

ARCHITECTURAL STANDARDS GUIDE

Horseshoe Bay and Horseshoe Bay West Communities



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PRELUDE

The Horseshoe Bay Architectural Design Guidelines are intended to provide guidance for all residential and commercial development and construction, as well as any subsequent changes or alterations to previously approved plans, existing structures and landscaping located in the Horseshoe Bay Proper, West, South and North Communities.

These Guidelines will be administered by the Horseshoe Bay Architectural Control Committee (HSBAC) in accordance with procedures set forth in the Horseshoe Bay Declaration of Reservations (DR) and any of its amendments. In the event of a conflict between Design Guidelines and DR, the most restrictive shall govern.

These Guidelines may be amended from time to time by the HSBAC. It is the property owner's responsibility to ensure they have the current Guidelines and have carefully reviewed all applicable sections of the DR, project approval documents and/or other governing ordinances or regulations that may affect their improvements. Any such conflicts identified by the property owners or their consultants shall be immediately brought to the attention of the HSBAC.

The intent of these Guidelines is to provide a framework that property owners and their design consultants may use to create homes that further the goal of the Horseshoe Bay and Horseshoe Bay West Community Plans.

HSBAC reserves the right to require design modifications or additions that, though not specifically contained in the text, are within the spirit and intent of the Guidelines and design objectives of the Community. These Guidelines are binding on any person, company or firm that intends to construct, rebuild or modify any permanent or temporary improvements in the Community.

The HSBAC evaluates all development proposals on these Design Guidelines. Some Guidelines are written as broad statements, and the interpretation is left up to the discretion of the HSBAC. Other Guidelines, such as building height or setbacks, are more definitive, absolute design parameters. In many cases they parallel City and building code requirements or project approval documents.

COMMUNITY PLAN

Horseshoe Bay and Horseshoe Bay West have been master-planned into various communities. The Declarant established, as a general plan for the subdivisions, conditions for the protection, maintenance, development, and improvement of all land covered by any plat that meets certain formal requirements.

Subdivisions:

- Jonathan Cove
- The Waterlands
- The Highlands
- The Cape
- The Uplands
- HSB Proper
- HSB South (4B, Area 1 and 2)
- HSB South (Manufactured Housing)
- HSB West

Within these various communities, design standards and DR (CC&R) may vary in relationship to:

- Waterfront lots and properties across the street from or adjacent to waterfront lots.
- Golf course lots and properties across the street from or adjacent to golf course lots.
- View lots.
- High visibility lots (HV Lots).
- Interior lots.

Within these various communities, design standards and DR may vary in relation to zoning. Per the DR, lots are restricted as follows (Note additional zoning classes may exist with the City of Horseshoe Bay):

- R1 Single Family Dwellings
- R2 Two Family Dwellings
- R4 and R6 Multi-Family Dwellings
- R7 Religious District
- GH Garden Home
- M1 Manufactured Housing
- C2 Commercial District
- A1 Amenities Land
- FD Future Development

Combing Lots and Maintenance Fees

In cases where the owners own two or more contiguous lots and want to combine them into a single lot, they must receive the consent of the City of Horseshoe Bay and the Declarant. Combining lots does not eliminate the obligation to pay a maintenance fee per lot or dwelling unit there on.

All maintenance fees must be current when applying for a permit. Applications will not be processed if an account is found to be past-due.

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 Lots).

Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are encouraged to discuss the development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation on their application.

HV Lots are to incorporate the following special design considerations:

- **Enhanced Landscaping**-Certain lots having side or front yards facing Resort amenities, waterfront, main boulevards and common areas may be required to install additional landscape in an effort to soften the building’s exterior elevation and its effect on surrounding properties. Planting a greater number of larger trees, along with the massing of shrubs for privacy would satisfy this goal.
- **Enhanced Architectural Features**-Certain HV Lots will require their design consultants to pay particular attention to the building elevations facing the Resort amenities, waterfront, main boulevards or common areas. These elevations should exhibit eclectic, handcrafted details reflective of the home’s architectural style.
- **View protection:** Special care must be taken to avoid impeding protected views when designing for those lots that back up to the golf course or shoreline. It is the responsibility of the owner and their design professional to ensure their development will not obstruct, impede or otherwise disturb existing protected views (see definitions).

Chapter 1: Site Development

1.1 Grading and Drainage

1.1.1 Objectives

- To blend new lot improvements with adjacent common area, slope grading, golf course landforms or existing topography.
- To ensure drainage improvements are compatible with adjacent lots or landforms.
- To create appropriate landforms as a setting for the building improvements.

1.1.2 Guidelines

(a) All cuts, fills and retaining walls must create smooth transitions at top and bottom of slopes and appear to be extensions of natural landforms. In general, finished slopes shall mimic the gently rolling topography of the golf course or natural areas. Long, straight landforms shall be avoided, while rounded flowing forms are encouraged.

(b) Grading operations shall not cause any on- or off-site erosion, even during construction. Erosion control measures shall be implemented upon initiation of grading and shall remain in place until the graded areas are 80% revegetated.

(c) All grading shall be completed within the building envelope and shall not direct off-site drainage onto adjacent lots in excess rate or volume than previously existed.

(d) Slopes shall not look “engineered” or abrupt. Cut and fill slopes may not exceed 4:1 and are to be landscaped and restored with plant materials that blend with the landscape. The landscaping of these slopes shall be completed as soon as possible.

(e) In general, cut and fill quantities from grading operations shall balance on site.

(f) Impervious cover amounts may not exceed the limits set forth in the City’s Drainage Criteria Manual.

(g) The Declarant and/or amenities owners may have installed landscape improvements along streets, drainages and slopes. In some cases, this landscape is within the lot. This vegetation shall not be removed, except for driveways, utility connections and minor grade tie-ins and shall be incorporated into the overall lot design.

1.2 Retaining Walls

1.2.1 Guidelines

(a) Where grade changes exceed six (6) feet, stepped-back or terraced wall structures with planting terraces (four feet minimum width) are to be used. In extraordinary circumstances, higher

retaining wall heights may be allowed if it can be demonstrated that such a solution has no adverse impact on neighboring lots or common areas and causes less disturbance to existing topography or landscaping.

(b) Acceptable materials for retaining walls include concrete or masonry block with a stucco finish, natural stone and heavily textured masonry block. If stone is used, a pattern consistent with the home's architectural style is required.

(c) In general, retaining walls facing the golf course, street or other common areas may not delineate or parallel the building envelope or property lines for a distance exceeding twenty-five (25) feet without vertical and horizontal offsets. Walls are to use multiple vertical and horizontal offsets that step with the site's topography and house design. All walls shall utilize a minimal vertical offset of eight (8) inches and a minimal horizontal offset of sixteen (16) inches. The horizontal separation between vertical offsets shall be a minimum of twenty-four (24) inches. Exceptions may be granted by the HSBAC if it is determined that such offsets are aesthetically desirable in the context of a particular submittal.

(d) In general, walls exceeding four (4) feet in height facing the golf course are strongly discouraged.

