

ARCHITECTURAL STANDARDS GUIDE

Horseshoe Bay and Horseshoe Bay West Communities



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PRELUDE

The Horseshoe Bay Architectural Design Guidelines are intended to provide guidance for all residential and commercial development and construction, as well as any subsequent changes or alterations to previously approved plans, existing structures and landscaping located in the Horseshoe Bay Proper, West, South and North Communities.

These Guidelines will be administered by the Horseshoe Bay Architectural Control Committee (HSBAC) in accordance with procedures set forth in the Horseshoe Bay Declaration of Reservations (DR) and any of its amendments. In the event of a conflict between Design Guidelines and DR, the most restrictive shall govern.

These Guidelines may be amended from time to time by the HSBAC. It is the property owner's responsibility to ensure they have the current Guidelines and have carefully reviewed all applicable sections of the DR, project approval documents and/or other governing ordinances or regulations that may affect their improvements. Any such conflicts identified by the property owners or their consultants shall be immediately brought to the attention of the HSBAC.

The intent of these Guidelines is to provide a framework that property owners and their design consultants may use to create homes that further the goal of the Horseshoe Bay and Horseshoe Bay West Community Plans.

HSBAC reserves the right to require design modifications or additions that, though not specifically contained in the text, are within the spirit and intent of the Guidelines and design objectives of the Community. These Guidelines are binding on any person, company or firm that intends to construct, rebuild or modify any permanent or temporary improvements in the Community.

The HSBAC evaluates all development proposals on these Design Guidelines. Some Guidelines are written as broad statements, and the interpretation is left up to the discretion of the HSBAC. Other Guidelines, such as building height or setbacks, are more definitive, absolute design parameters. In many cases they parallel City and building code requirements or project approval documents.

COMMUNITY PLAN

Horseshoe Bay and Horseshoe Bay West have been master-planned into various communities. The Declarant established, as a general plan for the subdivisions, conditions for the protection, maintenance, development, and improvement of all land covered by any plat that meets certain formal requirements.

Subdivisions:

- Jonathan Cove
- The Waterlands
- The Highlands
- The Cape
- The Uplands
- HSB Proper
- HSB South (4B, Area 1 and 2)
- HSB South (Manufactured Housing)
- HSB West

Within these various communities, design standards and DR (CC&R) may vary in relationship to:

- Waterfront lots and properties across the street from or adjacent to waterfront lots.
- Golf course lots and properties across the street from or adjacent to golf course lots.
- View lots.
- High visibility lots (HV Lots).
- Interior lots.

Within these various communities, design standards and DR may vary in relation to zoning. Per the DR, lots are restricted as follows (Note additional zoning classes may exist with the City of Horseshoe Bay):

- R1 Single Family Dwellings
- R2 Two Family Dwellings
- R4 and R6 Multi-Family Dwellings
- R7 Religious District
- AM-1 Airport Mixed Use
- GH Garden Home
- M1 Manufactured Housing
- C2 Commercial District
- A1 Amenities Land
- FD Future Development

Combing Lots and Maintenance Fees

In cases where the owners own two or more contiguous lots and want to combine them into a single lot, they must receive the consent of the City of Horseshoe Bay and the Declarant. Combining lots does not eliminate the obligation to pay a maintenance fee per lot or dwelling unit there on.

All maintenance fees must be current when applying for a permit. Applications will not be processed if an account is found to be past-due.

High Visibility Lots

Due to their location in the community, size or elevation, certain lots have the potential to have a significant visual impact when viewed from the amenities (golf courses, clubhouses), waterfront, main boulevards and entries or common areas.

These lots shall be referenced as “High Visibility Lots” (HV Lots).

Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are encouraged to discuss the development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation on their application.

HV Lots are to incorporate the following special design considerations:

- **Enhanced Landscaping**-Certain lots having side or front yards facing Resort amenities, waterfront, main boulevards and common areas may be required to install additional landscape in an effort to soften the building’s exterior elevation and its effect on surrounding properties. Planting a greater number of larger trees, along with the massing of shrubs for privacy would satisfy this goal.
- **Enhanced Architectural Features**-Certain HV Lots will require their design consultants to pay particular attention to the building elevations facing the Resort amenities, waterfront, main boulevards or common areas. These elevations should exhibit eclectic, handcrafted details reflective of the home’s architectural style.
- **View protection:** Special care must be taken to avoid impeding protected views when designing for those lots that back up to the golf course or shoreline. It is the responsibility of the owner and their design professional to ensure their development will not obstruct, impede or otherwise disturb existing protected views (see definitions).

Chapter 1: Site Development

1.1 Grading and Drainage

1.1.1 Objectives

- To blend new lot improvements with adjacent common area, slope grading, golf course landforms or existing topography.
- To ensure drainage improvements are compatible with adjacent lots or landforms.
- To create appropriate landforms as a setting for the building improvements.

1.1.2 Guidelines

(a) All cuts, fills and retaining walls must create smooth transitions at top and bottom of slopes and appear to be extensions of natural landforms. In general, finished slopes shall mimic the gently rolling topography of the golf course or natural areas. Long, straight landforms shall be avoided, while rounded flowing forms are encouraged.

(b) Grading operations shall not cause any on- or off-site erosion, even during construction. Erosion control measures shall be implemented upon initiation of grading and shall remain in place until the graded areas are 80% revegetated.

(c) All grading shall be completed within the building envelope and shall not direct off-site drainage onto adjacent lots in excess rate or volume than previously existed.

(d) Slopes shall not look “engineered” or abrupt. Cut and fill slopes may not exceed 4:1 and are to be landscaped and restored with plant materials that blend with the landscape. The landscaping of these slopes shall be completed as soon as possible.

(e) In general, cut and fill quantities from grading operations shall balance on site. Grading plans are required for all new residential and commercial projects and any other project the committee feels is disturbing a significant amount of soil. Plans must show existing and proposed conditions, contour lines at no more than five (5) foot intervals, finished floor elevations, drainage arrows, other applicable drainage infrastructure, and profiles of cut and fill limits. Contour lines must extend twenty (20) feet beyond owner’s property lines to depict the relationship to adjacent lots and common areas. The committee may request grading plans to be sealed by a civil engineer when/if a lot’s topography so dictates.

(f) Impervious cover amounts may not exceed the limits set forth in the City’s Drainage Criteria Manual.

(g) Drainage easements are reserved as shown on the applicable plat and/or as set out in the Horseshoe Bay Declaration of Reservations. Within these easements, no structure, fences,

planting, or other material shall be placed or permitted to remain which may damage, interfere with, or change the direction, flow, obstruct or impede the flow of water through said easement.

(h) The Declarant and/or amenities owners may have installed landscape improvements along streets, drainages and slopes. In some cases, this landscape is within the lot. This vegetation shall not be removed, except for driveways, utility connections and minor grade tie-ins and shall be incorporated into the overall lot design.

1.2 Retaining Walls

1.2.1 Guidelines

(a) Where grade changes exceed six (6) feet, stepped-back or terraced wall structures with planting terraces are to be used. In extraordinary circumstances, higher retaining wall heights may be allowed if it can be demonstrated that such a solution has no adverse impact on neighboring lots or common areas and causes less disturbance to existing topography or landscaping.

(b) Acceptable materials for retaining walls include concrete or masonry block with a stucco finish, natural stone and heavily textured masonry block. If stone is used, a pattern consistent with the home's architectural style is required.

(c) In general, retaining walls facing the golf course, street or other common areas may not delineate or parallel the building envelope or property lines for a distance exceeding twenty-five (25) feet without vertical and horizontal offsets. Walls are to use multiple vertical and horizontal offsets that step with the site's topography and house design. Exceptions may be granted by the HSBAC if it is determined that such offsets are aesthetically desirable in the context of a particular submittal.

(d) In general, walls exceeding four (4) feet in height facing the golf course are strongly discouraged.

(e) Retaining walls may be utilized to resist the lateral displacement of soils and other materials in the front yard setback. The retaining wall shall not exceed thirty (30) inches in height, measured to top of wall or capping stone, and shall be terraced with a minimum of four (4) foot width planting terraces, stepped or landscaped to finished grade.

Chapter 2: Improvement Standards

2.1 Permitting

(a) No building, landscaping, fence, patio, deck, dock, or other structure shall be erected, altered, added to, placed or permitted to remain on any lot or land until and unless the plans showing floor areas, external design, structure details, plot plan, landscaping plan, pool plans, and all other surface improvements are approved by the HSBAC.

- (b) External design shall be of a quality and a type of material that is harmonious with existing and/or proposed structures.
- (c) No alterations to the exterior appearance of an existing building or structure shall be made without approval from HSBAC. These requirements shall extend to boat docks, boathouses, ornamental structures, fences, walls and bulkheads; including but not limited to alterations in location, design, height, length and type of construction and as to any and all structures over or in the water, or moving of soil in or out of the water and/or on land, which in the opinion of the HSBAC is a significant moving of soil.
- (d) No natural drainage shall be changed, altered or diverted without approval of the HSBAC and the City of Horseshoe Bay.
- (e) On any project submitted for approval, the HSBAC may require changes, deletions, or revisions in order that the architectural and general appearance of all such buildings and grounds are in keeping with the architecture of the neighborhood and comply with all conditions of the HSBAC, the DR and City of Horseshoe Bay.
- (f) Every project submitted for review must include all items as specified on the submission checklist appended to these guidelines.

2.2 Maintenance of Existing Improvements

- (a) Exterior features, **including but not limited to**, walls, doors, garage doors, windows, window frames, cornices, porches, trim, soffit, balconies, decks, docks, roofs, chimneys, ducts, gutters, canopies, awnings, signs, address yard lights, fences, retaining walls, pools, spas, equipment screens, and miscellaneous decorative features or structures must be maintained in good repair and properly anchored as to be kept in sound condition.
- (b) Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatments. Peeling, flaking and chipped paint shall be eliminated and surfaces repaired. Paint and stain colors must be approved by the HSBAC prior to application, even when using existing colors.
- (c) Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
- (d) Oxidation and discoloring shall be removed from exterior surfaces. Surfaces designed for oxidation are exempt from this requirement.
- (e) Reparations to ageing or damaged exterior surfaces or structures require HSBAC approval prior to making repairs.
- (f) Existing non-conforming structures shall be required to be brought up to current standards at such a time as they are damaged, become dilapidated, unsafe, are of such a condition as cannot be maintained by normal maintenance, or are being torn out as part of a larger exterior remodeling or landscaping project.

