



River Ranch RV Resort ARC Basics

ARC Applications

The form must be filled out and signed by the Owner of the Lot. All information must be completed and all supporting documentation attached to your application, All Applications MUST be submitted within 10 business days prior to the ARC Meetings which are typically the 3rd Thursday of each month.

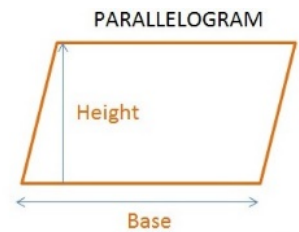
Once your ARC is received in the office, the Team will review and forward to the selective ARC Member(s) to review the packet. During this time, they may request additional information or reach out to the applicant for a lot inspection to clarify any information provided.

If further information is required, it must be submitted 5 days prior to the meetings or it will be held for the next scheduled meeting.

Lot Dimensions:

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_____ X _____ = _____		
(Parallelogram Lots BXH=A)		(Example)
Maximum Coverage(70%) _____ SQ FT		(1680)
Present Coverage: RV Pad _____ SQ FT		(700)
Deck _____ SQ FT		(50)
Other _____ SQ FT		(0)
Allowable Remaining _____ SQ FT		(930)
(Maximum less Current=Remaining)		
Proposed New Coverage _____ SQ FT		(200)
Total Coverage _____ SQ FT		(1130)
(Total Must be LESS or Equal to Maximum)		



Area of parallelogram = Base X Height

General Information – Most lots in Phase II, III, and IV are 2400 SQ FT allowing 1680 in Allowed Coverage. Lots in Phase V are 3200 SQ FT allowing 2240 SQ FT. If your lot is different Surveyor or ARC member may assist you

If your lot is different:

- 1 – Have your surveyor give you the SQ FT of your lot.
- 2 – Request an ARC assist you in calculating.

Surveys

Individual lots surveys are required on ARC Applications. If your survey is more than 10 years old or work has been done since your last survey a new one is to be submitted with your ARC Application. Drawings to scale should be on the survey showing setbacks as required by the ARC Rules and Association Documents. Variances are NOT permitted. (Copies of plats are not accepted)

Most Common Setbacks & Requirements

1. **Golf Cart Pads** – 3 Foot Setback from Property Line
2. **Pavilions** – 5 Foot Setbacks from Property Line
 - a. Hip Roof
 - b. Green Metal Roofing
 - c. Engineer Drawings Required
 - d. 130 MPH Wind
 - e. Polk County Permit
 - f. 448 SQ FT with overhang
 - g. 288 SQ FT without overhang
3. **Concrete Pads/Decks and Pavers** – 3 Foot Setback from Property Line
 - a. Keep in mind with RV Pads:
 - b. **Slide Outs** –
 - i. Cannot exceed over property lines
 - ii. Reasonable access to all utilities
4. **Landscaping Courtesy** – should be planted at least 12 inches from adjacent property lines as a courtesy to avoid growth over neighbors property. Owners MUST work together regarding these issues.
5. **Trees** – Removing or Trimming of Trees or limbs of trees with a diameter of 3” or larger require an ARC permit
6. **Sheds** –
 - a. 56 SQ FT Max
 - b. 4x8 or 7x7 acceptable sizes
 - c. Must be tied down /Anchored
7. **Posts** –
 - a. 9 Foot Maximum Height
 - b. 3 Foot for Street Posts – must be 3 Feet from Road in Phase II, III and IV
8. **Rails** – 3 Foot Height – No less than 2” and no more than 4” between posts
9. **Awnings** –

- a. Retractable High Wind Retractable System ONLY
 - b. Maximum Size 220 SQ FT
10. **Fire Pit** – 10 Feet from any living area
- a. 36 Inches in Diameter
 - b. 13 Inches Deep
 - c. 5 Foot setback from Property Line
11. **Paver samples** MUST be submitted with Application
12. **Paint Colors** must be Earth Tones that are Browns, Grays, Tan and samples must be provided to the ARC Committee prior to approval.

NOTE: This is not inclusive – please refer to the full set of ARC rules and regulations and Documents.