(e) Retaining walls may be utilized to resist the lateral displacement of soils and other materials in the front yard setback. The retaining wall shall not exceed thirty (30) inches in height, measured to top of wall or capping stone, and shall be terraced with a minimum of four (4) foot width planting terraces, stepped or landscaped to finished grade.

Chapter 2: Improvement Standards

2.1 Permitting

(a) No building, fence, patio, deck, dock, or other structure shall be erected, altered, added to, placed or permitted to remain on any lot or land until and unless the plans showing floor areas, external design, structure details, plot plan, landscaping plan, pool plans, and all other surface improvements are approved by the HSBAC.

(b) External design shall be of a quality and a type of material that is harmonious with existing and/or proposed structures.

(c) No alterations to the exterior appearance of an existing building or structure shall be made without approval from HSBAC. These requirements shall extend to boat docks, boathouses, ornamental structures, fences, walls and bulkheads; including but not limited to alterations in location, design, height, length and type of construction and as to any and all structures over or in the water, or moving of soil in or out of the water and/or on land, which in the opinion of the HSBAC is a significant moving of soil.

(d) No natural drainage shall be changed, altered or diverted without approval of the HSBAC and the City of Horseshoe Bay.

(e) On any project submitted for approval, the HSBAC may require changes, deletions, or revisions in order that the architectural and general appearance of all such buildings and grounds are in keeping with the architecture of the neighborhood and comply with all conditions of the HSBAC, the DR and City of Horseshoe Bay.

2.2 Authorities Having Jurisdiction (AHJ)

(a) The owners, contractors or developers shall apply for all applicable permits from the City of Horseshoe Bay, or any other governing agency after receiving design approval from the HSBAC.

(b) Any adjustments required by other AHJ's must be submitted to the HSBAC for review and approval.

(c) The issuance of any approvals by the HSBAC shall not imply approval or compliance with any legal demands from other AHJ's.

2.3 Landscaping and Irrigation

2.3.1 Objectives

- To create landscapes that are sustainable, water-conscious, and reinforce the community as a tropical resort landscape and architectural image.
- To build upon the Resort's installed landscape in a high-quality manner that create a unique setting.
- To encourage landscape design for homes along the golf course that create a seamless transition from the golf course landscape and common areas to the more intimate landscapes of the homeowners.
- To utilize irrigation systems that provide efficient coverage while minimizing water usage and runoff.

2.3.2 Guidelines

(a) All work relating to the site including grading, planting, placement of structures, and design of outdoor areas, require approval from the HSBAC prior to beginning construction activities.

(b) All new residential and commercial projects are required to have irrigation systems installed, except for lots located in the M1 zone, where installation is optional.

(c) Irrigation systems must utilize automatic, programable controllers.

(d) Irrigation design and installation shall comply with all City of Horseshoe Bay ordinances and permitting requirements.

(e) Plants must be native, well adapted, and be climate zone appropriate.

(f) Tree species in the “Red Oak’ family are prohibited.

(g) When using gravels and mulches, the materials must be contained in a manner that reduces runoff in rain events. White or light-colored gravel/rocks are prohibited. Colored mulch is prohibited.

(i) All trees, shrubs, and ground covers must be maintained properly. All dead or dying plants shall be replaced promptly.

2.4 Building Height

2.4.1 Lots Zoned R1, R2, R4, R6, R7, C2

(a) The maximum building height shall be thirty-two (32) feet above the highest natural contour line 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 line of the applicable lot. In the case of R6 multi-family complexes with more than twenty (20) dwelling units, a maximum of three stories may be allowed.

2.4.2 Lots Zoned M1

(a) Manufactured homes shall not exceed twenty (20) feet above the highest natural contour line of the applicable lot.

(b) Modular homes shall be permitted up to two (2) stories not to exceed thirty-two (32) feet above the highest natural control line of the applicable line.

2.5 Building Envelopes

Except as specified to the contrary on an approved plat, which specification shall control, the following shall apply.

2.5.1 Single Family R1

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least fifteen (15) feet in width with no less than five (5) feet on one (1) side, excepting fences, walls, and hedges when used as a property or boundary line separation. Lots located on Lighthouse Drive shall provide total side yards with not less than five (5) feet on each side. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.2 Garden Home GH

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be no less than five (5) feet on each side of the lot. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.3 Two Family R2

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.4 Multi-Family R4

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty-five (25) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.5 Multi-Family R6

(a) Maximum Area of Dwelling shall be no more than Sixty (60) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of twenty-five (25) feet from all side street lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.6 Manufactured Housing M1

(a) Maximum Area of Dwelling shall be no more than fifty (50) percent of the total lot area for the dwelling and other structures.

(b) Front Yard Setbacks shall conform to a minimum depth of ten (10) feet from the front property line to the nearest structural projections, including porches, but not including eaves, overhangs, planters or fireplaces.

(c) Side Yard Setbacks shall be at least five (5) feet in depth from all side lot lines to the building line of any structure, excepting fences, walls, and hedges when used as a property or boundary line separation. Corner lots shall maintain a minimum setback of ten (10) feet from all side street lines.

(d) Rear Yard Setbacks shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

2.5.7 Commercial District C2

(a) Maximum Area of Dwelling shall be no more than Sixty (60) percent of the total lot area for the dwelling and other structures.

2.6 Minimum and Maximum Floor Areas

2.6.1 Single Family R1

(a) All single family lots located North of Highway 2147 shall require no less than twenty-four hundred (2400) square feet of living area, excluding garages, covered porches, covered contiguous porches or other similar appendages, for lots adjoining or contiguous with the golf course, the 825

contour of Lake LBJ, or amenity buildings, as well as the second row back from the golf course, 825 contour of Lake LBJ, or amenity buildings. The term “second row of lots” shall mean all lots which are not contiguous with but which either adjoin lots contiguous with the golf course, the 825 contour of Lake LBJ, or amenity buildings or are across the street from lots which are contiguous with golf course, the 825 contour or amenity buildings.

(b) All single-family lots located North of Highway 2147 which are not contiguous with or the second row back from the golf course, the 825 contour of Lake LBJ or amenity buildings, shall require no less than eighteen hundred (1800) square feet of living area, excluding garages, covered porches, covered contiguous porches or other similar appendages.

(c) All residences located South of Highway 2147 shall require not less than the following number of square feet of living area, excluding garages, covered porches, covered contiguous patios, or other similar appendages:

- Twenty-four hundred (2400) square feet for lots fronting any portion of the golf course and the second row of lots from the golf course as described above.
- Eighteen hundred (1800) square feet for all other lots except Area 1 and 2 as defined in city zoning ordinances which may have a minimum of fourteen hundred (1400) square feet of living area, excluding garages, covered porches, covered contiguous patios, or other similar appendages.
- Lots defined as 4B in city zoning ordinances shall have a minimum of twelve hundred (1200) square feet of living area, excluding garages, covered porches, covered contiguous patios, or other similar appendages.

2.6.2 Garden Home GH

(a) Fourteen hundred (1400) square feet excluding carport, garages, covered porches, and contiguous patios or other similar appendages.

(b) Eighteen hundred (1800) square feet for golf course lots, excluding carport, garage, covered porches, and contiguous patios or other similar appendages.