2.3 Authorities Having Jurisdiction (AHJ)

- (a) The owners, contractors or developers shall apply for all applicable permits from the City of Horseshoe Bay, or any other governing agency after receiving design approval from the HSBAC.
- (b) Any adjustments required by other AHJ's must be submitted to the HSBAC for review and approval.
- (c) The issuance of any approvals by the HSBAC shall not imply approval or compliance with any legal demands from other AHJ's.

2.4 Building Height

2.4.1 Lots Zoned R1, R2, R4, R6, R7, C2, AM-1

- (a) The maximum building height shall be thirty-two (32) feet above the highest natural contour line of the applicable lot, except that the maximum building height for lots contiguous with the shoreline shall be thirty-five (35) feet above the highest natural contour line of the applicable lot. In the case of R6 multi-family complexes with more than twenty (20) dwelling units, a maximum of three stories may be allowed.

2.4.2 Lots Zoned M1

- (a) Manufactured homes shall not exceed twenty (20) feet above the highest natural contour line of the applicable lot.
- (b) Modular homes shall be permitted up to two (2) stories not to exceed thirty-two (32) feet above the highest natural control line of the applicable line.

2.5 Building Envelopes

Except as specified to the contrary on an approved plat, which specification shall control, the following shall apply.

2.5.1 Single Family R1

- (a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.
- (b) Front Yard Setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.
- (c) Side Yard Setbacks shall be at least fifteen (15) feet in width with no less than five (5) feet on one (1) side, excepting fences, walls, and hedges when used as a property or boundary line separation. Lots located on Lighthouse Drive shall provide total side yards with not less than five (5) feet on each side. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street property lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.2 Garden Home GH

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be no less than five (5) feet on each side of the lot. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street property lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.3 Two Family R2

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street property lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.4 Multi-Family R4

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street property lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.5 Multi-Family R6

(a) Maximum Area of Dwelling shall be no more than Sixty (60) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street property lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.6 Manufactured Housing M1

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of ten (10) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of ten (10) feet from all side street property lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.7 Commercial District C2

(a) Maximum Area of Dwelling shall be no more than Sixty (60) percent of the total lot area for the dwelling and other structures.

2.6 Minimum and Maximum Floor Areas

2.6.1 Single Family R1

(a) All single family lots located North of Highway 2147 shall require no less than twenty-four hundred (2400) square feet of living area, excluding garages, covered porches, covered contiguous porches or other similar appendages, for lots adjoining or contiguous with the golf course, the 825

contour of Lake LBJ, or amenity buildings, as well as the second row back from the golf course, 825 contour of Lake LBJ, or amenity buildings. The term “second row of lots” shall mean all lots which are not contiguous with but which either adjoin lots contiguous with the golf course, the 825 contour of Lake LBJ, or amenity buildings or are across the street from lots which are contiguous with golf course, the 825 contour or amenity buildings.

(b) All single-family lots located North of Highway 2147 which are not contiguous with or the second row back from the golf course, the 825 contour of Lake LBJ or amenity buildings, shall require no less than eighteen hundred (1800) square feet of living area, excluding garages, covered porches, covered contiguous porches or other similar appendages.

(c) All residences located South of Highway 2147 shall require not less than the following number of square feet of living area, excluding garages, covered porches, covered contiguous patios, or other similar appendages:

- Twenty-four hundred (2400) square feet for lots fronting any portion of the golf course and the second row of lots from the golf course as described above.
- Eighteen hundred (1800) square feet for all other lots except Area 1 and 2 as defined in city zoning ordinances which may have a minimum of fourteen hundred (1400) square feet of living area, excluding garages, covered porches, covered contiguous patios, or other similar appendages.
- Lots defined as 4B in city zoning ordinances shall have a minimum of twelve hundred (1200) square feet of living area, excluding garages, covered porches, covered contiguous patios, or other similar appendages.

2.6.2 Garden Home GH

(a) Fourteen hundred (1400) square feet excluding carport, garages, covered porches, and contiguous patios or other similar appendages.

(b) Eighteen hundred (1800) square feet for golf course lots, excluding carport, garage, covered porches, and contiguous patios or other similar appendages.

2.6.3 Two Family R2

(a) All two-family residences shall require not less than nine hundred fifty (950) square feet of floor area for each unit excluding carport, garage, covered porches, and covered contiguous patios, except that if such two-family residence is located in the areas defined as “Area 1” and “Area 2” in city zoning ordinances, the enclosed living area in the dwelling portion of each unit shall be not less than seven hundred fifty (750) square feet, and provided that if the lot is located either contiguous to any portion of the golf course or the shoreline of Lake Lyndon B. Johnson or the second row of lots, as herein before defined, then the enclosed living area in the dwelling portion of each unit shall be not less than twelve hundred (1200) square feet.

2.6.4 Multi-Family R4

- (a) All multiple residential 4-family residences shall require no less than fifteen hundred (1500) square feet. An option is allowed for up to twenty (20) percent of the units to be a minimum of seven hundred (750) square feet.
- (b) Exception, R4 family residences along Apache Tears, Broken Hills, Buffalo Peak, Hi Valley and Mountain Leather shall require no less than two thousand (2000) square feet for all golf course lots and second row lots and eighteen hundred (1800) square feet for other lots in this area.

2.6.5 Multi-Family R6

The minimum living area of each dwelling unit in any multiple dwelling complex shall be as described here in.

- (a) Apartments shall have twelve hundred (1200) square feet of living area. An option is allowed for up to twenty (20) percent of the units to be a minimum of seven hundred (750) square feet of living area.
- (b) Townhouses shall have a minimum of twelve hundred (1200) square feet of living area.
- (c) Cottages shall have a minimum of fourteen hundred (1400) square feet of living area.
- (d) Each golf course lot or second row of lots shall have a minimum of eighteen hundred (1800) square feet.

2.6.6 Manufactured Housing M1

- (a) All manufactured homes and modular homes shall have a minimum of seven hundred (700) square feet of living area in the dwelling portion of the home.

Chapter 3: Architectural Standards

3.1 General Design and Architecture

3.1.1 Objectives

- To create residences which have a strong indoor/outdoor relationship.
- To create residences that, through their design, massing, and materials convey a sense of timelessness, permanence and quality.
- To encourage a diversity of design solutions while at the same time producing high-quality homes and landscapes.

- To provide for the development and maintenance of a higher standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision.

3.1.2 Building Exteriors

3.1.2.1 Guidelines

(a) In general, the exterior wall design of all residential and commercial buildings and/or other improvements may incorporate the use of at least two different materials to create subtle textural changes and to further articulate masses. Exterior walls of a single material may be acceptable if, in the opinion of the HSBAC, they meet the requirements of these Guidelines, are consistent with the Community's aesthetic goals and are appropriate to the design's architectural style.

(b) One hundred (100) percent stucco will not be allowed on a structure that incorporates a metal roof unless the ground floor exceeds thirty-five hundred (3500) square feet per dwelling unit.

3.1.2.2 Acceptable Materials

(a) Natural stone, wood, stabilized adobe block and stucco with architectural accent elements such as fascia, beams, window and door treatments and trim utilizing wood, stone, tile and/or ornamental metal on HV Lots. Non HV Lots may incorporate hardy board material when approved by the HSBAC. Stone/rock may be used in the following manner:

- As a foundation element with plaster/stucco above
- As full height walls when used as the predominant wall material or as a foundation base
- As an accent in cut pattern surrounding doors, windows, or openings.

(b) Stone masonry may be either a semi-coursed structural appearance or un-coursed stone with minimal grout showing. Thin stone veneers applied in geometric or random patterns are not permitted on HV Lots. Where stone veneer is used, it must simulate the use of stone laid in a structural manner. The stone should wrap elevations and return into walls and window openings with a preferred minimum return wall depth of two (2) feet. The use of faux or cultured stone as an accent is permitted.

(c) Stucco may be utilized for foundation elements or full height walls as discussed above in stone/rock. Walls shall have a handcrafted appearance utilizing textures or troweled patterns in a light to medium texture.

(d) Foundation walls that exceed two (2) feet above grade may be required to have planter beds in front of them covering a minimum of one third (1/3) of the vertical area and one hundred (100) percent of the horizontal area. Plants must cover one third (1/3) of the vertical area at the time of installation. Determination will be made at the time of project review.

(e) The exterior portion of walls that are not required to have masonry covering shall be stained or painted excepting acceptable wood species or Hardy Plank that are commonly used without such finishes but have a finished appearance per approval of the HSBAC.

(f) Natural stone or rock may not be painted. The HSBAC may consider a grout smear. The smear coverage may not exceed forty (40) percent.

(g) Brick may be used but is not recommended. If used, recommended brick colors are firebrick or earth tones

(h) Thin stone veneers that are not structural in appearance, reflective surfaces other than glass, metal cladding, and/or exposed concrete or concrete block are not acceptable materials.

(i) The HSBAC will consider other metal and manufactured materials on an individual bases.

(j) Colonial and gothic architecture are not permitted.

3.1.2.3 Masonry Requirements

(a) Masonry is defined as rock, stone, stucco, or brick.

(b) With the exception of buildings and structures constructed by the Declarant and Amenity Owners, all Structures on HV Lots must have exterior walls of no less than one hundred (100) percent masonry along the golf course and 825 contour facing walls and no less than fifty (50) percent masonry on street facing and side walls.

(c) All structures on non HV Lots with the exception of buildings and structures constructed by the Declarant or Amenity Owners, those in Horseshoe Bay Proper area 4B, and lots zoned M1, must have a minimum of fifty (50) percent masonry on all exterior walls.

(d) All Structures in area 4B Horseshoe Bay South must have a minimum of fifty (50) percent masonry on the street facing walls and not less than thirty (30) percent on each of the remaining walls.

(e) No more than twelve (12) inches of exposed slab are permitted. The exterior wall finish must be carried down to the top of the exposed limit. Stucco under stone is prohibited. Stone under stucco is permissible. Painting is not an acceptable means of addressing exposed slab areas.

3.1.2.4 Color

(a) Exterior color charts are to accompany design plans upon initial submission for plan approval to the HSBAC. A wide range of recessive color applications are acceptable and encouraged. Creating a diversity of color use that adds character to the community is encouraged, however, not all colors are acceptable.

(b) Paint manufacturers categorize their products by Light Reflective Value (LRV). The following LRV's must be adhered to:

- Light or bright colors having an LRV value greater than 44 are not acceptable.

- White paints may not have an LRV over 85.
- Exterior wall colors may not have an LRV over 50, unless being painted white.
- Trim and accent colors shall have an LRV value equal to or less than 55.

