

Bridlewood Ranches  
Architectural Control Committee  
Variance Guidelines, Revision 1

These guidelines provide an approach for the Bridlewood Ranches Architectural Control Committee to respond to applications for architectural control variances.

**Governance**

Article V, Architectural Control Committee, of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of BRIDLEWOOD RANCHES (“CC&Rs” or “Declarations”) establishes the Architectural Control Committee (“ACC” or the “Committee”) and defines its authorities and responsibilities and provides some operational guidance.

Section 5.05, Variance, empowers the ACC to grant variances, as its sole discretion, from compliance on a case-by-case basis with any of the provisions of either Restrictions or minimum construction standards. The granting of a variance “shall not operate to waive any of the provisions of these Restrictions for any purpose except as to the particular Tract and particular provisions hereof covered by the variance....”.

**Overview**

The Committee will, acting in good faith, carefully and timely consider and respond to architectural control variance applications received in writing. The application must contain a detailed project description, a plot plan accurately indicating the location upon the lot of the proposed improvement and a detailed description of the reason(s) for the requested variance.

The Committee will approve variance applications under compelling circumstances. The ACC will take into account the effective utilization of the tract and may also consider prior related Committee decisions. The ACC may confer with the lot owner(s) submitting the variance application, potential affected adjacent lot owner(s), the POA Board, and others. However, the Committee has final authority and sole discretion to approve or deny variance requests.

The Committee may, at its sole discretion, document the granting of a variance in one of two ways:

- by preparing and executing a written variance approval document or
- by executing a formal legal document and requiring such document be filed in the records of Hays County.

However, the CC&Rs require the ACC to document variances granted to the 100’ setback requirement according to the method prescribed in Section 3.03.

All costs associated with the preparation and/or review of an approved variance and its filing in the records of Hays County shall be borne by the applicant lot owner(s).

**Adopted by the Bridlewood Ranches ACC**

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