2.6.3 Two Family R2

(a) All two-family residences shall require not less than nine hundred fifty (950) square feet of floor area for each unit excluding carport, garage, covered porches, and covered contiguous patios, except that if such two-family residence is located in the areas defined as “Area 1” and “Area 2” in city zoning ordinances, the enclosed living area in the dwelling portion of each unit shall be not less than seven hundred fifty (750) square feet, and provided that if the lot is located either contiguous to any portion of the golf course or the shoreline of Lake Lyndon B. Johnson or the second row of lots, as herein before defined, then the enclosed living area in the dwelling portion of each unit shall be not less than twelve hundred (1200) square feet.

2.6.4 Multi-Family R4

(a) All multiple residential 4-family residences shall require no less than fifteen hundred (1500) square feet. An option is allowed for up to twenty (20) percent of the units to be a minimum of seven hundred (750) square feet.

(b) Exception, R4 family residences along Apache Tears, Broken Hills, Buffalo Peak, Hi Valley and Mountain Leather shall require no less than two thousand (2000) square feet for all golf course lots and second row lots and eighteen hundred (1800) square feet for other lots in this area.

2.6.5 Multi-Family R6

The minimum living area of each dwelling unit in any multiple dwelling complex shall be as described here in.

(a) Apartments shall have twelve hundred (1200) square feet of living area. An option is allowed for up to twenty (20) percent of the units to be a minimum of seven hundred (750) square feet of living area.

(b) Townhouses shall have a minimum of twelve hundred (1200) square feet of living area.

(c) Cottages shall have a minimum of fourteen hundred (1400) square feet of living area.

(d) Each golf course lot or second row of lots shall have a minimum of eighteen hundred (1800) square feet.

2.6.6 Manufactured Housing M1

(a) All manufactured homes and modular homes shall have a minimum of seven hundred (700) square feet of living area in the dwelling portion of the home.

Chapter 3: Architectural Standards

3.1 General Design and Architecture

3.1.1 Objectives

- To create residences which have a strong indoor/outdoor relationship.
- To create residences that, through their design, massing, and materials convey a sense of timelessness, permanence and quality.
- To encourage a diversity of design solutions while at the same time producing high-quality homes and landscapes.

3.1.2 Building Exteriors

3.1.2.1 Guidelines

(a) In general, the exterior wall design of all residences and improvements may incorporate the use of at least two different materials to create subtle textural changes and to further articulate masses. Exterior walls of a single material may be acceptable if, in the opinion of the HSBAC, they meet the requirements of these Guidelines, are consistent with the Community's aesthetic goals and are appropriate to the design's architectural style.

(b) One hundred (100) percent stucco will not be allowed on a structure that incorporates a metal roof unless the ground floor exceeds thirty-five hundred (3500) square feet per dwelling unit.

3.1.2.2 Acceptable Materials

(a) Natural stone, wood, stabilized adobe block and stucco with architectural accent elements such as fascia, beams, window and door treatments and trim utilizing wood, stone, tile and/or ornamental metal on HV Lots. Non HV Lots may incorporate hardy board material when approved by the HSBAC. Stone/rock may be used in the following manner:

- As a foundation element with plaster/stucco above
- As full height walls when used as the predominant wall material or as a foundation base
- As an accent in cut pattern surrounding doors, windows, or openings.

(b) Stone masonry may be either a semi-coursed structural appearance or un-coursed stone with minimal grout showing. Thin stone veneers applied in geometric or random patterns are not permitted on HV Lots. Where stone veneer is used, it must simulate the use of stone laid in a structural manner. The stone should wrap elevations and return into walls and window openings with a preferred minimum return wall depth of two (2) feet. The use of faux or cultured stone as an accent is permitted.

(c) Stucco may be utilized for foundation elements or full height walls as discussed above in stone/rock. Walls shall have a handcrafted appearance utilizing textures or troweled patterns in a light to medium texture.

(d) The exterior portion of walls that are not required to have masonry covering shall be stained or painted excepting acceptable wood species or Hardy Plank that are commonly used without such finishes but have a finished appearance per approval of the HSBAC.

(e) Natural stone or rock may not be painted. The HSBAC may consider a grout smear. The smear coverage may not exceed forty (40) percent.

(f) Brick may be used but is not recommended. If used, recommended brick colors are firebrick or earth tones

(g) Thin stone veneers that are not structural in appearance, reflective surfaces other than glass, metal cladding, and/or exposed concrete or concrete block are not acceptable materials.

(h) The HSBAC will consider other metal and manufactured materials on an individual bases.

(i) Colonial and gothic architecture are not permitted.

3.1.2.3 Masonry Requirements

(a) Masonry is defined as rock, stone, stucco, or brick.

(b) With the exception of buildings and structures constructed by the Declarant and Amenity Owners, all Structures on HV Lots must have exterior walls of no less than one hundred (100) percent masonry along the golf course and 825 contour facing walls and no less than fifty (50) percent masonry on street facing and side walls.

(c) All structures on non HV Lots with the exception of buildings and structures constructed by the Declarant or Amenity Owners, those in Horseshoe Bay Proper area 4B, and lots zoned M1, must have a minimum of fifty (50) percent masonry on all exterior walls.

(d) All Structures in area 4B Horseshoe Bay South must have a minimum of fifty (50) percent masonry on the street facing walls and not less than thirty (30) percent on each of the remaining walls.

(e) No more than twelve (12) inches of exposed slab are permitted. The exterior wall finish must be carried down to the top of the exposed limit. Stucco under stone is prohibited. Stone under stucco is permissible. Painting is not an acceptable means of addressing exposed slab areas.

3.1.2.4 Color

(a) Exterior color charts are to accompany design plans upon initial submission for plan approval to the HSBAC. A wide range of recessive color applications are acceptable and encouraged. Creating a diversity of color use that adds character to the community is encouraged, however, not all colors are acceptable.

(b) Paint manufacturers categorize their products by Light Reflective Value (LRV). The following LRV's must be adhered to:

- Light or bright colors having an LRV value greater than 44 are not acceptable.
- White paints may not have an LRV over 85.
- Exterior wall colors may not have an LRV over 50, unless being painted white.
- Trim and accent colors shall have an LRV value equal to or less than 55.

(c) The HSBAC may grant a variance in LRV if they feel the architectural design of the home justifies its use.

(d) Color palettes shall be muted and reflect the natural colors of the Hill Country. Earth tone colors should be used for the primary color composition.

(e) Discouraged colors are red, pink, and other bright or pastel colors.

- (f) No exterior materials shall have a high gloss, glare or reflective “mirror” type finish.
- (g) Color applications shall be used consistently throughout the design, including accessory buildings and related outdoor areas and other structures.
- (h) In general, colors for roofing shall be darker than the building’s exterior. Medium to dark browns and greys are recommended. Colors shall have an LRV of 35 or lower. Flat roofs shall have an LRV of 26 or less.
- (i) Exterior hardscape colors should be complimentary to the building’s exterior.

3.1.2.5 Texture

(a) A greater amount of light reflects off smooth surfaces. Bold texturing can be equally disruptive visually. Texture should be used to minimize the reflectivity of the walls and roof without being heavy and weighted in appearance.

