

## 8-30-12 Amendment to The Ranch Club Design Review Guidelines

Welcome to The Ranch Club! In an effort to minimize the expense and time of the property owner, the following are amendments to the Design Review Guidelines.

1. Section 1 Introduction, Page 2: Delete indoor tennis facility at the end of Paragraph 3.
2. Section 2.3 Review Process, Page 7: Delete “we would encourage Owners to allow three months for the entire review process” at the beginning of paragraph 3.
3. Section 2.5 The Conceptual Plan Submittal, Page 9: After the second sentence in the second paragraph, Insert: submission of plans via pdf file is strongly encouraged. In 2.5.2. Delete 1<sup>st</sup> sentence and Insert: “Parcel survey by a licensed surveyor or civil engineer, is highly recommended and shall include:” Delete fifth bullet point (contours). Under “Site Plan at 1”=20’0”, Delete in 1<sup>st</sup> bullet point “existing topography and”.
4. Section 2.6 Final Submittal, page 10: strike paragraph 1 and 2 and line items 1 through 7. All site plans, parcel surveys, floor plans, roof plans and elevations may be submitted in PDF format to the DRC. If initial and final paper plans are submitted, they will be returned and not held by the DRC.
5. Section 2.6 Landscape Submittal Review and Approval, Page 10: Delete: “Sample Material Board” and Insert: Sample materials (to include material and color) may be submitted by cut sheets. A sample board is not required. Under Exterior Lighting, Delete: “at 1:20 minimum” and Insert should be delineated on the plan.
6. Section 3.7.1 Planting, Page 19: Delete: “Minimum caliper for new deciduous trees shall be one and a half inches, with fifty percent having a caliper size over two inches. Insert: “Minimum caliper for new deciduous trees shall be one and a quarter inches for deciduous trees.” at the end of the last paragraph.
7. Section 3.7.1 Soil Amendment, Page 20: six inches of top soil for native and/or non-native plantings is recommended.  
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8. Section 4.2.3 Roofs, Page 27: In the 3<sup>rd</sup> Sentence of the 1<sup>st</sup> Paragraph Delete: “A primary roof pitch between 7:12 to 12:12 will be required while a secondary roof pitches shall not be less than a 4:12 pitch.” Insert: A primary roof pitch of 6:12 will be required while secondary roof pitch shall not be less than 4:12.

Other items of concern will be dealt with on a case by case basis. We look forward to having you as a member of The Ranch Club Community.

Enacted this 30<sup>th</sup> day of August 2012

By: FIRC, LLC:

By: Thomas E. Butorac, Manager

August 29, 2012

Thomas Butorac, FIRC, LLC Manager