(c) The HSBAC may grant a variance in LRV if they feel the architectural design of the home justifies its use.

(d) Color palettes shall be muted and reflect the natural colors of the Hill Country. Earth tone colors should be used for the primary color composition.

(e) Discouraged colors are red, pink, and other bright or pastel colors.

(f) No exterior materials shall have a high gloss, glare or reflective “mirror” type finish.

(g) Color applications shall be used consistently throughout the design, including accessory buildings and related outdoor areas and other structures.

(h) In general, colors for roofing shall be darker than the building’s exterior. Medium to dark browns and greys are recommended. Colors shall have an LRV of 35 or lower. Flat roofs shall have an LRV of 26 or less.

(i) Exterior hardscape colors should be complimentary to the building’s exterior.

3.1.2.5 Texture

(a) A greater amount of light reflects off smooth surfaces. Bold texturing can be equally disruptive visually. Texture should be used to minimize the reflectivity of the walls and roof without being heavy and weighted in appearance.

3.1.2.6 Shade and Shadow

(a) Shade and shadow are encouraged to aid in visually appealing architectural design. Trellises, loggias, courtyard and eave overhangs, and deeply recessed windows and doors help create rich compositions and are encouraged.

3.1.2.7 Building Forms and Massing

(a) Building designs should incorporate varied projections such as wall offsets, trellises, covered porches or verandas that create texture, shade, scale and visual interest. Wall or elevation offsets broken by an appropriately scaled architectural element such as a chimney or other architectural feature are required.

(b) Buildings should be designed to be viewed from all sides. Screening and/or designing utility service areas as an integral part of the overall architectural composition are required.

(c) Entries should be recessed and articulated with overhangs, porches and/or courtyards. Entry elements shall be in scale with the home. Dominant and overly sized entries may be permitted to add mass appearance to structures.

3.1.2.8 Railings

(a) Decorative iron or wood carved railing details shall borrow from building traditions consistent with the architectural style of the residential.

(b) Railings must meet city building code safety standards.

3.1.2.9 Chimneys

(a) Fireplaces and chimneys must be proportionate to and consistent with the overall design of the home. The maximum horizontal dimension shall be eight (8) feet unless it can be demonstrated that a larger dimension is appropriate for the design and supports the aesthetic goals of the community.

(b) Outdoor fireplaces may be attached to the main structure; however, they must provide a minimum three (3) foot clearance above the roof line, and two (2) foot clearance above all structures within ten (10) feet.

(c) Outdoor fire pits must have a minimum ten (10) foot setback from side and rear property lines.

3.2 Driveways and Auto Courts

3.2.1 Objectives

- To minimize visibility of paved areas from neighboring lots through careful sighting, grading and use of architectural devices and landscaping.
- To blend driveways into the natural terrain to minimize grading.
- To create “auto-courts” for parking and garage areas through the use of special paving, architectural devices, plantings and/or walls.
- To minimize paving in the front yard setback.

3.2.2 Guidelines

(a) The driveway-parking-garage layouts are to minimize the visibility of garage doors. A lot that allows the opportunity for side entry garages are to incorporate side entry garages along main boulevards, and lots abutting or across the street from Resort amenities.

(b) Driveway entry shall not be constructed on main boulevards where secondary roads allow access to the lot. Residential lots that back up to the Highway 2147 corridor may not have driveway access onto the highway.

- (c) Limit of a single-entry driveway per property, except where a semi-circular or two (2) unit driveway are approved.
- (d) Semi-circular driveways require a minimum spacing of thirty-five (35) feet between entrance and exit, measured from inside edge to inside edge.
- (e) Driveways may not be located within fifty (50) feet of an intersection or intersecting street.
- (f) Minimum driveway width is twelve (12) feet, desirable width is eighteen (18) feet, maximum width is twenty-five (25) feet.
- (g) A minimum of twenty (20) feet of back up space is required, however, twenty-five (25) to thirty (30) feet is recommended.
- (h) HV Lot driveways and auto court materials shall include colored or patterned concrete, precast concrete pavers, stone, brick, cobble and edge detailing. Color and texturing shall complement the proposed buildings and integrate well with the surrounding earth tone colors. No smooth or broom finishes are allowed (only seeded salt, scored, washed or exposed textures).
- (i) Non HV Lot driveways are required to be concrete and may have any surface allowed on HV Lots and may have smooth or broom finishes.
- (j) The use of permeable pavers is encouraged to add architectural interest and reduce the percentage of impervious surfaces.
- (k) Shared access driveways are permitted with the use of a recorded use agreement.

3.3 Garages and Parking

3.3.1 Objectives

- To minimize visibility of parking areas through planting, architectural projections and careful placement of garages.
- To accommodate all parking needs for the residence on the lot.

3.3.2 Guidelines

- (a) All single-family R1 lots shall provide at least one garage of no less than four hundred (400) square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by a breezeway. Except that in Horseshoe Bay South zone 4B and those lots zoned M1, shall provide at least one garage or carport of no less than two hundred (200) square feet.
- (b) All two-family R2 and R4 Multi-family lots shall provide at least one garage of no less than two hundred (200) square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by a breezeway.

(c) Detached garages must be connected to the main residence by a wall and/or covered breezeway

(d) All multi-family R6 lots must provide a minimum of two (2) parking spaces for each dwelling unit or apartment. Such parking spaces shall be ten (10) feet wide and twenty (20) feet long. Under no circumstances will any parking be permitted within the setback areas adjacent to streets or on streets.

(e) All carport structures shall be enclosed on at least two sides provided that structures located on corner lots shall be completely enclosed. MH-1 Zone lots may have carports open on all sides.

(f) Three car garages and motor court areas are recommended on HV Lots.

(g) Each lot shall contain a minimum of two additional guest parking spaces (in addition to the enclosed spaces required). Unenclosed spaces must utilize a combination of plantings and/or low walls to screen cars from view. At least one of the unenclosed spaces cannot impede full access to the garage.

(h) On-Lot or on-street parking of boats, trailers, RV's or similar types of recreational vehicles is prohibited.

3.3.3 Garage Doors

(a) All R1 and R2 HV Lots shall provide garage doors with decorative wood finishes, or glass and metal doors, to complement the architecture of the house.

(b) When using contemporary metal/glass designed garage doors, the glass must be opaque as to obscure the interior view of the garage.

3.4 Roofs

3.4.1 Roof Forms

(a) Flat roofs are discouraged but may be allowed provided they are not visually dominant when viewed. Flat roof forms must include stylized parapet walls.

(b) Roof forms may include gable, hip and/or shed roofs.

3.4.2 Roof Pitch

(a) Sloped roof pitches may be 4:12 to 12:12.

(b) Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or offsite.

(c) In flat roof designs, there should be a minimum of three (3) different roof levels, and the details between the parapet wall and roof must be painted to match the wall color.

3.4.3 Acceptable Roof Materials

- (a) Concrete, clay barrel or flat tile, standing seam metal, slate, or acceptable stone coated metal tile patterns are acceptable. Asphalt shingles are permitted in Horseshoe Bay South on those lots designated with a “K” including those in the M1 zone.
- (b) Roof tiles should utilize muted earth tones. It is recommended that tiles be of four (4) different, muted tones or diluted factory blends that create a subtle multi-color surface.
- (c) Flat roofs must be painted a very dark color (LRV of 26 or less) or be surfaced with a material of a color that harmonizes with the natural surroundings.
- (d) Roof color and material for metal roofs that weather are allowed. However, they cannot be reflective and must not be sealed so that they can weather.
- (e) Standing seam metal roofs must have no exposed screws or fasteners. Standing seam metal is not permitted on dwelling units less than thirty-five hundred (3500) square feet that are one hundred (100) percent stucco.
- (f) Reflective finishes, any material that may cause excessive glare, wood shingles and simulated roof materials are prohibited.
- (g) Small vents and/or flues must be painted to match the roof color. On flat roofs, all equipment including vents and flues must be concealed behind parapet walls.
- (h) Roof repairs that disturb more than twenty-five (25) percent of the roof area require HSBRC approval. The roof covering material used to make the repair must be consistent with the existing roof covering.
- (i) Multi-family projects with multiple buildings are required to keep roof materials consistent across all buildings.

3.4.4 Eave Depth

- (a) Eaves shall be incorporated, where appropriate, to a minimum depth of one (1) foot.
- (b) Exposed rafter tails with wooden soffits are encouraged on sloped roof designs.

3.4.5 Fascia

- (a) Pitched roof fascia shall be no less than six (6) inches, being of sufficient size to support a gutter.
- (b) Flat roof facias shall be appropriately scaled to the building massing.
- (c) Large, plain stucco facias are not acceptable.

3.4.6 Gutters and Downspouts

- (a) Gutters, when used, shall be incorporated into the overall design of the house.

(b) Gutters and downspouts shall not appear as if they were tacked on but shall blend with the color and style of the house.

(c) Downspouts may not be directed onto adjacent properties.

3.5 Doors and Windows

3.5.1 Guidelines

(a) Careful consideration shall be given to the design of each elevation. The size, number, placement and rhythm of the windows and doors in relation to the building masses and exterior surfaces should create a balanced composition.

(b) Some Garden Home (GH) zone plats will restrict placement of windows. Referring to this governing document is critical in the design of these homes. The HSBAC will consider transom windows in locations restricted by the plat.

3.5.2 Casement, Double or Single Hung Windows

(a) Windows may utilize arched, square or vertical shaped forms.

3.5.3 Shutters and Awnings

(a) Operable or non-operable shutters of wood naturally stained or painted are permitted. When used, they should be uniformly applied as an architectural feature and should appear functional.

(b) Double shuttered windows shall be full sash height and half sash width for the window they adjoin.

(c) Single shuttered opening shall be full sash height and width for the window they adjoin.

(d) Shutters shall be set a minimum of two (2) inches from the wall surface to create a distinct shadow.

(e) Canvas or similar type awnings over windows or doors are permitted only when not visible from Resort amenities, main boulevards or main entrances, and must be subdued, earth tones.

3.5.4 Doors

(a) Single or double door units, paneled, naturally stained wood, metal and/or multi-paned glass finishes are acceptable.

(b) Wood doors may be carved and/or have rough-sawn appearance.

(c) Door design should be consistent with each other, utilizing similar jamb, head and panel designs around the exterior of the house.

3.6 Walls, Fences, and Gates

3.6.1 Objectives

- To construct walls, fences and gates which borrow from the regional building traditions.
- To design walls, fences and gates that are related to and are natural extensions of the buildings.
- To achieve privacy through berms, low walls, and careful building and planting design, thereby minimizing the need for higher privacy walls and fences.