3.1.2.6 Shade and Shadow

(a) Shade and shadow are encouraged to aid in visually appealing architectural design. Trellises, loggias, courtyard and eave overhangs, and deeply recessed windows and doors help create rich compositions and are encouraged.

3.1.2.7 Building Forms and Massing

(a) Building designs should incorporate varied projections such as wall offsets, trellises, covered porches or verandas that create texture, shade, scale and visual interest. Wall or elevation offsets broken by an appropriately scaled architectural element such as a chimney or other architectural feature are required.

(b) Buildings should be designed to be viewed from all sides. Screening and/or designing utility service areas as an integral part of the overall architectural composition are required.

(c) Entries should be recessed and articulated with overhangs, porches and/or courtyards. Entry elements shall be in scale with the home. Dominant and overly sized entries may be permitted to add mass appearance to structures.

(d) Detached garages must be connected to the main residence by a wall and/or covered breezeway.

3.1.2.8 Railings

(a) Decorative iron or wood carved railing details shall borrow from building traditions consistent with the architectural style of the residential.

(b) Railings must meet city building code safety standards.

3.1.2.9 Chimneys

(a) Fireplaces and chimneys must be proportionate to and consistent with the overall design of the home. The maximum horizontal dimension shall be eight (8) feet unless it can be demonstrated that a larger dimension is appropriate for the design and supports the aesthetic goals of the community.

(b) Outdoor fireplaces may be attached to the main structure; however, they must provide a minimum three (3) foot clearance above the roof line, and two (2) foot clearance above all structures within ten (10) feet.

(c) Outdoor fire pits must have a minimum ten (10) foot setback from side and rear property lines.

3.2 Driveways and Auto Courts

3.2.1 Objectives

- To minimize visibility of paved areas from neighboring lots through careful sighting, grading and use of architectural devices and landscaping.
- To blend driveways into the natural terrain to minimize grading.
- To create “auto-courts” for parking and garage areas through the use of special paving, architectural devices, plantings and/or walls.
- To minimize paving in the front yard setback.

3.2.2 Guidelines

(a) The driveway-parking-garage layouts are to minimize the visibility of garage doors. A lot that allows the opportunity for side entry garages are to incorporate side entry garages along main boulevards, and lots abutting or across the street from Resort amenities.

(b) Driveway entry shall not be constructed on main boulevards where secondary roads allow access to the lot.

(c) Limit of a single-entry driveway per property, except where a semi-circular or two (2) unit driveway are approved.

(d) Semi-circular driveways require a minimum spacing of thirty-five (35) feet between entrance and exit, measured from inside edge to inside edge.

(e) Driveways may not be located within fifty (50) feet of an intersection or intersecting street.

(f) Minimum driveway width is twelve (12) feet, desirable width is eighteen (18) feet, maximum width is twenty-five (25) feet.

(g) A minimum of twenty (20) feet of back up space is required, however, twenty-five (25) to thirty (30) feet is recommended.

(h) HV Lot driveways and auto court materials shall include colored or patterned concrete, precast concrete pavers, stone, brick, cobble and edge detailing. Color and texturing shall complement the proposed buildings and integrate well with the surrounding earth tone colors. No smooth or broom finishes are allowed (only seeded salt, scored, washed or exposed textures).

(i) Non HV Lot driveways are required to be concrete and may have any surface allowed on HV Lots and may have smooth or broom finishes.

(j) The use of permeable pavers is encouraged to add architectural interest and reduce the percentage of impervious surfaces.

(k) Shared access driveways are permitted with the use of a recorded use agreement.

3.3 Garages and Parking

3.3.1 Objectives

- To minimize visibility of parking areas through planting, architectural projections and careful placement of garages.
- To accommodate all parking needs for the residence on the lot.

3.3.2 Guidelines

(a) All single-family R1 lots shall provide at least one garage of no less than four hundred (400) square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by a breezeway. Except that in Horseshoe Bay South zone 4B and those lots zoned M1, shall provide at least one garage or carport of no less than two hundred (200) square feet.

(b) All two-family R2 and R4 Multi-family lots shall provide at least one garage of no less than two hundred (200) square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by a breezeway.

(c) All multi-family R6 lots must provide a minimum of two (2) parking spaces for each dwelling unit or apartment. Such parking spaces shall be ten (10) feet wide and twenty (20) feet long. Under no circumstances will any parking be permitted within the setback areas adjacent to streets or on streets.

(d) All carport structures shall be enclosed on at least two sides provided that structures located on corner lots shall be completely enclosed.

(e) Three car garages and motor court areas are recommended on HV Lots.

(f) Each lot shall contain a minimum of two additional guest parking spaces (in addition to the enclosed spaces required). Unenclosed spaces must utilize a combination of plantings and/or low walls to screen cars from view. At least one of the unenclosed spaces cannot impede full access to the garage.

(g) On-Lot or on-street parking of boats, trailers, RV's or similar types of recreational vehicles is prohibited.

3.4 Walls, Fences, and Gates

3.4.1 Objectives

- To construct walls, fences and gates which borrow from the regional building traditions.
- To design walls, fences and gates that are related to and are natural extensions of the buildings.
- To achieve privacy through berms, low walls, and careful building and planting design, thereby minimizing the need for higher privacy walls and fences.

3.4.1 Guidelines

(a) Wall and fence height may not exceed seven (7) feet above grade. It is encouraged that wall heights be as low as possible to achieve privacy and preserve views and visual character of the community. Fences that abut golf course boundaries may not exceed four (4) feet in height.

(b) When fences and walls are built along a sloping grade, the maximum height of seven (7) feet may be averaged in stepped segments to allow the structure to follow the natural rise and fall of the slope. However, under no circumstances shall any portion of the structure exceed eight (8) feet above grade.

(c) Fences and walls are not permitted in a front yard setback.

(d) No fence or wall shall be constructed within thirty (30) feet of the 825 contour of Lake LBJ. Fences may not be placed on top of bulkheads.

(e) Fences that are visible from the golf course or clubhouse amenities shall use the Horseshoe Bay signature iron picket (black or brown) and stone column design. The column design characters are:

- Fourteen (14) to sixteen (16) inches square.
- Stone must terminate a minimum of four (4) to six (6) inches above the iron pickets.
- Must be spaced at no more than thirty (30) foot intervals along the course boundary.

(f) Vehicle entry gates and/or entry columns must be located within the building envelope.

(g) Fence and wall designs shall be compatible with those on adjacent lots and/or common areas.

(h) Depending upon the architectural style of the home, the HSBAC may require that the ends of walls incorporate decorative terminus details and not end abruptly.

(i) Fences and walls shall occur inside property lines unless contiguous owners agree on design and cost sharing.

(j) Prohibited fence materials are chain-link, vinyl clad, open grid metal, wooden privacy (except in M1 zones), cyclone, barbed wire or hurricane-types.

(k) Approved wall finishes are plaster, stucco, adobe, architectural concrete and/or stone. The minimum thickness is six (6) inches.

(l) Fences and walls as pool barriers must comply with the city's adopted building code's minimum standards.

