



**HORSESHOE BAY RESORT  
ARCHITECTURAL COMMITTEE**

**FACT SHEET – APPLEHEAD ISLAND – ZONE 1**

**R-1 SINGLE FAMILY and R-2 TWO-FAMILY LOTS**

December 31, 2023

**Maintenance Fee for 2024:**                           **\$4,750.00 = R-1, Single Family**

**\$9,500.00 = R-2, Two-Family**

**NOTE:**   **Applicants must be in good standing with their yearly Horseshoe Bay Maintenance Fund fees for the ACC to review any proposed plans or projects for the proposed lots.**

**Minimum Dwelling Unit Size:**                       **3,000 square feet of living area, excluding carport, garage, covered porches, covered contiguous patios, or other similar attachments, unless otherwise provided herein.**

**Maximum Area of Dwelling:**                           **No more than 60% of total lot area shall be used for the dwelling and other structures.**

**Masonry Requirements:**   **Fifty percent (50%) masonry on the street fronting walls and not have less than thirty percent (30%) masonry covering on the total of all exterior walls.**

**Note:**   ***Exterior walls must be no more than 50% Stucco.***

**Note:**   **Exposed Slab will be no greater than 12 inches and above exterior wall material must come down to meet the top of the Exposed Slab. No stucco will be allowed under exterior stone wall to cover any exposed slab greater than 12-inches.**



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**Front Yard Setback:**

Twenty-five feet (25') from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.

**Side Yard Setbacks:**

Total side yard setback of not less than fifteen feet (15') with not less than five feet (5') on one (1) side. Corner lots shall maintain a minimum setback of twenty-five feet (25') from the side street line.

**Rear Yard Setback:**

Fifteen feet (15') from the rear lot line to the nearest building line

**Note:**

City Ordinances indicate that if setbacks are different on approved plat, the setbacks identified on the plat shall override the Zoning setbacks identified in the City Ordinances.

**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 Lot) and defined by specific streets. Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are required to discuss development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation in their application. HV Lots are to incorporate the following special design considerations.



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**Setbacks from Lake:**

**Main Houses may be located at the 825' contour line subject to approval of the Committee of Architecture**

**Roof:**

**Minimum Roof Pitch 4:12 – 12:12. *Metal Roof cannot have all stucco exterior must have some stone.* Stone may be used in the following manner: as a foundation element with plaster/stucco walls above; as full height walls when used as the predominant wall material or as a foundation base; and/or as an accent in a cut pattern surrounding doors, windows, or openings. All roofs on buildings and structures on any Lot, Tract, or Land shall be either clay or concrete tile, hand-split thick butt shakes, or standing seam metal, and shall be properly installed on a suitable slope. Asphalt, asbestos, and/or fiberglass shingles shall not be permitted.**

**Building Height:**

**Thirty-two (32) feet above the highest natural contour 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 of the applicable lot.**

**Accessory Buildings:**

**May not occupy more than fifty (50) percent of the required rear yard, which for all classifications in all zones, except as listed in subsections (i) through (vi) below, is fifteen (15) feet. In addition, all accessory buildings in all classifications in all zones must be located at least 10 feet from the main building, must not exceed a maximum height of fifteen (15) feet. 5 feet except in the case of a boathouse – which may be at the water's edge or on the water.**



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**Fences:**

No fence, wall, or hedge shall be constructed on any Lot, Tract, or Land nearer to any front street than is permitted for the house or building on said Lot, Tract, or Land, nor nearer at any point than thirty (30) feet from the 825-foot contour line of Lake Lyndon B. Johnson. The height, construction material, and style of each fence or wall shall be subject to approval by the ACC Committee, provided no fence or wall exceeding 7 feet in height shall be built on any Lot, Tract, or Land. Prior to construction of any wall, fence, or gate, detailed plans and specifications showing the design, materials, and location thereof shall be submitted to the Committee for approval. With the exception of fences constructed by Declarant, no chain-link, "Cyclone" or "Hurricane type" fence shall be constructed on any Lot or Land.

**Garages:**

At least one garage of no less than 500 square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by breezeway. Each garage shall be equipped with a garage door.

**Note:**

Plans submitted must include detailed Landscape and Irrigation Plans from the Street Curb to ALL Property Lines.