3.6.2 Guidelines

(a) Wall and fence height may not exceed seven (7) feet above grade. It is encouraged that wall heights be as low as possible to achieve privacy and preserve views and visual character of the community. Fences that abut golf course boundaries may not exceed four (4) feet in height.

(b) When fences and walls are built along a sloping grade, the maximum height of seven (7) feet may be averaged in stepped segments to allow the structure to follow the natural rise and fall of the slope. However, under no circumstances shall any portion of the structure exceed eight (8) feet above grade.

(c) Fences and walls are not permitted in a front yard setback.

(d) No fence or wall shall be constructed within thirty (30) feet of the 825 contour of Lake LBJ. Fences may not be placed on top of bulkheads.

(e) Fences that are visible from the golf course or clubhouse amenities shall use the Horseshoe Bay signature iron picket (black or brown) and stone column design. The column design characters are:

- Fourteen (14) to sixteen (16) inches square.
- Stone must terminate a minimum of four (4) to six (6) inches above the iron pickets.
- Must be spaced at no more than thirty (30) foot intervals along the course boundary.

(f) Vehicle entry gates and/or entry columns must be located within the building envelope.

(g) Fence and wall designs shall be compatible with those on adjacent lots and/or common areas.

(h) Depending upon the architectural style of the home, the HSBAC may require that the ends of walls incorporate decorative terminus details and not end abruptly.

(i) Fences and walls shall occur inside property lines unless contiguous owners agree on design and cost sharing.

(j) Prohibited fence materials are chain-link, vinyl clad, open grid metal, wooden privacy (except in M1 zones), cyclone, barbed wire or hurricane-types.

(k) Approved wall finishes are plaster, stucco, adobe, architectural concrete and/or stone. The minimum thickness is six (6) inches.

(l) Masonry privacy walls are required for residential lots with rear parcel boundaries facing Hwy. 2147. These walls are subject to specific design criteria to be supplied by the ACC at permitting.

(k) Fences and walls as pool barriers must comply with the city's adopted building code's minimum standards.

3.7 Courtyards, Terraces, Paths, and Outdoor Stairs

3.7.1 Objectives

- To create outdoor spaces that ameliorate the climate through the use of plantings, walls, architectural devise and/or landscape structures.
- To utilize materials that complement the architecture and materials of the building.
- To create outdoor "rooms" which are natural extensions of the indoor rooms of the residence.

3.7.2 Guidelines

- (a) All paths, outdoor stairs and terraces are to be located within the building envelope.
- (b) The use of natural materials such as stone, tile, gravels and mulches are encouraged. Concrete may be used provided it is colored and textured to complement the residence.
- (c) The use of architectural devices such as courtyards, pergolas, trellises, and/or porches to help create a gradual transition from indoors to outdoors is strongly encouraged.
- (d) Designs shall minimize the use of several different types of paving materials in order to produce an understated unified design.

3.8 Pools and Water Features

3.8.1 Objectives

- To design pools and water features which augment the outdoor spaces and complement the architectural style of the main building.

3.8.2 Guidelines

- (a) Pools, spas and other water features must be built within the designated building envelope, as permitted within the lot setbacks, but not in utility or drainage easements. Pools are prohibited in front yards.
- (b) Pools and water features are to be designed to be integral parts of the residential design and visually blend with the landscape. Landscaping should be selected and arranged to complement the feature, provide privacy, and create outdoor living spaces.
- (c) Pools and spas, and the doors and gates leading to them, must be installed in compliance with the City of Horseshoe Bay's adopted building codes.

- (d) Pump equipment is required to be screened from view. Screening shall use a combination of fencing and walls to conceal the equipment and reduce sound trespass.
- (e) Pump equipment located in a flood plain must be installed in compliance with the City of Horseshoe Bay's adopted building codes.
- (f) Above ground pools are prohibited.

3.9 Accessory Buildings and Structures

3.9.1 Guidelines

- (a) Accessory buildings and structures may not occupy more than fifty (50) percent of the required rear yard.
- (b) Accessory buildings and structures must be located a minimum of ten (10) feet from the main building.
- (c) Accessory buildings and structures may not exceed fifteen (15) feet in height.
- (d) Covered structures must be constructed within the building envelope.
- (e) No accessory structures, buildings or other improvements are permitted on a lot without a primary residence.

3.9.2 Moorings, Docks, Piers, Etc.

- (a) Boat docks without any type of living area above the dock, including outdoor fireplaces, outdoor kitchens or living quarters, not to exceed fifteen (15) feet in height from pier to top of handrails or peak of roof, are permitted.
- (b) Boat docks and houses recessed into the land and are extensions of the main residence may be the same height as the residence.
- (c) LCRA permits are required prior to beginning any shore dredging activities.
- (d) Docks, boathouses, piers, etc. may not be constructed beyond their applicable pier and dock easement.

3.9.3 Casitas, Hangers, Sheds, Misc. Covered Structures

- (a) The style and design details of the structure should be consistent with the main residence.
- (b) The exterior walls are subject to the same masonry requirements as the main residence.
- (c) Building height may not exceed fifteen (15) feet unless the structure is connected to the main residence where it can be the same height as the residence. The connection must be by air conditioned space. Breezeway connections are not sufficient to exceed height restrictions.
- (d) Detached garages must be connected to the main residence by a breezeway.

(e) Sheds are only permitted in the M1 zone and may not exceed ten (10) feet by twelve (12) and shall not be located in the front yard or within five (5) feet of rear or side yards. Wood or masonry construction is permitted, metal sheds are prohibited. Sheds may not be used for occupancy.

3.9.4 Decks, Patios, Misc. Uncovered Structures

(a) Uncovered decks and patios which exceed eighteen (18) inches above grade may project eighteen (18) inches into a side yard setback and five (5) feet into the rear setback.

(b) Uncovered decks and patios which do not exceed eighteen (18) inches above grade may project eighteen (18) inches into the side yard setback and ten (10) feet into the rear yard setback.

(c) The style and design details of the structure should be consistent with the main residence.

3.10 Mechanical Equipment, Propane Tanks, Misc. Utilities

3.10.1 Guidelines

(a) HVAC equipment, propane tanks, generators or similar equipment shall be located within the building envelope and fully screened from view.

(b) No air conditioning unit, evaporative cooler, or other object or device which, in the sole opinion of the HSCAC, is unsightly shall be placed upon or above the roof of any building, unless the same is architecturally concealed from view.

(c) No widow air conditioning, heating or evaporative coolers are permitted.

(d) Rooftop mounted solar systems are permitted contingent upon HSBAC approval.

(e) Buried propane tanks may not be installed in utility easements.

(f) Television antenna, radio antenna, radio receiver, satellite dish, or similar device for receiving or transmitting radio, television or other electronic signals must be concealed from the street and Resort amenities.

3.10.2 Screening Requirements

(a) Masonry, metal, and composite decking are appropriate materials for enclosures. Metal and composite slats must be constructed on a horizontal plane. Enclosure design must complement the architectural elements of the residence.

(b) Enclosures must be a minimum of one (1) foot above the equipment and include access gates.

(c) Installation must allow for the proper clearances as prescribed by the manufacturer's instructions and/or the city's adopted building code requirements. Enclosures may not have covers that would impede the equipment's function.

(d) Landscaping is not a sufficient means for screening of mechanical equipment.

3.11 Landscaping and Irrigation

3.11.1 Objectives

- To create landscapes that are sustainable, water-conscious, and reinforce the community as a tropical resort landscape and architectural image.
- To build upon the Resort's installed landscape in a high-quality manner that creates a unique setting.
- To encourage landscape design for homes along the golf courses that creates a seamless transition from the golf course landscape and common areas to the more intimate landscapes of the homeowners.
- To utilize irrigation systems that provide efficient coverage while minimizing water usage and runoff.

3.11.2 Guidelines

(a) All work relating to the site including grading, planting, placement of structures, and design of outdoor areas, require approval from the HSBAC prior to beginning construction activities.

(b) All new residential and commercial projects are required to have irrigation systems installed, except for lots located in the M1 zone, where installation is optional.

(c) Irrigation systems must utilize automatic, programable controllers.

(d) Irrigation design and installation shall comply with all City of Horseshoe Bay ordinances and permitting requirements.

(e) Plants must be native, well adapted, and be climate zone appropriate.

(f) Tree species in the "Red and Black Oak" family are prohibited.

(g) When using gravels and mulches, the materials must be contained in a manner that reduces runoff in rain events. White or light-colored gravel/rocks are prohibited. Colored mulch is prohibited.

(i) All trees, shrubs, and ground covers must be maintained properly. All dead or dying plants shall be replaced promptly.

(j) Corner lots are required to have landscaped areas along each street facing side of the lot.

3.12 Landscape Structures

3.12.1 Objectives

- To design landscape structures that appear as extensions and/or additional building components of the main residence.

3.12.2 Guidelines

- (a) Landscape structures such as arbors, porches, and/or decks must be located within the rear lot building envelope, not in the setback areas, unless a variance is granted by the HSBAC and the City of Horseshoe Bay.
- (b) The height, color materials and style used for outdoor structures are to be the same or similar to the residence.
- (c) Heavy wood timbers, if used for rafters, posts or trellis elements, must be substantial in dimension and treated with stain or paint to withstand the effects of the environment.

3.13 Outdoor Lighting

3.13.1 Objectives

- Preserve the nighttime sky by minimizing the amount and intensity of exterior lighting while providing for the safety of the public.
- Utilize light fixtures which complement the architecture and enhance the landscape.

3.13.2 Guidelines

- (a) All residences are required to have one (1) address yard light, designed in compliance with established criteria. The light may be no less than five (5) feet from the edge of the road or no more than fifteen (15) feet from the property line. The fixture must be controlled by a light sensitive switch and be maintained in good working condition. Wattage may not exceed fifty (50) watts. Multi-family developments must have an adequate number of fixtures based on the number of units in the complex as determined by the HSBAC.
- (b) No exterior lighting on the lot may be directed outside the property boundaries or produce a glare visible from outside of the boundary. Light trespass is prohibited.
- (c) All lighting and light fixtures, residential and commercial, must comply with the restrictions set forth in the City of Horseshoe Bay's lighting ordinance.
- (d) Uplighting may be utilized to light trees and decorative wall sections of structures. Uplighting is limited to eight (8) trees having a maximum of two (2) fixtures per tree. Uplighting must be approved by the HSBAC and the City of Horseshoe Bay.
- (e) Only low voltage lighting may be used for all exterior site lighting. Line voltage may be used for fixtures on the home.
- (f) All residential site lighting shall use LED bulbs with a correlated color temperature of twenty-seven hundred (2700) kelvins or less or comply with the current International Dark Sky regulation, whichever is more restrictive.

