After initial landscape installation, minor landscape and/or exterior changes require a \$100 Review Fee. Fees are to be made payable to Timnath Ranch Metropolitan District and are due at application submittal. The Architectural Control Committee shall approve or disapprove all requests for approval within forty-five (45) days after the complete submission of plans. Review fees for incomplete plans submittals require a new application and \$50 fee.**

**THE UNDERSIGNED UNDERSTANDS AND AGREES TO THE ABOVE CONDITIONS:**

\_\_\_\_\_  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Print Name: \_\_\_\_\_

For Committee Use:

Approval: \_\_\_\_\_ Denied: \_\_\_\_\_ Approved upon Completion of Contingencies: \_\_\_\_\_

Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Signed: \_\_\_\_\_

**NOTICE TO APPLICANTS AND REQUIREMENTS FOR ARCHITECTURAL DESIGN REVIEW:**

1. IN ADDITION TO **TIMNATH RANCH METRO DISTRICT** REVIEW AND APPROVAL, THE CONSTRUCTION, ERECTION, ADDITION, DELETION, CHANGE OR INSTALLATION OF ANY IMPROVEMENTS SHALL ALSO REQUIRE THE APPLICANT TO OBTAIN THE APPROVAL OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION THEREOVER, AND ISSUANCE OF ALL REQUIRED PERMITS, LICENSES, AND APPROVALS BY ALL SUCH ENTITIES. WITHOUT LIMITING THE GENERALITY OF THE PRECEDING SENTENCE, ISSUANCE OF BUILDING PERMIT(S) BY THE APPLICABLE GOVERNMENTAL ENTITY, IF REQUIRED, SHALL BE A PRECONDITION TO COMMENCEMENT OF ANY CONSTRUCTION OF, ALTERATION OF, ADDITION TO OR CHANGE IN ANY IMPROVEMENT. ANY DISTRICT APPROVAL DOES NOT CONSTITUTE ANY APPROVALS OR PERMITS NECESSARY FROM THE TOWN OF TIMNATH OR OTHER JURISDICTIONS. IT IS RECOMMENDED YOU CHECK WITH THE TOWN TO DETERMINE ANY REQUIREMENTS THEY MAY HAVE, IF ANY.
2. THIS APPROVAL DOES NOT APPLY TO DRAINAGE FROM YOUR LOT OR NEIGHBORING LOTS. QUALIFIED INDIVIDUALS SHOULD MAKE CAREFUL STUDY PERTAINING TO THE PROPER DRAINAGE OF BOTH IRRIGATION AND STORM DRAINAGE OF YOUR LOT AND YOUR NEIGHBOR'S LOTS. **APPLICANT AGREES TO MAINTAIN PROPER DRAINAGE SWALES ON THE LOT WHEN INSTALLING LANDSCAPE OR BUILDING IMPROVEMENTS.**
3. UPON THE COMPLETION OF IMPROVEMENT, APPLICANT HEREBY AUTHORIZES A **TIMNATH RANCH METRO DISTRICT REPRESENTATIVE** TO ENTER ONTO PROPERTY FOR EXTERIOR INSPECTION AT A MUTUALLY AGREED UPON TIME.

The list below is a sampling of homeowner exterior alterations most commonly received by the District. A complete set of Architectural Guidelines and Articles 2 and 3 of the Timnath Ranch Covenants, Conditions and Restrictions can be found on the District's website: <https://www.timnathranchmd.live>

**A. SITE IMPROVEMENT PLANS SHOWING ALL LOCATIONS OF THE FOLLOWING:**

1. **LANDSCAPING PLAN.** ASTROTURF IS PROHIBITED. Show location and type of plant materials.
2. **FENCING PLAN.** ALL FENCING MUST COMPLY WITH FENCE GUIDELINES INCLUDING STAIN COLOR – Sherwin Williams SW2209 (tan). SEE SEPARATE FENCE DETAIL. **NO SCREENING OR FENCING SHALL EXCEED FIVE (5) FEET IN HEIGHT.** ANY FENCES CONSTRUCTED ON A LOT SHALL BE MAINTAINED BY THE OWNERS OF SUCH LOT. NO CLOTHESLINES, DRYING YARDS, SERVICES YARDS, WOOD PILES, STORAGE AREAS OR CHAIN-LINKED (OR OTHER) DOG RUNS, SHALL BE SO LOCATED AS TO BE VISIBLE FROM A STREET OR FROM THE GROUND LEVEL OF ANY LOT. DOG RUNS SHALL NOT BE LOCATED WITHIN FIVE (5) FEET FROM ANY PROPERTY LINE, AND SHALL BE SCREENED BY APPROVED MATERIALS SO THAT THE DOG THEREIN IS NOT VISIBLE FROM NEIGHBORING LOTS. GENERALLY, "INVISIBLE" ELECTRIC FENCES SHALL BE PERMITTED ALONG PROPERTY LINES.
3. **SHED PLANS.** Must be within 3' of house, must be similar design, roof and color of house and a maximum of 8' height and a maximum of 100 total sq. ft.
4. **OTHER MISCELLANEOUS IMPROVEMENTS:**
  - a. **BASKETBALL HOOPS** – NO BASKETBALL HOOPS MAY BE ATTACHED TO A RESIDENCE OR GARAGE. SUBJECT TO ARC APPROVAL, CERTAIN BASKETBALL HOOPS MAY BE INSTALLED ON A PERMANENT FREE STANDING POLE ALONG THE DRIVEWAY BETWEEN THE SIDEWALK AND THE RESIDENCE. PORTABLE BASKETBALL HOOPS MUST BE STORED OUT OF STREET VIEW WHEN NOT IN USE DURING SEPTEMBER THROUGH MAY.
  - b. **HVAC.** NO TYPES OF REFRIGERATION, COOLING OR HEATING APPARATUS SHALL BE PERMITTED ON A ROOF. NO SUCH APPARATUS SHALL BE PERMITTED ELSEWHERE EXCEPT WHEN APPROPRIATELY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS. SUCH APPARATUS SHOULD BE INSTALLED IN A WAY THAT NOISE HEARD FROM ADJACENT PROPERTIES IS MINIMIZED. WITHOUT LIMITING THE FOREGOING, CONVENTIONAL AIR CONDITIONING UNITS LOCATED ON THE GROUND OF A LOT ARE PERMISSIBLE WHEN APPROVED BY THE ARC IN ACCORDANCE WITH THE PRECEDING SENTENCE.
  - c. **ANTENNA/SATELLITE.** Antennas to be located in the attic space and satellite dishes over 1 meter in diameter are not allowed.
  - d. **BIRD HOUSES AND FEEDERS.** ARC APPROVAL IS NOT REQUIRED IF LIMITED TO 1 FOOT BY 2 FEET AND IF NOT MORE THAN TWO (2) IN NUMBER ARE INSTALLED ON ANY LOT. A BIRDHOUSE OR BIRDFEEDER MAY NOT BE ATTACHED TO THE **DISTRICT FENCE.**

**B. INCLUDE COLOR & EXTERIOR MATERIAL SAMPLES/SPECIFICATIONS INCLUDING DESCRIPTIONS OF PLANT MATERIALS**

**C. IDENTIFY OTHER ITEMS**

**D. LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER, IF DIFFERENT FROM APPLICANT**