



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

FACT SHEET-SUMMIT ROCK
Standards Applicable to All Lots

Applicants must be in good standing with their annual Horseshoe Bay Maintenance Fund fees to be placed on an ACC agenda schedule.

Masonry Requirements:	All structures must have exterior walls of at least fifty (50) percent masonry on the surface of the walls excluding door frames and window frames. The exterior portion of all walls that are not masonry shall be painted or stained immediately upon completion or shall have color mixed into the final masonry.
Exposed Slab Limit:	Exposed slab may not exceed twelve inches (12). The exterior wall finish must be carried down to the top of the exposed limit. Painting and landscaping are not sufficient to meet this requirement.
Driveways:	Except lots in C-2, C-3, A-1 and R-2 or R-4, no lot shall have more than one (1) point of ingress/egress for vehicles and such point must connect to the street along such lot's front lot line. A-1, R-2, and R-4 driveways may be shared between units. R-2 and R-4 multiple units may be accessed by private driveways within common areas connected to streets. Such private multiple unit access driveways must be no less than 20-foot wide. Maximum grade is twelve (12) percent. Approved materials are colored and patterned concrete, scored and stained concrete, salt finish concrete, precast concrete pavers, stone, brick and cobbles.
Garages and Parking:	Garages must be located so that visibility from the street is minimized. Side entry garages are required on all lots.
Swimming Pools:	Movable, aboveground swimming pools in excess of six (6) feet in diameter are strictly prohibited. All swimming pools in excess of six (6) feet in diameter must be of a permanent nature built into the ground and in a fence enclosure with self-closing and self-latching gates and otherwise comply with state law. No swimming pools shall be constructed in front or side yards.
Fences:	No fence or wall exceeding seven feet (7') in height shall be built on any lot, and may be of any manufactured materials approved by the appropriate subdivision's architectural control committee, but cannot be chain-link, wooden privacy, cyclone, barbed wire or hurricane-type fences.
Retaining Walls:	Height is restricted based on the wall's location on the lot. Refer to the retaining wall section of the Summit Rock Architectural Guide to ensure compliance with all restrictions and design criteria.

Maximum Building Height:	No dwelling unit erected on any lot shall have more than two (2) stories, or exceed a maximum height of thirty-five (35) feet from the highest point on the first floor slab, exclusive of towers and chimneys, or exceed a maximum height of forty-two (42) feet from the lowest point on the first floor slab, inclusive of towers and chimneys. A sub floor, basement or similar improvement, may be allowed as an addition to a two-story dwelling unit where necessary due to topographical considerations on such lot.
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Roofs:	Roof pitch shall be a minimum of 4:12 not to exceed 12:12. Acceptable materials are barrel tiles, flat tile, slate, standing seam metal. Metal roofs may not be placed on an all-stucco home unless the dwelling unit exceeds thirty-five hundred (3500) square feet.
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Standards Applicable to R-1 Cabin Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than ten (10) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line
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Rear Yard Setback:	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than sixty (60) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Fourteen hundred (1400) square feet for one story; seventeen hundred (1700) square feet for two stories.
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Minimum Garage Size:	No less than two hundred and ten (210) square feet per dwelling unit so as to accommodate one standard-sized vehicle and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten (10) feet per car and a minimum depth for each car of twenty-one (21) feet.
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Standards Applicable to R-1 Cottage Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than ten (10) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line
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Rear Yard Setback:	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than sixty (60) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Seventeen hundred (1700) square feet for one story; two thousand (2000) square feet for two stories.
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Minimum Garage Size:	No less than five hundred fifty (550) square feet per dwelling unit so as to accommodate two standard-sized vehicles and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten (10) feet per car and a minimum depth for each car of twenty-one (21) feet. Garage shall not be located nearer than thirty (30) feet to any street curb.
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Standards Applicable to R-1 Estate Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than fifteen (15) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.
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Rear Yard Setback:	A rear yard shall be maintained of at least twenty-five (25) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than fifty (50) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Twenty-five hundred (2500) square feet for one story; two thousand eight hundred (2800) square feet for two stories.
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Minimum Garage Size:	No less than five hundred fifty (550) square feet per dwelling unit so as to accommodate two standard-sized vehicles and one golf cart, and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten (10) feet per car and a minimum depth for each car of twenty-one (21) feet. Garage shall not be located nearer than thirty (30) feet to any street curb.
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Standards Applicable to R-1 Golf Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than fifteen (15) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.
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Rear Yard Setback:	A rear yard shall be maintained of at least twenty-five (25) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than fifty (50) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Twenty-five hundred (2500) square feet for one story; two thousand eight hundred (2800) square feet for two stories.
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Minimum Garage Size:	No less than five hundred fifty (550) square feet per dwelling unit so as to accommodate two standard-sized vehicles and one golf cart, and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten (10) feet per car and a minimum depth for each car of twenty-one (21) feet. Garage shall not be located nearer than thirty (30) feet to any street curb.
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Standards Applicable to R-1 Villa Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than ten (10) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line.
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Rear Yard Setback:	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than sixty (60) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Seventeen hundred (1700) square feet for one story; two thousand (2000) square feet for two stories.
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Minimum Garage Size:	No less than five hundred fifty (550) square feet per dwelling unit so as to accommodate two standard-sized vehicles and one golf cart, and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten feet (10') per car and a minimum depth for each car of twenty-one (21) feet.
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Standards Applicable to R-2 Villa Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than ten (10) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line.
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Rear Yard Setback:	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than sixty (60) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Seventeen hundred (1700) square feet for one story; two thousand (2000) square feet for two stories.
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Minimum Garage Size:	No less than four hundred (400) square feet per dwelling unit so as to accommodate one standard-sized vehicle and one golf cart, and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten (10) feet per car and a minimum depth for each car of twenty-one (21) feet.
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Standards Applicable to R-4 Cabin Lots

Front Yard Setback:	A principal structure shall conform to a minimum depth of fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters or fireplaces.
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Side Yard Setback:	A principal structure shall provide total side yards of not less than ten (10) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line
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Rear Yard Setback:	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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Maximum Dwelling Coverage:	No more than sixty (60) percent of the total lot area shall be used for the dwelling and other enclosed structures.
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Minimum Dwelling Size:	Fourteen hundred (1400) square feet for one story; seventeen hundred (1700) square feet for two stories.
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Minimum Garage Size:	No less than two hundred and ten (210) square feet per dwelling unit so as to accommodate one standard-sized vehicle and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside column, of ten (10) feet per car and a minimum depth for each car of twenty-one (21) feet.
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