3.5 Courtyards, Terraces, Paths, and Outdoor Stairs

3.5.1 Objectives

- To create outdoor spaces that ameliorate the climate through the use of plantings, walls, architectural devise and/or landscape structures.
- To utilize materials that complement the architecture and materials of the building.
- To create outdoor "rooms" which are natural extensions of the indoor rooms of the residence.

3.5.2 Guidelines

(a) All paths, outdoor stairs and terraces are to be located within the building envelope.

(b) The use of natural materials such as stone, tile, gravels and mulches are encouraged. Concrete may be used provided it is colored and textured to complement the residence.

(c) The use of architectural devices such as courtyards, pergolas, trellises, and/or porches to help create a gradual transition from indoors to outdoors is strongly encouraged.

(d) Designs shall minimize the use of several different types of paving materials in order to produce an understated unified design.

3.6 Landscape Structures

3.6.1 Objectives

- To design landscape structures that appear as extensions and/or additional building components of the main residence.

3.6.2 Guidelines

(a) Landscape structures such as arbors, porches, and/or decks must be located within the rear lot building envelope, not in the setback areas, unless a variance is granted by the HSBAC and the City of Horseshoe Bay.

(b) The height, color materials and style used for outdoor structures are to be the same or similar to the residence.

(c) Heavy wood timbers, if used for rafters, posts or trellis elements, must be substantial in dimension and treated with stain or paint to withstand the effects of the environment.

3.7 Pools and Water Features

3.7.1 Objectives

- To design pools and water features which augment the outdoor spaces and complement the architectural style of the main building.

3.7.2 Guidelines

(a) Pools, spas and other water features must be built within the designated building envelope, as permitted within the lot setbacks, but not in utility or drainage easements. Pools are prohibited in front yards.

(b) Pools and water features are to be designed to be integral parts of the residential design and visually blend with the landscape. Landscaping should be selected and arranged to complement the feature, provide privacy, and create outdoor living spaces.

(c) Pools and spas, and the doors and gates leading to them, must be installed in compliance with the City of Horseshoe Bay's adopted building codes.

(d) Pump equipment is required to be screened from view. Screening shall use a combination of fencing and walls to conceal the equipment and reduce sound trespass.

(e) Pump equipment located in a flood plain must be installed in compliance with the City of Horseshoe Bay's adopted building codes.

(f) Above ground pools are prohibited.

3.8 Roofs

3.8.1 Roof Forms

(a) Flat roofs are discouraged but may be allowed provided they are not visually dominant when viewed. Flat roof forms must include stylized parapet walls.

(b) Roof forms may include gable, hip and/or shed roofs.

3.8.2 Roof Pitch

(a) Sloped roof pitches may be 4:12 to 12:12.

(b) Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or offsite.

(c) In flat roof designs, there should be a minimum of three (3) different roof levels, and the details between the parapet wall and roof must be painted to match the wall color.

3.8.3 Acceptable Roof Materials

- (a) Concrete, clay barrel or flat tile, standing seam metal, slate, or acceptable stone coated metal tile patterns are acceptable. Asphalt shingles are permitted in Horseshoe Bay South on those lots designated with a “K” including those in the M1 zone.
- (b) Roof tiles should utilize muted earth tones. It is recommended that tiles be of four (4) different, muted tones or diluted factory blends that create a subtle multi-color surface.
- (c) Flat roofs must be painted a very dark color (LRV of 26 or less) or be surfaced with a material of a color that harmonizes with the natural surroundings.
- (d) Roof color and material for metal roofs that weather are allowed. However, they cannot be reflective and must not be sealed so that they can weather.
- (e) Standing seam metal roofs must have no exposed screws or fasteners. Standing seam metal is not permitted on dwelling units less than thirty-five hundred (3500) square feet that are one hundred (100) percent stucco.
- (g) Reflective finishes, any material that may cause excessive glare, wood shingles and simulated roof materials are prohibited.
- (h) Small vents and/or flues must be painted to match the roof color. On flat roofs, all equipment including vents and flues must be concealed behind parapet walls.
- (i) Roof repairs that disturb more than twenty-five (25) percent of the roof area require HSBRC approval. The roof covering material used to make the repair must be consistent with the existing roof covering.
- (j) Multi-family projects with multiple buildings are required to keep roof materials consistent across all buildings.

3.8.4 Eave Depth

- (a) Eaves shall be incorporated, where appropriate, to a minimum depth of one (1) foot.
- (b) Exposed rafter tails with wooden soffits are encouraged on sloped roof designs.

3.8.5 Fascia

- (a) Pitched roof fascia shall be no less than six (6) inches, being of sufficient size to support a gutter.
- (b) Flat roof facias shall be appropriately scaled to the building massing.
- (c) Large, plain stucco facias are not acceptable.

3.8.6 Gutters and Downspouts

- (a) Gutters, when used, shall be incorporated into the overall design of the house.
- (b) Gutters and downspouts shall not appear as if they were tacked on but shall blend with the color and style of the house.

(c) Downspouts may not be directed onto adjacent properties.

3.9 Doors and Windows

3.9.1 Guidelines

(a) Careful consideration shall be given to the design of each elevation. The size, number, placement and rhythm of the windows and doors in relation to the building masses and exterior surfaces should create a balanced composition.

(b) Some Garden Home (GH) zone plats will restrict placement of windows. Referring to this governing document is critical in the design of these homes. The HSBAC will consider transom windows in locations restricted by the plat.

3.9.2 Casement, Double or Single Hung Windows

(a) Windows may utilize arched, square or vertical shaped forms.

3.9.3 Shutters and Awnings

(a) Operable or non-operable shutters of wood naturally stained or painted are permitted. When used, they should be uniformly applied as an architectural feature and should appear functional.

(b) Double shuttered windows shall be full sash height and half sash width for the window they adjoin.

(c) Single shuttered opening shall be full sash height and width for the window they adjoin.

(d) Shutters shall be set a minimum of two (2) inches from the wall surface to create a distinct shadow.

(e) Canvas or similar type awnings over windows or doors are permitted only when not visible from Resort amenities, main boulevards or main entrances, and must be subdued, earth tones.

3.9.4 Doors

(a) Single or double door units, paneled, naturally stained wood, metal and/or multi-paned glass finishes are acceptable.

(b) Wood doors may be carved and/or have rough-sawn appearance.

(c) Door design should be consistent with each other, utilizing similar jamb, head and panel designs around the exterior of the house.

3.9.5 Garage Doors

(a) All R1 and R2 HV Lots shall provide garage doors with decorative wood finishes, or glass and metal doors, to complement the architecture of the house.

(b) When using contemporary metal/glass designed garage doors, the glass must be opaque as to obscure the interior view of the garage.

3.10 Accessory Buildings and Structures

3.10.1 Guidelines

- (a) Accessory buildings and structures may not occupy more than fifty (50) percent of the required rear yard.
- (b) Accessory buildings and structures must be located a minimum of ten (10) feet from the main building.
- (c) Accessory buildings and structures may not exceed fifteen (15) feet in height.
- (d) Covered structures must be constructed within the building envelope.