(g) With the exception of low-level driveway lights, all lighting must occur within the building envelope.

(h) Security lighting may be installed provided the fixtures are fully shielded, pointed downward and do not create a light nuisance to adjoining lots, Resort amenities, or main boulevards. Motion sensors must be on timers that automatically turn off the lights after five (5) minutes. Motion sensors should be located to avoid accidental triggering by wildlife and wind born vegetation.

(i) All landscape lighting plans must be approved by both the HSBAC and the City of Horseshoe Bay.

(j) Decorative holiday lighting is permitted from the Friday following Thanksgiving through January 8 of the year.

(k) Soffit lights are not allowed unless they are recessed.

3.14 Exterior Service Areas

3.14.1 Objectives

- To screen service areas from off-site views.
- To ensure any noise or odors from trash or equipment are contained within the service area.

3.14.2 Guidelines

(a) Trash disposal areas, outdoor work areas, mechanical equipment and outside equipment are to be completely screened from view through the use of architectural features. Where feasible, these areas are to be integrated into the main building's design.

(b) Refer to "Screening Requirements" for acceptable means of screening.

3.15 Miscellaneous Site Elements

3.15.1 Flagpoles

(a) Residential flagpoles may not exceed twenty (20) feet in height.

(b) Commercial flagpoles may not exceed twenty-five (25) feet in height.

(c) Flags must comply with City of Horseshoe Bay ordinances.

3.15.2 Recreation or Play Equipment

(a) All exterior play equipment, such as slides, swing sets, jungle gyms, etc. shall be installed in the least visible portion of the rear yard. Equipment may not be visible from Resort amenities, main boulevards, or main development entries.

(b) Exterior play equipment may not exceed eight (8) feet in height.

(c) Exterior play equipment requires HSBAC approval prior to installation.

(d) Basketball hoops shall be allowed on lots if they are not visible from Resort amenities or main boulevards.

3.15.3 Decorative Elements

(a) Metals such as hand forged iron, tin and/or copper may be used for accent areas or for decorative purposes. Forms and motifs are to be consistent with the overall architectural style of the residence.

(b) Wood can be considered for accent areas or specific building elements such as entries, windows, beams, doors, covered porches and/or courtyards.

(c) Metal may be used for railings, decorative window grilles, and/or gates provided that the design draws upon the pattern and styles of the region, are not reflective and have the appearance of iron, weathered bronze, brass or copper.

3.15.4 Signs

(a) The HSBAC has adopted a sign policy appended to these Design Guidelines. All signs must comply with the sign policies restrictions.

Chapter 4: Design Review Committee (HSBAC)

4.1 Committee Membership

(a) The Design Review Committee (HSBAC) will consist of a minimum of three (3) members. The Declarant shall appoint the HSBAC members and members shall serve at the will of the Declarant.

(b) All members of the HSBAC will be appointed, removed, and replaced by the Declarant. The Declarant has the right, at its election, to transfer the power of appointment to the committee.

4.2 Member Duties

(a) The HSBAC's general purpose is to provide for maintenance of high standards of architecture and construction in such a manner as to enhance the aesthetic properties.

(b) The HSBAC may be guided by and, except when in their sole discretion good planning would dictate to the contrary, controlled by the Declarations (DR). The judgement of the HSBAC shall be final, conclusive and binding in relationship to architectural approval.

(c) The HSBAC shall determine whether the conditions contained in the DR are being complied with.

(d) The HSBAC shall adopt reasonable rules and regulations for the conduct of its duties. The HSBAC shall produce an Architectural and Design Standards Guide to assist owners, builders and developers. Such standards and guides may be modified from time to time by the HSBAC and the approval of Declarant.

(e) The HSBAC may grant a variance or exception to the building and setback restrictions contained in the DR's when in their sole discretion, such variance or exception would not be inconsistent with the

maintenance of a high standard of architecture and construction and would not be inconsistent with the aesthetic standards of HSB. Variances granted by the HSBAC may require approval by the City of Horseshoe Bay.

(f) It will be the duty of the HSBAC to consider and act upon such proposals or plans submitted to it in accordance with the design review procedures established by these design guidelines.

4.3 Meetings

(a) The HSBAC will meet weekly or as needed to perform its duties. The HSBAC actions on matters will be by a majority vote.

(b) The HSBAC will keep and maintain a record of all actions taken by it.

(c) The powers of the HSBAC relating to design review will be in addition to design requirements imposed by the City of Horseshoe Bay and any other authority having jurisdiction over improvements in Horseshoe Bay and Horseshoe Bay Communities.

4.4 Fees

(a) The Declarant shall have the right to set fees for the HSBAC review and approval process. Compensation may at any time be revoked or changed by the Declarant with or without cause. All members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any HSBAC function or duty.

(b) The HSBAC may contract and/or assign some of the administrative duties, but not authority, to a qualified design professional as needed.

4.5 Guideline Amendments

(a) The HSBAC may, with the approval of the Declarant, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into the Design Guidelines. The HSBAC will be responsible for ensuring published Design Guidelines are updated with each amendment or revision. Each owner is responsible for obtaining the most recent version of the Design Guidelines from the HSBAC.

4.6 Disclaimer

(a) Neither the HSBAC nor the Declarant will be liable to the HSB Property Owner's Association, any owner, nor any other person for damage, loss or prejudice suffered or claimed on account of:

- Approving or disapproving any plans, specifications, or other materials, whether or not defective.
- Constructing or performing any work, whether or not pursuant to approved plans, specifications or other materials.
- The development or manner of development of any land within the Horseshoe Bay and Horseshoe Bay West Communities.

- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
- Performing any other function pursuant to the provisions of the Design Guidelines.

(b) Neither the Declarant, the HSBAC, nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter.

4.7 Right of Waiver

(a) The HSBAC recognizes that each parcel has its own characteristics, and that each owner has their own individual needs and desires. The HSBAC has the authority to approve deviations from any of the Design Guidelines or Regulations contained in this document. Requests to deviate will be evaluated at the sole discretion of the HSBAC. The approval of deviations will be limited to only the most creative design solutions to unique situations. Deviations must demonstrate the designs are consistent with the overall objectives in the Design Guidelines, and that they will not adversely affect adjoining parcels or the communities they are located in.

(b) Variance approval to deviate shall not set a precedent for other applicants seeking a similar solution and shall not be used to justify a request to deviate. Each variance approval shall stand on its own based on its unique circumstances.

(c) The HSBAC may waive, at its discretion, any procedural steps outlined in the Design Guidelines provided the owner, contractor or developer can demonstrate there is good cause to deviate.

(d) Some variance requests may require additional approval from the City of Horseshoe Bay.

Chapter 5: Design Review Process

5.1 Overview

(a) Improvement plans will be carefully reviewed by the HSBAC to ensure that the proposed designs are compatible with the design standards for the Horseshoe Bay and Horseshoe Bay West communities and are compliant with the Design Guidelines and Declarations.

(b) Some guidelines are written as broad standards, and their interpretation is left up to the discretion of the HSBAC. Other guidelines such as setbacks, building heights, and square foot minimums are absolute design standards set forth in the preceding chapters, and in many cases parallel the City of Horseshoe Bay ordinances.

(c) In the event of a conflict between these guidelines, the DR or any local, state, or federal building or zoning codes, the most restrictive shall govern.

(d) The design review process must be followed for any of the following improvements:

- New construction, residential and commercial development.

- Renovation, expansion or refinishing of the exterior of any existing building or structure such as painting, additions, re-roofs, window and door replacement, yard light updates, pool renovations, etc.
- Site development and/or landscape improvements such as grading, tree installation, lighting projects, retaining walls, planting beds, sign installation, etc.
- Construction of, or additions to, all accessory structures such as casitas, fences, decks, docks, pools, screening structures, pergolas, etc.

(e) Owners, contractors and developers must apply to the City of Horseshoe Bay for all applicable projects including but not limited to building and use permits.

5.2 Design Review Process and Submission Requirements

(a) The HSBAC is available for review of preliminary designs or pre-concept meetings upon request.

(b) Review meetings occur weekly or as needed. It is the owner, contractor or developer's responsibility to arrange with the HSBAC Administrator placement on the Committee's agenda. Applicant attendance is optional.

(c) Project submissions must be received a minimum of forty-eight (48) hours preceding the scheduled meeting.

(d) Project submissions must be in digital format, emailed to the HSBAC Administrator as attachments. Project drawings displayed in the body of an email are not acceptable. PDF file types are preferred but some image files and other Micro Soft software file types (Word, Power Point, etc.) are acceptable.

(e) Incomplete applications will not be accepted for placement on an agenda.

(f) Project documents must clearly define the scope of work.

(h) New construction such as residences, casitas, or additions will require the plan sets to be designed and sealed by a registered design professional.

(i) All submissions must contain the required documentation as set forth in the appended "Submission by Project" checklist.

(j) Owners must be current with their maintenance fund dues in order for the HSBAC to review a project.

(k) Once a project submission has been accepted and placed on an agenda, the HSBAC Administrator will contact the applicant confirming placement on the review schedule.

(l) Post-review, the HSBAC Administrator will contact the applicant notifying them of either project approval and will supply stamped/approved project documents or will supply review comments

from the Committee with details regarding resubmission requirements. This process will repeat until approval is granted. The HSBAC Administrator is required to contact the applicant within 24 hours of the meeting's conclusion.

(m) Any changes or alterations to approved projects must be submitted to the HSBAC prior to beginning construction.

5.3 Inspections

(a) During construction, the HSBAC may perform site inspections to ensure compliance with the approved project documents. If changes or alterations are found, the HSBAC shall issue a "Notice to Comply" and will notify the city of the non-conformity.

(b) The committee may require form surveys when new or additional foundation structures are constructed to verify placement of said structures align with approved project site plans.

(c) The committee may require third-party inspection reports showing a site's development complies with any grading plan sealed by a civil engineer.

5.4 Violations

(a) Beginning any construction project which requires review without first receiving approval from the HSBAC is considered a violation, is prohibited and may subject the owner to fines at the discretion of the HSBAC as approved by the Declarant.

