



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

FACT SHEET –THE RESERVE AT GOLDEN BEAR SINGLE FAMILY - Zone 12

December 31, 2023

Maintenance Fee 2024: \$2,209.25

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.

Reserve at Summit Rock POA Fee: \$ 900.00

Minimum Dwelling Unit Size: The total square footage area of a Residence, exclusive of porches, garages, or casitas, must be at least 1,700 *for a Single Story* and 2,000 *for a Two Story*. The second story element, either under or over the main floor, may not exceed 33% of the enclosed main Floor Area (excluding garage and accessory structures).

Location on Lot: No Residence or Structure may be located in violation of the setback lines shown on the Plat. Each Residence must face the front Lot line. All Structures must be located behind the front wall of the Residence. All outbuildings, except garages, must not be visible from any street.

Masonry Requirement: All Residences must have at least seventy-five percent (75%) of their exterior walls, including exposed foundation, stone, exclusive of windows and doors, unless otherwise approved by the Summit Rock ACC.

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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Approved Stucco Colors:

All Future Lot Development on Lots 1–23, and 44–

50: Stucco paint color is to match current home development paint color or a variation thereof so long as color is darker than existing developed lot home stucco color. POSSIBLE VARIATIONS TO EXISTING COLORS: Sherwin Williams’ Craftsman Brown – SW2835, Renwick Golden Oak – SW2824, Utaupeia – SW9088, Iced Mocha – SW9092, Portobello – SW6102, China Doll – SW7517, Pediment – SW7634, Chopsticks – SW7575, Lotus Pod – SW7572, and Reliable White SW6091.

All Future Lot Development Lots 24-43:

Fresco Cream – SW7719, Agreeable Gray – SW7029, Accessible Beige – SW7036, Cocoa Whip – SW9084, Crushed Ice – SW7647, and Greek Villa – SW7551.

Approved Masonry:

All Future Lot Development on Lots 1–23, and 44–

50: *Autumn Blend Sandstone, Antique Brown, Gold Sandstone, and Tan Lueder.*

All Future Lot Development Lots 24-43:

Nicotine, Hill Country White and Gray, Gray Buff Lueder, Charcoal Blue Lueder, Autumn Blend Sandstone, Antique Brown and Gold Sandstone, and Tan Lueder.

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.

Approved Fascia:

All Future Lot Development on Lots 1–23, and 44–

50: *Chocolate Pudding and Metallic Bronze.*

All Future Lot Development Lots 24-43:

Chocolate Pudding, Metallic Bronze, Afternoon Tea, Dusty Trail, Coffee Bean, Patches, and Black of Night.



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Approved Mortar:

All Future Lot Development on Lots 1–24, and 44–50: Caprock Buff.

All Future Lot Development Lots 24-43: Caprock Buff, White, and Gray.

Minimum Yard Requirements.

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.

R-1 Villa:

Golden Bear Zoning is classified as R-1 Villa. Golden Bear Setbacks on approved plat differ from the R-1 Villa zoning. Therefore, the following setbacks will apply in Golden Bear based on the approved plat:

Front Yard Setback:

Fifteen (15) feet from the front lot line to closest structural projection, including porches, but not including eaves, overhands, planters, or fireplaces.

Side Yard Setbacks:

15-feet with no less than 7.5-feet on one side.

Rear Yard Setback:

10-feet from the rear lot line to the nearest building line. Except for Lots 24 – 40 rear yard setback is 20-feet. And lots 41 – 50 have no rear setbacks.

Corner Lot Setbacks:

Shall maintain a minimum setback of fifteen (15) feet from the side street line.

Note:

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

Note:

No Residence or Structure may be located in violation of the setback lines shown on the Plat. Each residence must



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face the front lot line. All structures must be located behind the front wall of the residence. All outbuildings, except garages, must not be visible from any street.

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.

Roof:

Roof Pitch shall be between 3:12 – 12:12. Metal *Roof cannot have all stucco exterior must have some stone.* Only metal or tile roofs may be used on Residences and Structures. All roof stacks must be painted to match the roof color. No composition or wooden shingle roofs are allowed.

Approved Roof Material/Colors:

Ashwood Blend Flat or Barrel, Charcoal/Shadow Grey Flat or Barrel, Thunderstorm Blend Flat or Barrel, Charcoal Standing Seam, Chestnut Brown Barrel, Dark Bordeaux Barrel, Chestnut Burnt Barrel, and Wolf Grey Flat. No modern (inverted roofs, mid-century) or heavy exterior contemporary roofs.

Allowed Architectural Embellishments:

Balustrades, Brackets, Headers, Canopy, Casements, Cupolas, Dormers, Entry Façade, Gable, Transoms, Turrets, Entry Façade, Gables, Transoms, Addition of complimentary and Contemporary Exterior Wall Finishes, Exterior Door and Window Treatments.



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Building Height:

A Residence shall be no more than two (2) stories, One-Story-For "One-Story" homes, the Building Height generally may not exceed 35' from the highest point on the Lot inclusive of towers and chimneys.

Two-Story-For "Two-Story" homes, Building Height, in general, 42' from the highest point on the Lot inclusive of towers and chimneys.

Garages:

The minimum square footage allowed for garage is 550 Sq. Ft. (Note: no less than 10' width inside walls min depth 21 '). Each Residence must have at least a two-car garage accessed by a driveway. The garage must be attached at least with the roofline of the main building. All garages must be enclosed and have doors. No carports are allowed. Garage doors shall be kept closed except when the Owner or an occupant is actively performing a function or activity that requires the door to be open for convenience or safety reasons. A garage may not be used as a living area and may not be converted into a living area without prior Summit Rock ACC approval. **Garage Doors must be Wood and Stained.**

Driveways:

All driveways must accommodate two vehicles in front of any garage, and be surfaced with pavers or salt treated and stained concrete, and such concrete must be either stamped, worked, or inset with pea gravel, unless otherwise approved by the Summit Rock ACC. Driveways and sidewalks may not be surfaced with dirt, gravel, shell, crushed rock, or asphalt. The layout or design of all driveways must be approved by the Summit Rock ACC.

Fences:

No fence or wall exceeding seven feet (7') in height shall be built on any lot. No fence, wall, or hedge plans may be located forward of the front wall line of the Residence, except for decorative fences that are approved by the Summit Rock ACC. All fence, wall, or hedge plans,



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including location, height, and materials of same as specified in the standards of the Summit Rock ACC which is available to the Owners from Summit Rock Communities, must be approved by the Summit Rock ACC. Privacy Tone Walls (matching home's stone) may be installed the length of a private viewing area such as for a patio. "View" fences are encouraged to preserve the openness of the community landscape. These fences may utilize an open metal picket or designs which are, in general, "see-through" and frame rather than block views of the Community landscape beyond. • Wall and fence designs shall be designed to be compatible with walls and fences on adjacent Lots and/or Common Areas. No wooden fences are permitted.

Note:

Fences visible from the golf course shall also include stone columns at a maximum of (30') thirty feet spacing between columns. Columns are to be 14" – 16" squares. Stone features are to be 4" – 6" above iron pickets.

Golf Cart Paths:

Golf Cart Paths are not to exit directly onto Golf Courses from Lots, but only through property owner's driveway.

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 Summit Rock
Committee of Architecture
P.O. Box 7766
Horseshoe Bay, Texas 78657
830-598-3984

Building Permit Issued By:

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