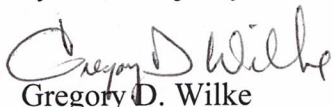


Sandy Cove Ranch Architectural Review Committee (ARC)  
Architectural Bulletin 1 (corrected)  
1 Aug 2020

SCR Covenants, Article 8, Section 8.2, **ARC Jurisdiction**, (a) No building, structure, fence, wall or other Improvement of any kind or nature shall be erected, placed or altered on any Lot, nor shall any staking, clearing, excavation, grading and other site work, exterior modifications of existing Improvements, and (substantive) planting or removal of landscaping materials take place on any Lot, except in compliance with this Declaration, the Design Guidelines, and architectural bulletins promulgated by the ARC. (b) The ARC shall have exclusive and absolute authority to administer and enforce architectural controls on each Lot in the Addition, as provided herein and in the Design Guidelines.

- a. Minimum House Size. SCR Design Standards, Section 3.1 (a) shall be supplemented as follows: All residences must be a minimum of 3,000 square feet of air-conditioned space, with the exception of Lots 1-3 and Lots 30-37, which must be a minimum of 2,000 square feet of air-conditioned space and Lots 4-8 and Lots 28-29, which must be a minimum of 2,500 square feet of air-conditioned space.
- b. Boat House/Dock. No boat house or dock will be permitted prior to the residence. This guideline was established by the original SCR Developer in 2007 and eliminated violation of restrictions involving on-site camping, on-street parking and time limitation of 18 months to complete construction of an access driveway to a residence.
- c. Weight Restriction & Fine Policy. Required for all new construction. Recommended by POA Members during 30 May 2020 Meeting & approved by the Board of Directors on 23 Jun 2020.
- d. Road Use Fee. Required for all new construction. Approved by >2/3 majority vote of POA Members on 10 Jul 2020.
- e. Bulkhead Sidewalk. A 6 foot wide sidewalk along the entire bulkhead is required for all Lake-Front Lots when the Residences are constructed. SCR Developer Opinion: This is enhancement to the property and extends the lifetime of your retaining wall. Approved by ARC 20 Jul 2020.

\*Updated 5 Nov 20 to specify the Bulkhead Sidewalk criteria and include items previously approved by ARC Majority Vote.



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