(b) Any unapproved improvements installed on a lot or performed to an existing structure; or any significant installation deviations from an approved project's criteria will be in violation of these guidelines. The fact that no objection was made during such activities shall not be deemed a waiver or acceptance by the HSBAC. Such non-conformities or violations may be required to be returned to their original condition or brought into compliance with the approved plans by the HSBAC, the Declarant or other governing body. Any costs to repair and/or return the land or structure to its original condition shall be the responsibility of the property owner.

Chapter 6: Definitions

Accessory Building: A subordinate building constructed or erected, the use of which is clearly incidental to or customarily found in connection with and located on the same lot as, the use of the main building or principal use of the land. Accessory buildings include casitas and garages. An accessory building is an accessory structure.

Accessory Structure: A subordinate structure which requires permanent location on the ground or is attached to something having location on the ground, the use of which is clearly incidental to, or customarily found in connection with and located on the same lot as the use of the main building or

principal land. Accessory structures include decks, fences, bulkheads, sidewalks, retaining walls, pools, etc. An accessory structure may be an accessory building.

Breezeway: A roofed outdoor passage, as between a house and a garage.

Building Coverage: The total area of a lot covered by a building's foundation, including contiguous patios, porches, decks and garages.

Building Envelope: That portion of a parcel, exclusive of required setbacks and easements, within which the construction of buildings and accessory structures and improvements are located.

Common Area: All real property, including easements which the Association owns, leases or otherwise holds possessory or use rights for the common use and enjoyment of the owners. Common areas do not include the golf course, golf club facilities or Resort Amenities.

Community: All the property, and anything else that is part of the specific areas owned by private lot owners, Homeowner's Associations, common area, Resort amenities, and city within the boundary of the Horseshoe Bay and Horseshoe Bay West subdivisions.

Construction Activity: Any site disturbance, construction, addition, renovation or alteration of any building, structure, landscaping or any other improvements on a lot.

Construction Site: The location upon which construction activity occurs.

Declarant: Horseshoe Bay Resort Development

Design Standards: The architectural design and construction regulations, restrictions and review procedures adopted and enforced by the HSBAC.

DR: The Horseshoe Bay Declaration of Reservations

Excavation: Any disturbance of the surface of the land that alters the existing topography.

Fill: Soil, rock or other material added to the land surface that increases the existing elevation.

Final Map: The recorded subdivision map or parcel map for any portion of the Horseshoe Bay and Horseshoe Bay West communities.

Floor Area: The sum of all horizontal areas of a building measured from the outside of all exterior walls, comprised of conditioned space.

High Visibility Lot (HV Lot): Lots that have been identified as having a significant visual impact when viewed from or that abut Resort amenities, waterfront, main boulevards and/or common areas and those lots contiguous with or are across the street from those that can be viewed from or abut Resort amenities, waterfront, main boulevards and/or common areas.

HSBAC: Group of people appointed by the Declarant whose sole purpose is to review, approve or disapprove, proposals and/or plans for the construction, alteration and modification to any land or structure within the Horseshoe Bay and Horseshoe Bay West communities.

Lot: A parcel of land that is part of a planned community whose boundaries have been defined on a recorded plat.

Maintenance: The patching, minor restoration or replacement of materials, components, equipment or fixtures for the purpose of keeping such materials, components or fixtures in good or sound condition. Generally, less than twenty-five (25) percent of the total building or structure area.

Natural Area: That portion of golf courses, POA parks and common areas that lie adjacent to a parcel (lot).

Neighborhood: Property that is part of a specific area owned by private owners, Homeowner's Association, Declarant, amenity owners, city and common areas within Horseshoe Bay and Horseshoe Bay West.

Owner(s): An individual who has fee simple title to a parcel or parcels of land.

Parcel: A single individual tract of land.

Protected View: A sighting perpendicular to the rear parcel boundary of a lot that backs up to a golf course or the shoreline.

Primary Street: Horseshoe Bay Blvd, Clayton Nolen Boulevard, Hi Circle South, Horseshoe Bay West Boulevard and any other street or road in or serving the subdivision which is so designated by the Amenities Owner or Declarant.

Private Area: Portion of the building envelope on which improvements occur.

Appendices

- **Submission Checklist by Project Type**
- **Sign Policy**
- **Highway 2147 Privacy Wall Design**

HORSESHOE BAY ARCHITECTURAL REVIEW SUBMISSION CHECKLIST BY PROJECT TYPE

- ALL PROJECTS, EXCEPT NEW HOME BUILDS, WILL REQUIRE THE ADDRESS YARD LIGHT TO BE BROUGHT UP TO TODAY'S STANDARDS, IF NOT CURRENTLY COMPLIANT.
- The items shown are minimum standards. The committee may require additional information based on the project's scope of work.
- Applications required with all submissions. All maintenance fees must be current prior to an application being processed.
- Properties governed by an HOA must submit the entity's project approval as part of the ACC review process.
- All architectural drawings, grading plans, applications, and other submission documents must be submitted as PDF file types. Only images, such as yard light designs, color samples, ariel view maps, etc. may be submitted as image file types.

Accessory Buildings (Casita, Garage, Shed, Etc.) May not exceed 15' in height.

- ☐ Recorded Plat (Contact applicable County Clerk's Office).
- ☐ Site plan showing the location of the structure in relation to all parcel boundaries. Must be dimensioned or have a working scale.
- ☐ Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- ☐ *Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Architectural plan set (stamped and sealed by a registered design professional)-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table (if applicable). Roof Layout. Floor plan(s) with square foot table (if applicable). Drawings must have a working scale.
- ☐ Impervious surface calculations (both existing and proposed amounts).
- ☐ Other applicable design elements that apply to your specific project.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Address Yard Light

- ☐ Image of current yard light.
- ☐ Proposed design details (material and color) for base and light fixture
- ☐ Site plan showing location of yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Boat Docks/Houses, Piers/Slips, Bulkhead, Etc. (May not exceed 15' in height from pier to top of handrails or peak of roof).

- ☐ Recorded Plat (Contact applicable County Clerk's Office)
- ☐ Site plan showing the location of the structure in relation to all parcel boundaries. Must be dimensioned or have a working scale, show the 825 contour line, and any pier and dock easements.
- ☐ Existing conditions site plan or as built survey.
- ☐ Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- ☐ Architectural plan set (stamped and sealed by a registered design professional)-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table (if applicable). Roof Layout. Floor plan(s) with square foot table (if applicable). Drawings must have a working scale.
- ☐ LCRA Dredge and fill permit (if applicable).
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Decks, Patios, Pergolas, Balconies, Etc. (Covered structures may not encroach into setbacks. May not exceed 15' in height).

- ☐ Recorded Plat (Contact applicable County Clerk's Office).
- ☐ Site plan showing the location of the structure in relation to all parcel boundaries. Must be dimensioned or have a working scale.
- ☐ Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- ☐ Elevation plan-Must show overall height from grade and include material call outs.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Exterior Painting or Other Exterior Cosmetic Alterations (AC Enclosures, Driveways, Sidewalks, Etc.)

- ☐ Photos of existing structures/areas to be painted or altered.
- ☐ Paint samples with description, or other material and color call outs as applicable.
- ☐ Site plan-**required for flatwork, and mechanical enclosures.** Must show the location of items being constructed in relation to lot lines.

- ☐ Impervious surface calculations, totals of existing and proposed, **required for flatwork projects.**
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Fences and Walls (Retaining walls in excess of 48" require an engineered design).

- ☐ Site plan showing location of structure in relation to parcel boundaries (**fences may not encroach into front yard setbacks**).
- ☐ *Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Storyboard with material and color call outs. Fence height must be noted. Fences that abut the golf course must have columns at no more than 30' intervals, except in Summit Rock where they are required at 20' intervals.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Generators and Propane Tanks

- ☐ Site plan showing location of equipment/tank and screen wall. For propane tanks, provide tank size and indicate if it is to be buried.
- ☐ Storyboard with material and color call outs for screen walls (not applicable to buried propane tanks).
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Landscaping

- ☐ Site plan showing location of plantings to be installed. Must contain table with plant names and other material call outs. Depending on the lots topography, the ACC may require elevation views in addition to the plan view.
- ☐ Images of existing conditions.
- ☐ *Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Irrigation installation agreement (if applicable). Please note, irrigation installation is governed by the City. Permits are required prior to installation.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Manufactured and Modular Homes

- ☐ 911 Address form from Burnet County 911 addressing.
- ☐ Recorded plat.
- ☐ Lot or Tree Survey.
- ☐ Site plan showing location of all structures, building setbacks, utility and drainage easements, yard light location, and AC location.
- ☐ Storyboard-with color photos of exterior walls and color name, skirting material and color, carport post and roof colors and materials, driveway material and color, deck stain, AC screen material and color (if applicable). Provide age of home and HUD label(s), yard light fixture and post material and colors.
- ☐ Elevation drawings for all 4 sides of the home, images or design details of accessory structures (carport, decks, sheds, etc.)
- ☐ Landscaping plan with plant and material callouts.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

New Commercial or Multi-Family Projects

- ☐ 911 Address form from Burnet County 911 Addressing (for both Llano and Burnet County lots)
- ☐ Recorded plat.
- ☐ Lot or Tree Survey.
- ☐ Site plan showing the location of all structures in relation to all parcel boundaries, all mechanical equipment and screen locations, trash enclosures (if applicable), driveways and parking areas, all easements. Must have a working scale.
- ☐ Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Impervious surface calculations.
- ☐ Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- ☐ Architectural plan set (sealed and stamped by a registered design professional)-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table. Roof Layout. Floor plan(s) with square foot table. Drawings must have a working scale.
- ☐ Proposed sign details including materials, colors, all dimensions.