3.10.2 Moorings, Docks, Piers, Etc.

- (a) Boat docks without any type of living area above the dock, including outdoor fireplaces, outdoor kitchens or living quarters, not to exceed fifteen (15) feet in height from pier to top of handrails or peak of roof, are permitted.
- (b) Boat docks and houses recessed into the land and are extensions of the main residence may be the same height as the residence.
- (c) LCRA permits are required prior to beginning any shore dredging activities.
- (d) Docks, boathouses, piers, etc. may not be constructed beyond their applicable pier and dock easement.

3.10.3 Casitas, Hangers, Sheds, Misc. Covered Structures

- (a) The style and design details of the structure should be consistent with the main residence.
- (b) The exterior walls are subject to the same masonry requirements as the main residence.
- (c) Building height may not exceed fifteen unless the structure is connected to the main residence where it can be the same height as the residence. The connection must be by air conditioned space. Breezeway connections are not sufficient to exceed height restrictions.
- (d) Sheds are only permitted in the M1 zone and may not exceed ten (10) feet by twelve (12) and shall not be located in the front yard or within five (5) feet of rear or side yards. Wood or masonry construction is permitted, metal sheds are prohibited. Sheds may not be used for occupancy.

3.10.4 Decks, Patios, Misc. Uncovered Structures

- (a) Uncovered decks and patios which exceed eighteen (18) inches above grade may project eighteen (18) inches into a side yard setback and five (5) feet into the rear setback.
- (b) Uncovered decks and patios which do not exceed eighteen (18) inches above grade may project eighteen (18) inches into the side yard setback and ten (10) feet into the rear yard setback.
- (c) The style and design details of the structure should be consistent with the main residence.

3.11 Mechanical Equipment, Propane Tanks, Misc. Utilities

3.11.1 Guidelines

(a) HVAC equipment, propane tanks, generators or similar equipment shall be located within the building envelope and fully screened from view.

(b) No air conditioning unit, evaporative cooler, or other object or device which, in the sole opinion of the HSCAC, is unsightly shall be placed upon or above the roof of any building, unless the same is architecturally concealed from view.

(c) No widow air conditioning, heating or evaporative coolers are permitted.

(d) Rooftop mounted solar systems are permitted contingent upon HSBAC approval.

(e) Buried propane tanks may not be installed in utility easements.

(f) Television antenna, radio antenna, radio receiver, satellite dish, or similar device for receiving or transmitting radio, television or other electronic signals must be concealed from the street and Resort amenities.

3.11.2 Screening Requirements

(a) Masonry, metal, and composite decking are appropriate materials for enclosures. Metal and composite slats must be constructed on a horizontal plane. Enclosure design must complement the architectural elements of the residence.

(b) Enclosures must be a minimum of one (1) foot above the equipment and include access gates.

(c) Installation must allow for the proper clearances as prescribed by the manufacturer's instructions and/or the city's adopted building code requirements. Enclosures may not have covers that would impede the equipment's function.

(d) Landscaping is not a sufficient means for screening of mechanical equipment.

3.12 Outdoor Lighting

3.12.1 Objectives

- Preserve the nighttime sky by minimizing the amount and intensity of exterior lighting while providing for the safety of the public.
- Utilize light fixtures which complement the architecture and enhance the landscape.

3.12.2 Guidelines

(a) All residences are required to have one (1) address yard light, designed in compliance with established criteria. The light may be no less than five (5) feet from the edge of the road or no more than fifteen (15) feet from the property line. The fixture must be controlled by a light sensitive switch and be maintained in good working condition. Wattage may not exceed fifty (50) watts. Multi-family

developments must have an adequate number of fixtures based on the number of units in the complex as determined by the HSBAC.

(b) No exterior lighting on the lot may be directed outside the property boundaries or produce a glare visible from outside of the boundary. Light trespass is prohibited.

(c) All lighting and light fixtures, residential and commercial, must comply with the restrictions set forth in the City of Horseshoe Bay's lighting ordinance.

(d) Uplighting may be utilized to light trees and decorative wall sections of structures. Uplighting is limited to eight (8) trees having a maximum of two (2) fixtures per tree. Uplighting must be approved by the HSBAC and the City of Horseshoe Bay.

(e) Only low voltage lighting may be used for all exterior site lighting. Line voltage may be used for fixtures on the home.

(f) All residential site lighting shall use LED bulbs with a correlated color temperature of twenty-seven hundred (2700) kelvins or less or comply with the current International Dark Sky regulation, whichever is more restrictive.

(g) With the exception of low-level driveway lights, all lighting must occur within the building envelope.

(h) Security lighting may be installed provided it is pointed downward and does not create a light nuisance to adjoining lots, Resort amenities, or main boulevards. Motion sensors must be on timers that automatically turn off the lights after five (5) minutes. Motion sensors should be located to avoid accidental triggering by wildlife and wind born vegetation.

(i) All landscape lighting plans must be approved by both the HSBAC and the City of Horseshoe Bay.

(j) Decorative holiday lighting is permitted from the Friday following Thanksgiving through January 8 of the year.

(k) Soffit lights are not allowed unless they are recessed.

3.13 Exterior Service Areas

3.13.1 Objectives

- To screen service areas from off-site views.
- To ensure any noise or odors from trash or equipment are contained within the service area.

3.13.2 Guidelines

(a) Trash disposal areas, outdoor work areas, mechanical equipment and outside equipment are to be completely screened from view through the use of architectural features. Where feasible, these areas are to be integrated into the main building's design.

(b) Refer to "Screening Requirements" for acceptable means of screening.

3.14 Miscellaneous Site Elements

3.14.1 Flagpoles

- (a) Residential flagpoles may not exceed twenty (20) feet in height.
- (b) Commercial flagpoles may not exceed twenty-five (25) feet in height.
- (c) Flags must comply with City of Horseshoe Bay ordinances.

3.14.2 Exterior Recreation or Play Equipment

- (a) All exterior play equipment, such as slides, swing sets, jungle gyms, etc. shall be installed in the least visible portion of the rear yard. Equipment may not be visible from Resort amenities, main boulevards, or main development entries.
- (b) Exterior play equipment may not exceed eight (8) feet in height.
- (c) Exterior play equipment requires HSBAC approval prior to installation.
- (d) Basketball hoops shall be allowed on lots if they are not visible from Resort amenities or main boulevards.

3.14.3 Decorative Elements

- (a) Metals such as hand forged iron, tin and/or copper may be used for accent areas or for decorative purposes. Forms and motifs are to be consistent with the overall architectural style of the residence.
- (b) Wood can be considered for accent areas or specific building elements such as entries, windows, beams, doors, covered porches and/or courtyards.
- (c) Metal may be used for railings, decorative window grilles, and/or gates provided that the design draws upon the pattern and styles of the region, are not reflective and have the appearance of iron, weathered bronze, brass or copper.

3.14.4 Signs

- (a) The HSBAC has adopted a sign policy appended to these Design Guidelines. All signs must comply with the sign policies restrictions.

