



HORSESHOE BAY RESORT  
ARCHITECTURAL COMMITTEE

CRITICAL ITEMS CHECKLIST – REQUIRED TO BE INCLUDED IN PLANS

SITE PLAN:

- 9-1-1 County Assigned Address Letter.
- Current Survey of property.
- Building Set Backs on Site Plan.
- Lot Number on Site Plan.
- Driveway and Sidewalk Finish should be noted as Salted, Pavers, or Stained on Site Plan. Note: Exception is in Horseshoe Bay South, Zone 4B, where a broom finish may be used.
- Location of Address Post Light on Site Plan.
- Location of Buried Propane Tank or Above Ground LP Tank (maximum 125 gallon) on Site Plan if applicable. NOTE: Above ground LP Tank requires a masonry enclosure and gate such as the requirement for A/C units. See “Location of all A/C units” below.
- Location of all A/C Units with one-line diagram design of their 46” minimum height masonry enclosure and gate on Site Plan. A/C must be blocked from being viewed by neighbors, from golf courses, and lake.
- Location of Fence or Privacy Wall and Gate(s) on Site Plan.

FLOOR PLAN AND ELEVATION PAGES:

- Living (Air-Conditioned) space square footage per floor and overall total.
- Roof Pitch (Minimum pitch is 4:12 throughout Horseshoe Bay other than Summit Rock a 3:12.)
- Overall height of structure from grade to highest ridge.
- Roofing Material noted as Standing Seam Metal, Clay Barrel, or Cement Tile.
- Exterior Wall materials noted as stone, stucco, board & batten, etc.



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- Exposed Slab Policy: “Exposed Slab will be no greater than 12 inches and above wall’s material will come down to meet the top of the exposed slab.”
- Garage Door Design on Plans should replicate the sample photo of proposed garage.
- A/C Unit and above ground LP Tank enclosure and gate. Note material to be used.
- Total percentages of exterior wall materials for each elevation.

### MATERIALS AND COLOR SELECTION PHOTO SAMPLES:

- Roofing Material color photo sample and description.
- Stone and Stucco color photo sample and description.
- Garage Door color photo and description. Windows are required to be opaque. Note: Homes backing up or contiguous to golf courses are required to be wood doors. If presenting anything other than wood, provide a 1’x1’ panel sample of door’s simulated wood texture and color.
- Front Door and Window color photo and description.
- Exterior Paint Color swatches with description of material being painted said color.
- Driveway and Sidewalk Pavers or Stain color photo sample and description.
- A/C and LP Tank Enclosures’ material and Gate color photo sample with description.
- Address Post Light Rendering and material color photo sample.
- Exterior Light Fixtures color photo sample and description.
- Fence and railings design, height, and color photo sample with description.

### LANDSCAPING AND IRRIGATION:

- Full Landscaping Plan covering the entire lot starting from the street curb to both side and rear property lines. Presentation of this plan must accompany the home plans to be reviewed by the ACC.



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- Full Irrigation Plan covering the entire lot starting from the street curb to both side and rear property lines. Presentation of this plan must accompany the home plans to be reviewed by the ACC.

### BOAT DOCK and BOAT HOUSES

- Survey / Site Plan
- Elevation Plans.
- Decking Material
- Colors and material of exterior walls must match main dwelling's exterior walls.
- Roof Material to match main dwelling's roofing material.
- Boat Dock height not to exceed 15-feet from deck to topmost railing or peak of Boat House roof.
- Sample photo of doors and color to be painted.
- Color photo of proposed railings.
- Columns required to be wrapped in masonry to match home's exterior.

### SWIMMING POOL AND SPA:

- Pool, Spa, and Pool Equipment locations on Site Plan.
- Pool Equipment Enclosure masonry one-line diagram dimensions, design, and Gate to block from being viewed by neighbors, from golf courses, and lake.
- Coping, Decking, Tile, and Plaster color photo sample with descriptions.
- Heated Spas and Pools require the power source's route to the heater be indicated on Site Plan.
- Elevation renderings of walls which can be viewed from golf courses or lake. Include all heights and materials for the walls.
- Required surrounding fence's location on Site Plan complying with National Swimming Pool Safety Standards. Include a color photo sample of fence design, height, material, and color description. Include locations of self-locking gates.



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- Fences on properties backing up to golf courses are required to have masonry pillars matching the main dwelling. Pillars will be on each corner and maintain no more than a 30-foot distance from each other.

### GENERAL STANDARDS TO GUIDE IN SELECTIONS OF MATERIALS:

- One Hundred (100%) percent exterior stucco elevation may not have a standing seam metal roof. Clay Barrel or Cement Tiles permitted.
- Stucco cannot be more than fifty (50%) of overall exterior masonry when proposing a standing seam metal roof.
- Accessory Buildings are required to be connected to the main dwelling by either a breezeway or wall.
- Remodels should present existing elevation views and the proposed changes side by side. In addition, the existing address post light must be to the current standard. If not current, an agreement to update to the current standard must accompany the remodel submittal. Photos of existing structures are visually helpful.
- Elevations without windows will not be approved.
- Rear Elevations on golf courses must have stone unless dwelling is 100% stucco with a clay barrel or cement tile roof.