- ☐ Landscaping plan with plant and material lists. Depending on the lots topography, the ACC may require elevation views in addition to the plan view.
- ☐ Irrigation installation agreement. Please note, irrigation installation is governed by the City. Permits are required prior to installation.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

New Residential 1 and 2 Family Dwellings

- ☐ 911 Address form from Burnet County 911 Addressing (for both Llano and Burnet County lots)
- ☐ Recorded plat.
- ☐ Lot or Tree Survey
- ☐ Site plan showing the location of all structures in relation to all parcel boundaries, all mechanical equipment and screen locations, fiber
- ☐ Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Impervious surface calculations.
- ☐ Storyboard with all material and color call outs (walls, garage and exterior doors, driveways, sidewalks, address yard light, exterior light fixtures, railings, windows, posts, AC screen, etc.)
- ☐ Architectural plan set (sealed and stamped by a registered design professional)-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table. Roof Layout. Floor plan(s) with square foot table. Drawings must have a working scale.
- ☐ Landscaping plan with plant and material lists. Depending on the lots topography, the ACC may require elevation views in addition to the plan view.
- ☐ Irrigation installation agreement. Please note, irrigation installation is governed by the City. Permits are required prior to installation.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Pools and Spas

- ☐ Recorded plat
- ☐ Site plan showing pool location, parcel boundaries, building setbacks, utility and drainage easements, pool equipment and screen location, pool barrier location and propane tank (if applicable).
- ☐ *Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Impervious surface calculations, existing and proposed.
- ☐ Storyboard with all material and color call outs.
- ☐ Elevation renderings showing height and material of all above grade exterior pool walls.
- ☐ Landscaping plan with plant and material lists. Depending on the lots topography, the ACC may require elevation views in addition to the plan view.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Remodels and Additions

- ☐ Recorded plat required for additions that increase the foot print of the foundation.
- ☐ Site plan-Existing conditions
- ☐ Site plan-Proposed conditions
- ☐ Architectural plan set (sealed and stamped by a register design professional)-must show existing and proposed conditions for all elevation and floor plan changes. Shall include elevation drawings for all affected sides of the structure, roof layout (if applicable),. Drawings must have a working scale.
- ☐ *Grading plan showing existing and proposed conditions, contour lines at no more than 5' intervals (1' preferred), finished floor elevations, drainage arrows, other applicable drainage infrastructure, profile of cut and fill limits. Contour lines must extend 20' beyond owner's property line to depict relationship to adjacent lots and common areas.
- ☐ Landscaping plan with plant and material lists (if applicable). Depending on the lots topography, the ACC may require elevation views in addition to the plan view.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

Roof/Window/Door Replacement

- ☐ Storyboard with material and color callouts.
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

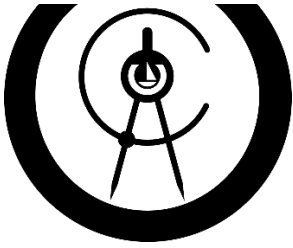
Signs

- ☐ Site plan showing the location of the sign. Must be dimensioned and have a working scale for setback verification.
- ☐ Elevations drawings showing the sign size.
- ☐ Storyboard-must show art work, color, font, and material lists.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).
- ☐ If the sign is to be lit, you must submit fixture details such as cut off features, lumens, and kelvins. All lighting must be dark sky compliant.

Solar Panels and Satellite Dishes

- ☐ Site plan showing location of panels, equipment or dish
- ☐ Roof diagram (solar panels)
- ☐ Image of current address yard light.
- ☐ Aerial view image of project location (satellite view of the lot and surrounding area).

***Grading plans for this project type will be required on an as needed basis, depending on the gradient changes on the lot, the amount of land being disturbed for the planned improvements, and location of improvements in relation to drainage easements or other water quality protection zones.**



Architectural Standards: Sign Policy

Prelude

The following policies set forth the design criteria for signs located within the city limits of Horseshoe Bay. All signs must be approved by the Architectural Control Committee (ACC) that governs the subdivision or district where the sign is to be installed.

Signs should serve as a location announcement, building and business identification, and for basic communication of hours of service. The ACC does not assign a universal aesthetic standard in the contents of signage design, except within the scope of a single project. The Committee allows for diversity of design while not decreasing the master plan lifestyle associated with a resort destination and restricted residential community.

These policies will be administered by the ACC in accordance with procedures set forth in certain Declaration of Reservations (DR) and any of their amendments. In the event of a conflict between sign policies and DR's, the most restrictive shall govern.

The ACC reserves the right to require design modifications or additions that, though not specifically contained in the text, are within the spirit and intent of these policies and design objectives of the Community. These policies are binding on any person, company or firm that intends to construct, rebuild or modify any sign in the Community.

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Chapter 1: Permissible and Prohibited Signs

All permissible signs have specific size, location and design criteria specified in this document. Signs are also governed by city lighting, sign and image corridor ordinances. It is the owner and their design team's responsibility to ensure their signs comply with all applicable standards prior to submitting the project for architectural approval.

1.1 Commercial, Governmental, Church or Similar Signs

- Monument and ground mounted signs
- Building mounted (flush-fascia mounted) and canopy signs
- Directional and way finding signs
- Traffic control and temporary construction control and other required regulatory signs such as handicap and fire lane signs
- Construction identification signs

1.2 Subdivision and Multi-family Signs

- Monument and ground mounted signs
- Directional and way finding signs
- Traffic control and temporary construction control and other required regulatory signs such as handicap and fire lane signs
- Construction identification signs

1.3 Residential Signs

- Open house signs
- Model home signs
- Construction identification signs

1.4 Temporary Event Signs

- Require architectural approval prior to installation
- Must be removed daily
- Placement is restricted to one (1) on-site street side location and a maximum of three (3) off-site directory signs.

1.5 Prohibited signs:

- Any sign listed under the "Prohibited Signs" section of the city's sign ordinance.
- Real estate signs (for sale, for lease, for rent, staked or wall mount brochure boxes)
- Any sign that contains phone numbers, email addresses, promotional materials, maintenance/repair advertising, merchandise sales or services advertising, handmade signs, promotional flags or banners, fence mounted signs.

- Animated signs, billboards, pan face signs, flashing signs, neon signs, banner signs, changeable copy panel signs, electronic message center signs, marquee signs, menu boards or sandwich boards, point of purchase signs, temporary-bandit signs, window and door signs (excepting address and hours of operation), help wanted signs, open/closed signs, garage or estate sale signs.
- In general, all signs that in the opinion of the ACC are determined not to be in the best interest of the development or lifestyle of Horseshoe Bay and its citizens.

Chapter 2: Design Criteria

2.1 General Requirements

(a) Signage is to be kept to a minimum. The number and location of off-premises signs are limited and subject to committee review and approval.

(b) Design criteria, location and number of signs will differ based on sign type. Refer to specifications by sign type later in this section.

(c) Door signage is limited to painted, vinyl or etched lettering and is limited to the lots located in commercial districts. Content is limited to business name, address and hours of operation. Open and closed signage or descriptions of services or products are prohibited.

(d) The use of Horseshoe Bay and Horseshoe Bay Resort logos are restricted. Special permission is required for their use.

(e) National trademarks and logos must adhere to all guidelines and shall require approval by the review committee.

(f) All background, letter color and materials within a single complex shall match in design, size, color and mounting.

(g) Cloth canopy signs are permitted but are required to be maintained structurally sound and in good aesthetic condition. Damaged or torn signs shall be taken down and/or replaced within a reasonable time. Replacement signs shall be submitted to the committee for approval, even when replacing like for like.

(h) The following installation locations are prohibited:

- Mountings facing Lake LBJ, golf course and/or amenities
- Mountings along back or side residential property lines
- Mountings on fences or utility poles

2.2 Illumination

- (a) All sign illuminations must comply with the city's sign and lighting ordinances.
- (b) Backlit (silhouette/halo) channel letter illumination is permitted on building mounted signs.
- (c) Backlit (silhouette/halo) signs are restricted to commercial zone lots, and to entertainment/hotel/amenity districts.
- (d) Monument signs may have ground-mounted, full shielded fixtures that meet the city's lighting ordinance parameters.
- (e) Signs may only be lit by a steady and stationary light source. The light source must be on a timer that turns the lights off when the business is closed, and/or a light sensitive switch that turns the lights off at dusk.

2.3 Lettering/Copy/Font/Negative Space

- (a) Letter color, background color, font size, sign and mounting materials will differ based on sign type. Refer to each sign category for specific criteria.
- (b) Dimensional letters are preferred, but not required, on primary signs.
- (c) Fonts shall be limited to no more than two (2) per sign package. The committee may impose standard font styles within a specific development.
- (c) Business or subdivision sign copy is limited to subdivision name, building and/or business name and address. Hours of operation are limited to wall plaque or door mounted lettering as approved by the committee.
- (d) Construction identification sign copy is limited to contractor, architect, and lender names, and/or a rendering of the structure.

2.4 Monument Signs

- (a) Maximum size is six (6) feet high by five and one-half (5 ½) feet wide. The base may not exceed three (3) feet above grade and is calculated into the overall height and width.
- (b) Base material may be stone, brick, or stucco.
- (c) Sign face material may be metal, wood, stone, brick or stucco.
- (d) Letter materials may be metal, metal finish, painted plastic. Color may be any color stipulated for the background. Custom colors may be submitted to the committee for approval.
- (e) Background colors may be bronze, rust/patina, brown, tan, cream, moss green, Horseshoe Bay gray, charcoal/gray, black, brushed or flat gold or silver, brushed stainless steel.
- (f) Signs are restricted to commercial and multi-family zone lots, subdivision entrances, and the entertainment/hotel/amenity districts.

2.5 Ground Mounted Signs (Permanent)

- (a) Maximum sign size is six (6) feet high by five and one-half (5 ½) feet wide. The bottom of the sign may not exceed three (3) feet above grade and is calculated into the overall height.
- (b) Maximum wooden post size is eight (8) inches by eight (8) inches.
- (c) Post materials are limited to cedar, brick, stone, or stucco.
- (d) Sign face material may be metal, wood, stone, brick or stucco.
- (e) Letter materials may be metal, metal finish, painted plastic. Color may be any color stipulated for the background. Custom colors may be submitted to the committee for approval.
- (f) Background colors may be bronze, rust/patina, brown, tan, cream, moss green, Horseshoe Bay gray, charcoal/gray, black, brushed or flat gold or silver, brushed stainless steel.
- (g) Signs are restricted to commercial and multi-family zone lots, subdivision entrances, and the entertainment/hotel/amenity districts.

2.5 Building Mounted (flush-fascia mounted) and Canopy Signs

- (a) Maximum sizes are three (3) feet high by five (5) feet wide; or five (5) feet high by three and one half (3 ½) feet wide.
- (b) Sign face material may be metal, wood or plastic.
- (c) Building mounted signs may lay flat and horizontal with the building and not protrude perpendicularly therefrom and not extend above the parapet of the building. Sign mounting is restricted to flat fascia placement.
- (d) Canopy sign sizes will be determined by the size of the building face they are to be installed upon and the material they are constructed of.
- (e) Letter materials may be metal, wood, plastic, or vinyl. Color may be any color stipulated for the background, or white, dark blue, or dark green.
- (f) Background colors may be bronze, rust/patina, brown, tan, cream, moss green, Horseshoe Bay gray, dark mustard.
- (g) Signs are restricted to commercial and multi-family zone lots, and the entertainment/hotel/amenity districts.

2.6 Directional and Way Finding Signs

- (a) Sign sizes shall be determined by the location of which they are to be installed. The committee, in its sole discretion, shall determine if the size is of a suitable scale that is appropriate for the area it is to be installed in.
- (b) Directional and way finding signs must have a masonry base.