Chapter 4: Design Review Committee (HSBAC)

4.1 Committee Membership

- (a) The Design Review Committee (HSBAC) will consist of a minimum of three (3) members. The Declarant shall appoint the HSBAC members and members shall serve at the will of the Declarant.
- (b) All members of the HSBAC will be appointed, removed, and replaced by the Declarant. The Declarant has the right, at its election, to transfer the power of appointment to the committee.

4.2 Member Duties

- (a) The HSBAC's general purpose is to provide for maintenance of high standards of architecture and construction in such a manner as to enhance the aesthetic properties.
- (b) The HSBAC may be guided by and, except when in their sole discretion good planning would dictate to the contrary, controlled by the Declarations (DR). The judgement of the HSBAC shall be final, conclusive and binding in relationship to architectural approval.
- (c) The HSBAC shall determine whether the conditions contained in the DR are being complied with.
- (d) The HSBAC shall adopt reasonable rules and regulations for the conduct of its duties. The HSBAC shall produce an Architectural and Design Standards Guide to assist owners, builders and developers. Such standards and guides may be modified from time to time by the HSBAC and the approval of Declarant.
- (e) The HSBAC may grant a variance or exception to the building and setback restrictions contained in the DR's when in their sole discretion, such variance or exception would not be inconsistent with the maintenance of a high standard of architecture and construction and would not be inconsistent with the aesthetic standards of HSB. Variances granted by the HSBAC may require approval by the City of Horseshoe Bay.
- (f) It will be the duty of the HSBAC to consider and act upon such proposals or plans submitted to it in accordance with the design review procedures established by these design guidelines.

4.3 Meetings

- (a) The HSBAC will meet weekly or as needed to perform its duties. The HSBAC actions on matters will be by a majority vote.
- (b) The HSBAC will keep and maintain a record of all actions taken by it.
- (c) The powers of the HSBAC relating to design review will be in addition to design requirements imposed by the City of Horseshoe Bay and any other authority having jurisdiction over improvements in Horseshoe Bay and Horseshoe Bay Communities.

4.4 Fees

- (a) The Declarant shall have the right to set fees for the HSBAC review and approval process. Compensation may at any time be revoked or changed by the Declarant with or without cause. All members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any HSBAC function or duty.
- (b) The HSBAC may contract and/or assign some of the administrative duties, but not authority, to a qualified design professional as needed.

4.5 Guideline Amendments

(a) The HSBAC may, with the approval of the Declarant, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into the Design Guidelines. The HSBAC will be responsible for ensuring published Design Guidelines are updated with each amendment or revision. Each owner is responsible for obtaining the most recent version of the Design Guidelines from the HSBAC.

4.6 Disclaimer

(a) Neither the HSBAC nor the Declarant will be liable to the HSB Property Owner's Association, any owner, nor any other person for damage, loss or prejudice suffered or claimed on account of:

- Approving or disproving any plans, specifications, or other materials, whether or not defective.
- Constructing or performing any work, whether or not pursuant to approved plans, specifications or other materials.
- The development or manner of development of any land within the Horseshoe Bay and Horseshoe Bay West Communities.
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
- Performing any other function pursuant to the provisions of the Design Guidelines.

(b) Neither the Declarant, the HSBAC, nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter.

4.8 Right of Waiver

(a) The HSBAC recognizes that each parcel has its own characteristics, and that each owner has their own individual needs and desires. The HSBAC has the authority to approve deviations from any of the Design Guidelines or Regulations contained in this document. Requests to deviate will be evaluated at the sole discretion of the HSBAC. The approval of deviations will be limited to only the most creative design solutions to unique situations. Deviations must demonstrate the designs are consistent with the overall objectives in the Design Guidelines, and that they will not adversely affect adjoining parcels or the communities they are located in.

(b) Variance approval to deviate shall not set a precedent for other applicants seeking a similar solution and shall not be used to justify a request to deviate. Each variance approval shall stand on its own based on its unique circumstances.

(c) The HSBAC may waive, at its discretion, any procedural steps outlined in the Design Guidelines provided the owner, contractor or developer can demonstrate there is good cause to deviate.

(d) Some variance requests may require additional approval from the City of Horseshoe Bay.

Chapter 5: Design Review Process

5.1 Overview

(a) Improvement plans will be carefully reviewed by the HSBAC to ensure that the proposed designs are compatible with the design standards for the Horseshoe Bay and Horseshoe Bay West communities and are compliant with the Design Guidelines and Declarations.

(b) Some guidelines are written as broad standards, and their interpretation is left up to the discretion of the HSBAC. Other guidelines such as setbacks, building heights, and square foot minimums are absolute design standards set forth in the preceding chapters, and in many cases parallel the City of Horseshoe Bay ordinances.

(c) In the event of a conflict between these guidelines, the DR or any local, state, or federal building or zoning codes, the most restrictive shall govern.

(d) The design review process must be followed for any of the following improvements:

- New construction, residential and commercial development.
- Renovation, expansion or refinishing of the exterior of any existing building or structure such as painting, additions, re-roofs, window and door replacement, yard light updates, pool renovations, etc.
- Site development and/or landscape improvements such as grading, tree installation, lighting projects, retaining walls, planting beds, sign installation, etc.
- Construction of, or additions to, all accessory structures such as casitas, fences, decks, docks, pools, screening structures, pergolas, etc.

(e) Owners, contractors and developers must apply to the City of Horseshoe Bay for all applicable projects including but not limited to building and use permits.

5.2 Design Review Process and Submission Requirements

(a) The HSBAC is available for review of preliminary designs or pre-concept meetings upon request.

(b) Review meetings occur weekly or as needed. It is the owner, contractor or developer's responsibility to arrange with the HSBAC Administrator placement on the Committee's agenda. Applicant attendance is optional.

(c) Project submissions must be received a minimum of forty-eight (48) hours preceding the scheduled meeting.

- (d) Project submissions must be in digital format, emailed to the HSBAC Administrator as attachments. Project drawings displayed in the body of an email are not acceptable. PDF file types are preferred but some image files and other Micro Soft software file types (Word, Power Point, etc.) are acceptable.
- (e) Incomplete applications will not be accepted for placement on an agenda.
- (f) Project documents must clearly define the scope of work.
- (h) New construction such as residences, casitas, or additions will require the plan sets to be designed and sealed by a registered design professional.
- (i) All submissions must contain the required documentation as set forth in the appended “Submission by Project” checklist.
- (j) Owners must be current with their maintenance fund dues in order for the HSBAC to review a project.
- (k) Once a project submission has been accepted and placed on an agenda, the HSBAC Administrator will contact the applicant confirming placement on the review schedule.
- (l) Post-review, the HSBAC Administrator will contact the applicant notifying them of either project approval and will supply stamped/approved project documents or will supply review comments from the Committee with details regarding resubmission requirements. This process will repeat until approval is granted. The HSBAC Administrator is required to contact the applicant within 24 hours of the meeting’s conclusion.
- (m) Any changes or alterations to approved projects must be submitted to the HSBAC prior to beginning construction.

5.3 Inspections

- (a) During construction, the HSBAC may perform site inspections to ensure compliance with the approved project documents. If changes or alterations are found, the HSBAC shall issue a “Notice to Comply’ and will notify the city of the non-conformity.

