



## HORSESHOE BAY RESORT ARCHITECTURAL COMMITTEE

### ARCHITECTURAL CONTROL COMMITTEE (ACC)

#### **Standard Architectural Policy (SAP)**

#### **General Standards for Mechanical Equipment:**

- All mechanical equipment enclosures, commercial and residential, require ACC approval of colors, materials and location prior to their construction.
- HVAC units, pool pump equipment, above ground propane tanks, and generators are a few examples of mechanical equipment required to be enclosed.
- Enclosures must include access gates to screen equipment from all views while allowing access for maintenance and repairs as prescribed by the manufacturer's guidelines.
- Installation must allow for the proper clearances as prescribed by the manufacturer's instructions and/or building code requirements.
- Installation is allowed in a side or rear yard. Installations are prohibited in front yards.
- Masonry, metal, and composite decking are appropriate materials for enclosures. Metal and composite slats must be installed on a horizontal plane. **Please note, some HOA's and POA's may restrict certain materials. When there is a conflict in design criteria, the most restrictive requirement shall govern.**
- Screens may NOT have covers that impede the proper function of the mechanical equipment.

#### **General Standards for Trash Enclosures:**

- All trash enclosures, commercial and residential, require ACC approval of colors, materials and location prior to their construction.
- Trash enclosures are not required, but are recommended, for 1 and 2 single family dwellings.
- Trash enclosures **ARE** required for multi-family and commercial projects.
- Multi-family projects must construct a communal enclosure, preferably for commercial type dumpsters, not individual trash receptacles.
- **Commercial and multi-family enclosures must have a concrete pad.** These enclosures should be located as to minimize their visual impact on the community while allowing access for installation and maintenance of the receptacle.
- Masonry, metal, and composite decking are appropriate materials for enclosures. Metal and composite slats must be installed on a horizontal plane. **Please note, some HOA's and POA's may restrict certain materials. When there is a conflict in design criteria, the most restrictive requirement shall govern.**



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Be advised, requests for project approval may require other, existing non-compliant issues to be addressed including but not limited to:

- Address yard lights
- Mechanical and Utility Equipment Screens and Trash Enclosures
- Landscapes not installed or maintained to minimum standards.
- Removal of non-approved exterior elements added without ACC and/or City approval.

