

Sandy Cove Ranch Architectural Review Authority (ARA)
Architectural Bulletin 2
26 Oct 2025

Governing Directives: Texas Property Code, Section 209.00505, refers to Architectural Review Committees as Architectural Review Authorities (ARA). The law specifically defines the ARA as the governing authority for the review and approval of improvements within a subdivision. SCR Declaration of Covenants, Article 8, Section 8.2, ARC Jurisdiction states: *“(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.”*

1. Burn Policy. Title 30, Texas Administrative Code, Sections 111.201–221, Outdoor Burning Rule described in Texas Commission on Environmental Quality, Outdoor Burning in Texas, RG-049 permits outdoor burning for land clearing operations, which includes the uprooting, cutting, or clearing of vegetation in connection with the construction of buildings or the clearing of vegetation to enhance property value or access. Outdoor burning must be conducted downwind of or at least 300 feet from any residence. No outdoor burns are allowed if Navarro County is under a burn ban.

Sandy Cove Ranch (SCR) Property Owners Association (POA) maintains a burn pile in our Center Meadow for the exclusive use of POA Members. Builders cannot deposit any material on the POA Burn Pile. Builders are authorized to clear waste plant growth during lot development and safely burn this material on-site, at their liability. If a builder chooses to burn waste plant growth on site, their General Liability Insurance Policy must specifically cover open burns on residential lots and names SCR as an additional insured.

POA Members may deposit burnable waste plant growth on this pile generated from maintaining either their lot(s) or subdivision common areas. Acceptable waste plant growth consists of trees, brush, grass, leaves, branch trimmings, and other plant growth. Plastic and metal objects are not allowed, including fence posts, cans, nails, hinges and signs, which have all been found on the burn pile. Cardboard is not allowed, since the Southern Oaks Fire Department determined cardboard burns dangerously fast and embers can travel up to one mile. The Board of Directors will coordinate and facilitate burning the pile as needed, under the supervision of a local fireman. The Board will close the pile if it becomes too large before it can be safely burned.

This policy was approved by both the ARA and the BOD on 26 Oct 2025.