

Lakeview Ranch
Architectural Control Committee
700 Lakeview Boulevard
Denton, Texas 76208
940-243-2817

It is the goal of the Lakeview Ranch Architectural Control Committee (ACC) to make your experience of living in Lakeview Ranch as enjoyable as possible. To that end, when you are submitting an application to build a new home, an outbuilding, or a fence, please follow the procedures below. Following these steps will make the approval process easier for you and the ACC.

1. Applying for a fence:
 - Download the “Fencing” application from the Lakeview Ranch HOA website
 - Fill in all information possible, noting the restrictions on the application form
 - Attach a site plan showing the proposed location of the fence
 - email the application and site plan to David Yoder (d.yoder@charter.net) or Melissa Pelzel (momopelzel@aol.com) or (2) bring it to 700 Lakeview Boulevard during the monthly ACC meeting on the second Saturday of each month between 9:00 – 11:00 AM
2. Applying for an outbuilding:
 - Download the “Outbuilding” application from the Lakeview Ranch HOA website
 - Fill in all information possible, noting the restrictions on the application form
 - Attach a site plan showing the proposed location of the outbuilding
 - email the application and site plan to David Yoder or Melissa Pelzel or (2) bring it to 700 Lakeview Boulevard during the monthly ACC meeting on the second Saturday of each month between 9:00 – 11:00 AM.
 - Note that this process will result in an interim approval only. Before the ACC can grant final approval, you must obtain a building permit from the City of Denton. When you receive the building permit, contact the ACC for final disposition.
3. Applying for a new home:
 - Download the “Homeplans” application from the Lakeview Ranch HOA website
 - Fill in all information possible, noting the restrictions on the application form
 - Bring the application and your building plans to 700 Lakeview Boulevard during the monthly ACC meeting on the second Saturday of each month between 9:00 – 11:00 AM. If you cannot attend the monthly meeting, please email either David Yoder or Melissa Pelzel and we will arrange to get your application and plans before the next meeting
 - Note that this process will result in an interim approval only. Before the ACC can grant a final approval, you must obtain a building permit from the City of Denton. When you receive the building permit, get it to the ACC for final disposition.
4. Applying for a special permit or variance:
 - You may occasional want to submit an application for an item not covered by our application forms. Or you may wish to request a variance to the CC&Rs.
 - If you wish to submit a special application or variance, please type a letter or email explaining the nature of your request and email it to either David Yoder or Melissa Pelzel and we will present it to the ACC at the next meeting.

Please note that the ACC does, occasionally, hold special meetings to consider requests that need immediate attention. If you have such a request, please contact either David Yoder or Melissa Pelzel and we will arrange to present your request to the entire ACC. Remember, we are here to serve you.