**Building Permit:**

Plans must be approved by Applehead Island Committee of Architecture  
P.O. Box 7766  
Horseshoe Bay, Texas 78657  
830-598-3984



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**Permits Issued By:**

**City of Horseshoe Bay  
P.O. Box 7655  
Horseshoe Bay, Texas 78657  
830-598-8741**



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**FACT SHEET – APPLEHEAD ISLAND – ZONE 1**

**R-4 MULTIPLE RESIDENTIAL (APARTMENTS, TOWNHOUSES, COTTAGES) LOTS**

December 31, 2023

**Maintenance Fee for 2024:**

\$19,000.00 = R-4, Multiple Residential

**NOTE:**

Applicants must be in good standing with their yearly Horseshoe Bay Maintenance Fund fees for the ACC to review any proposed plans or projects for the proposed lots.

**Masonry Requirements:**

Fifty percent (50%) masonry on the street fronting walls and not have less than thirty percent (30%) masonry covering on the total of all exterior walls.

**Note:**

*Exterior walls must be no more than 50% Stucco.*

**Note:**

Exposed Slab will be no greater than 12 inches and above exterior wall material must come down to meet the top of the Exposed Slab. No stucco will be allowed under exterior stone wall to cover any exposed slab greater than 12-inches.

**Signage:**

One (1) professionally made unlighted sign not to exceed six (6) square feet in area containing only the name of the apartment or dwelling structure. The design, color, and content must be approved by Declarant.

**Minimum Dwelling Unit Size:**

Each unit on the premises shall consist of at least twelve hundred and fifty (1,250) square feet of living area for structures having less than 20 living



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units. For structures containing over twenty (20) dwelling units, the Committee will set, in each individual instance, the minimum square footage area required for each dwelling unit.

**Maximum Area of Dwelling:**

No more than sixty-five percent (65%) of the total Lot area shall be used for the dwelling and other structures.

**Minimum Automobile Parking:**

One and one-half (1 ½) off-street parking spaces for each two (2) bedroom or more dwelling units or one (1) off-street parking space for each one (1) bedroom unit or bachelor apartment. A full parking space shall be provided in each instance where a fractional space would otherwise be required. Under no circumstances will any parking be permitted within the setback areas adjacent to streets or on the streets.

**Maximum Building Height:**

Two levels not to exceed thirty-five (35) feet from the highest natural contour line of the applicable Lot.

**Minimum Yard Requirements:**

Except where specifically called out on the Plat, which specification shall control, the following shall apply:

**Front Yard Setback:**

Twenty-five (25) feet from the front property line to the closest structural projection, including porches, but not including eaves, overhands, planters, or fireplaces.

**Side Yard Setbacks:**

At least five (5) feet in depth from all side property lines to the building line of any structure. CORNER



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Lots shall maintain a minimum setback of twenty-five (25) feet wide from the side street lines.

**Rear Yard Setback:**

At least fifteen (15) feet from the property line to the nearest building line.

**Waterfront Structures:**

Structures on any waterfront Lot may be located at the 825' contour.

**Note:**

City Ordinances indicate that if setbacks are different on approved plat, the setbacks identified on the plat shall override the Zoning setbacks identified in the City Ordinances.

**Roof:**

Minimum Roof Pitch 4:12 – 12:12. ***Metal Roof cannot have all stucco exterior must have some stone.*** Stone may be used in the following manner: as a foundation element with plaster/stucco walls above; as full height walls when used as the predominant wall material or as a foundation base; and/or as an accent in a cut pattern surrounding doors, windows, or openings. All roofs on buildings and structures on any Lot, Tract, or Land shall be either clay or concrete tile, hand-split thick butt shakes, or standing seam metal, and shall be properly installed on a suitable slope. Asphalt, asbestos, and/or fiberglass shingles shall not be permitted.

**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 Lot) and defined by specific streets. Accordingly, special design requirements are





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**Note:**

Plans submitted must include detailed Landscape and Irrigation Plans from the Street Curb to ALL Property Lines.

**Fences:**

No fence, wall, or hedge shall be constructed on any Lot, Tract, or Land nearer to any front street than is permitted for the house or building on said Lot, Tract, or Land, nor nearer at any point than thirty (30) feet from the 825-foot contour line of Lake Lyndon B. Johnson. The height, construction material, and style of each fence or wall shall be subject to approval by the ACC Committee, provided no fence or wall exceeding 7 feet in height shall be built on any Lot, Tract, or Land. Prior to construction of any wall, fence, or gate, detailed plans and specifications showing the design, materials, and location thereof shall be submitted to the Committee for approval. With the exception of fences constructed by Declarant, no chain-link, "Cyclone" or "Hurricane type" fence shall be constructed on any Lot or Land.

**Building Permit:**

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