- (c) Advertising is not permitted on directional or way finding signs.
- (d) Sign face material may be metal, wood, stone, brick or stucco.
- (e) Letter materials may be metal, metal finish, painted plastic. Color may be any color stipulated for the background. Custom colors may be submitted to the committee for approval.
- (f) Background colors may be bronze, rust/patina, brown, tan, cream, moss green, Horseshoe Bay gray, charcoal/gray, black.
- (g) Signs are restricted to commercial and multi-family zone lots, subdivision entrances, and the entertainment/hotel/amenity districts.
- (h) Way finding sign locations are subject to committee approval.

2.7 Traffic Control/Misc. Governmental Signs and Temporary Construction Control Signs

- (a) Size, color and material as may be required by federal or state government regulations.
- (b) May be mounted on wood or metal posts or frames. Metal frames are only permitted for temporary construction control signs.
- (c) Posts may not exceed eight (8) inches by eight (8) inches.
- (c) Size may not exceed three (3) feet by five (5) feet, and the bottom of the sign may not exceed two (2) feet above grade.

2.8 Construction Identification Signs

- (a) Maximum sign size:
 - Residential signs may not exceed five (5) feet high by three (3) feet wide. The bottom of the sign may not exceed two (2) feet above grade.
 - Commercial signs may not exceed six (6) feet high by six (6) feet wide. The bottom of the sign may not exceed two (2) feet above grade.
- (b) Placement is restricted to one (1) on-site sign per property, within ten (10) feet of the construction entrance. Off premises signs are not permitted.
- (c) Signs require permanent connection to the ground.
- (d) Signs may not be illuminated.
- (e) Sign materials are wood or metal within a wood frame.
- (f) Letters may be routed, painted or vinyl. Color may be any color stipulated for the background. Custom colors may be submitted to the committee for approval.
- (g) Background colors may be bronze, rust/patina, brown, tan, cream, moss green, Horseshoe Bay gray, charcoal/gray, black, brushed or flat gold or silver, brushed stainless steel.

2.9 Open House Signs

- (a) Maximum sign size is eighteen (18) inches high by thirty (30) inches wide.
- (b) Signs must be freestanding, wooden fold-up signs.
- (c) Sign copy is limited to “Open House” with an arrow.
- (c) Letter materials may be routed or painted. Color may be brown or black.
- (d) Background color may be Horseshoe Bay Gray.
- (e) Location and number of signs are restricted to two (2) off-site signs and one (1) sign at the property for sale.
- (f) Signs are not permitted on the waterfront or facing or viewed from the golf course.
- (g) Signs must be removed when the open house is not manned, the house is locked or during the overnight period.

2.10 Model House Signs

- a) Maximum sign size is eighteen (18) inches high by thirty (30) inches wide.
- (b) Signs must be freestanding, wooden fold-up signs.
- (c) Sign copy is limited to “Model Home” and developer name.
- (c) Letter materials may be routed or painted. Color may be brown or black.
- (d) Background color may be Horseshoe Bay Gray.
- (e) Signs must be removed when the model home is not manned, the house is locked, or during the overnight period.

Chapter 3: Design Review-Permitting

Signs are to reflect the architectural design of the surrounding improvements and character of the district. All signs, including temporary signs, must be approved by the committee prior to installation.

3.1 Submission Requirements:

- a) Application (available at www.horseshoebayacc.com)
- b) Site plan showing the location of the sign.
 - The site plan must be dimensioned and have a working scale.
 - The site plan must indicate the position of the proposed sign and other existing advertising structures in relation to nearby buildings or structures, a north arrow, property lines, curblines, adjacent streets, setbacks and ROW location.

- If signs are building mounted, show building location and include details of sign placement on the building demonstrating sign scale in relation to building face.
- c) Sign design criteria including:
 - Material, colors, font type and size
 - Sign size; overall height and width (monument signs and way finding signs must factor the base dimensions into the overall height).
 - Signs must comply with the city's sign policy and image corridor ordinances. When a discrepancy between architectural guidelines and city ordinances occurs, the most stringent criteria shall govern.
 - Indicate whether the sign is to be lit. If so, please include the following:
 - Type of lighting (backlit, ground mounted, etc.)
 - Image of the light fixture
 - Number of fixtures
 - Fixture lumen and kelvin details
 - Show electrical line location on site plan
 - All signs must comply with the city's lighting restrictions as set forth in the outdoor lighting and image corridor ordinances.

Chapter 4: Maintenance

- (a) Ordinary maintenance of all signs is permitted without the necessity of obtaining a permit.
- (b) In the event of a change in use, occupancy or ownership necessitates the alteration of a sign in any manner, the entire sign must then comply with any provisions in these policy guidelines.
- (c) Nonconforming signs which have been damaged, blown down, become faded, or are otherwise dismantled for any purpose, require a permit to reconstruct in accordance with these policy guidelines.

Chapter 5: Right of Waiver

- (a) Variance approval to deviate shall not set a precedent for other applicants seeking a similar solution and shall not be used to justify a request to deviate. Each variance approval shall stand on its own based on its unique circumstances.
- (b) Deviations must demonstrate the designs are consistent with the overall objectives in the Sign Policy and Design Guidelines, and that they will not adversely affect adjoining parcels or the communities they are located in.
- (c) The Committee may waive, at its discretion, any procedural steps outlined in these policies provided the owner, contractor or developer can demonstrate there is good cause to deviate.
- (d) Some variance requests may require additional approval from the City of Horseshoe Bay.

Chapter 6: Definitions

Advertising.

The act of calling something to the attention and notice of the public or selected members of the public, for commercial, entertainment, or any other communication purpose except the giving of directions or similar guidance.

Backlighting (silhouette/halo) illuminated channel letters sign.

A sign that is backlit and has darker colors to reflect the illuminating light back against the wall instead of through the letters

Banner.

A sign intended to be hung without frames, made of paper, plastic, or fabric of any kind, which may possess colors, characters, letters, illustrations, or ornamentations. Flags of governmental jurisdictions, flags carrying the emblem of a business or institution, and noncommercial flags on private property are not to be considered a banner for the purpose of this article.

Entrance.

A point or place intended for entry by vehicles or pedestrians into a subdivision, distinct portion of a subdivision park, golf course, amenity, parking lot, shopping area, or similar discreet area within the city

Horseshoe Bay Brown.

A custom color created for Horseshoe Bay. Pantone 476C. Oracle 751 Series 080.

Horseshoe Bay Gray.

A custom color created for Horseshoe Bay. Pantone 2309C. Oracle 751 Series 018.

Maintenance. The refurbishment of signs as they exist with no substantial alterations. Replacement or reconstruction of any part of a sign shall not be considered maintenance.

Nonconforming sign.

A sign that does not conform to the regulations of this or other city ordinances, but which was placed or constructed in accordance with sign policies or city ordinances existing at the time of its placement or construction or prior to any city ordinances being adopted.

Sign, awning.

An on-premises sign that is mounted or painted on or attached to an awning, canopy or marquee such that the sign does not project above, below or beyond the physical dimensions of the awning, canopy, or marquee.

Sign, bandit.

A sign made of any material when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects, and the advertising matter appearing thereon is not applicable to the use of the premises upon which such sign is located.

Sign, bench.

Any sign attached to, painted on, or otherwise located upon or made a part of community service amenities including, but not limited to, benches, trash containers, shuttle stops, shelters and fences.

Sign, canopy.

An on-premises sign that is mounted or painted on or attached to an awning, canopy or marquee that extends over a public right-of-way that is attached to or is an extension of a building such that the sign does not project above, below or beyond the physical dimensions of the awning, canopy, or marquee. Canopy sign definition shall include signage associated with gasoline service stations and shall be limited to gas price, name, and company identification.

Sign, commercial project.

A permanent on-premises sign, attached or detached, indicating information such as logo, name of building, name or type of business(es) and address of the project.

Sign, community service (public service).

A sign which solicits support for or advertises nonprofit community use, social institution, or public use. Such signs may include, but shall not be limited to, school activities, charitable programs, religious activities, or location of places or events of community interest.

Sign, construction control.

Temporary signs placed on a new construction site providing notice of construction activities as may be necessary for the safety of workers and visitors to the site and as may otherwise be required by insurance carriers, OSHA or other governmental authorities.

Sign, construction identification.

A temporary sign placed on a new construction site identifying the project, and/or identifying the property owner, architect, contractor, developer, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located and may include other information regarding the project.

Sign, damaged.

A sign, which is unsafe, unsecured, disfigured, or broken.

Sign, directional.

A sign that is freestanding, the primary purpose of which is to direct a person to any specific location in the city or within its subdivisions. For example, the directional sign at the entrance to HSB West could include the following (among others): Cap Rock Club House, Applerock Golf Course and Pecan Creek. Advertising is prohibited on any directional sign.

Sign, flashing.

A sign, the direct or indirect illumination of which is not constant in intensity when in use, but not including illuminated signs that indicate the date, time or temperature, or other public service information shall be considered a flashing sign.

Sign, marquee.

A sign hung from or affixed to a marquee. it shall be synonymous with a canopy sign.

Sign, monument.

A permanent ground sign independent of the principal building or structure on the property generally cast out of stone, brick or cast concrete material supported on a concrete foundation across the entire base of the structure.

Sign, moving.

Any sign which moves or has moving parts.

Sign, off-premises.

A sign, including a billboard, displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily produced, manufactured or sold on the premises on which the sign is located. The term also includes a sign that does not refer exclusively to the name, location, persons, accommodations, sale, lease, construction, or activities of or on the premises where it is erected. The premises of a shopping center include the outparcels.

Sign, on-premises.

A freestanding sign identifying or advertising a business, person, or activity, and installed and maintained on the same premises as the business, person, or activity.

Sign, open house.

A temporary portable sign on a property offered for sale, lease or rent identifying that the home is available for public viewing and may contain a directional arrow.

Sign, property identification.

A sign that displays the address of the residence, building, business, lot, or other property on which it is located, and which serves no other purpose than to inform the public of the identity, location, or address of that property.

Sign, realty.

A sign which is used to offer real property for sale, lease, or rent.

Sign, temporary.

Any sign that is used temporarily and is not permanently mounted, constructed of cardboard, cloth, canvas, paper, plastic, fabric of any kind, plywood, wood, or similar lightweight material, or metal, which may possess colors, characters, letters, illustrations, or ornamentations. A portable sign is not a temporary sign.