5.4 Violations

- (a) Beginning any construction project which requires review without first receiving approval from the HSBAC is considered a violation, is prohibited and may subject the owner to fines at the discretion of the HSBAC as approved by the Declarant.
- (b) Making modifications to an approved project without first receiving approval to alter said project, is prohibited and may subject the owner to fines at the discretion of the HSBAC as approved by the Declarant.
- (c) Improvements made without HSBAC approval shall be removed at the owner’s expense and the site shall be returned to its pre-existing condition.

Chapter 6: Definitions

Accessory Building: A subordinate building constructed or erected, the use of which is clearly incidental to or customarily found in connection with and located on the same lot as, the use of the main building or principal use of the land. Accessory buildings include casitas and garages. An accessory building is an accessory structure.

Accessory Structure: A subordinate structure which requires permanent location on the ground or is attached to something having location on the ground, the use of which is clearly incidental to, or customarily found in connection with and located on the same lot as the use of the main building or principal land. Accessory structures include decks, fences, bulkheads, sidewalks, retaining walls, pools, etc. An accessory structure may be an accessory building.

Breezeway: A roofed outdoor passage, as between a house and a garage.

Building Coverage: The total area of a lot covered by a building's foundation, including contiguous patios, porches, decks and garages.

Building Envelope: That portion of a parcel, exclusive of required setbacks and easements, within which the construction of buildings and accessory structures and improvements are located.

Common Area: All real property, including easements which the Association owns, leases or otherwise holds possessory or use rights for the common use and enjoyment of the owners. Common areas do not include the golf course, golf club facilities or Resort Amenities.

Community: All the property, and anything else that is part of the specific areas owned by private lot owners, Homeowner's Associations, common area, Resort amenities, and city within the boundary of the Horseshoe Bay and Horseshoe Bay West subdivisions.

Construction Activity: Any site disturbance, construction, addition, renovation or alteration of any building, structure, landscaping or any other improvements on a lot.

Construction Site: The location upon which construction activity occurs.

Declarant: Horseshoe Bay Resort Development

Design Standards: The architectural design and construction regulations, restrictions and review procedures adopted and enforced by the HSBAC.

DR: The Horseshoe Bay Declaration of Reservations

Excavation: Any disturbance of the surface of the land that alters the existing topography.

Fill: Soil, rock or other material added to the land surface that increases the existing elevation.

Final Map: The recorded subdivision map or parcel map for any portion of the Horseshoe Bay and Horseshoe Bay West communities.

Floor Area: The sum of all horizontal areas of a building measured from the outside of all exterior walls, comprised of conditioned space.

High Visibility Lot (HV Lot): Lots that have been identified as having a significant visual impact when viewed from or that abut Resort amenities, waterfront, main boulevards and/or common areas and those lots contiguous with or are across the street from those that can be viewed from or abut Resort amenities, waterfront, main boulevards and/or common areas.

HSBAC: Group of people appointed by the Declarant whose sole purpose is to review, approve or disapprove, proposals and/or plans for the construction, alteration and modification to any land or structure within the Horseshoe Bay and Horseshoe Bay West communities.

Lot: A parcel of land that is part of a planned community whose boundaries have been defined on a recorded plat.

Natural Area: That portion of golf courses, POA parks and common areas that lie adjacent to a parcel (lot).

Neighborhood: Property that is part of a specific area owned by private owners, Homeowner's Association, Declarant, amenity owners, city and common areas within Horseshoe Bay and Horseshoe Bay West.

Owner(s): An individual who has fee simple title to a parcel or parcels of land.

Parcel: A single individual tract of land.

Protected View: A sighting perpendicular to the rear parcel boundary of a lot that backs up to a golf course or the shoreline.

Primary Street: Horseshoe Bay Blvd, Clayton Nolen Boulevard, Hi Circle South, Horseshoe Bay West Boulevard and any other street or road in or serving the subdivision which is so designated by the Amenities Owner or Declarant.

Private Area: Portion of the building envelope on which improvements occur.

Appendices

- **Submission Checklist by Project Type**
- **Sign Policy**

**HORSESHOE BAY ARCHITECTURAL REVIEW
SUBMISSION CHECKLIST BY PROJECT TYPE**

ALL PROJECTS, EXCEPT NEW HOME BUILDS, WILL REQUIRE THE ADDRESS YARD LIGHT TO BE BROUGHT UP TO TODAY'S STANDARDS, IF NOT CURRENTLY COMPLIANT.

Applications required with all submissions. All maintenance fees must be current prior to an application being processed.

Properties governed by an HOA must submit the entity's project approval as part of the ACC review process.

Accessory Buildings (Casita, Garage, Shed, Etc.) May not exceed 15' in height.

- Recorded Plat (Contact applicable County Clerk's Office)
- Site plan showing the location of the structure in relation to all parcel boundaries. Must be dimensioned or have a working scale.
- Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- Grading plan (contour lines at no more than 5' intervals, finished floor elevation, drainage arrows, other applicable drainage infrastructure).

- Architectural plan set-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table (if applicable). Roof Layout. Floor plan(s) with square foot table (if applicable). Drawings must have a working scale.
- Impervious surface calculations (both existing and proposed amounts).
- Other applicable design elements that apply to your specific project.
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Address Yard Light

- Image of current yard light.
- Proposed design details (material and color) for base and light fixture
- Site plan showing location of yard light
- Ariel view image of project location (satellite view of the lot and surrounding area).

Boat Docks/Houses, Piers/Slips, Bulkhead, Etc. (May not exceed 15' in height from pier to top of handrails or peak of roof).

- Recorded Plat (Contact applicable County Clerk's Office)
- Site plan showing the location of the structure in relation to all parcel boundaries. Must be dimensioned or have a working scale, show the 825 contour line, and any pier and dock easements.
- Existing conditions site plan or as built survey.
- Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- Architectural plan set-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table (if applicable). Roof Layout. Floor plan(s) with square foot table (if applicable). Drawings must have a working scale.

- LCRA Dredge and fill permit (if applicable).
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Decks, Patios, Pergolas, Balconies, Etc. (Covered structures may not encroach into setbacks. May not exceed 15' in height).

- Recorded Plat (Contact applicable County Clerk's Office).
- Site plan showing the location of the structure in relation to all parcel boundaries. Must be dimensioned or have a working scale.
- Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- Elevation plan-Must show overall height from grade and include material call outs.
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Exterior Painting or Other Exterior Cosmetic Alterations (AC Enclosures, Driveways, Sidewalks, Etc.)

- Photos of existing structures/areas to be painted or altered.
- Paint samples with description, or other material and color call outs as applicable.
- Site plan-**required for flatwork, and mechanical enclosures.** Must show the location of items being constructed in relation to lot lines.

- Impervious surface calculations, totals of existing and proposed, **required for flatwork projects.**
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Fences and Walls (Retaining walls in excess of 48" require an engineered design).

- Site plan showing location of structure in relation to parcel boundaries (**fences may not encroach into front yard setbacks**).
- Storyboard with material and color call outs. Fence height must be noted. Fences that abutt the golf course must have columns at no more than 30' intervals.
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Generators and Propane Tanks

- Site plan showing location of equipment/tank and screen wall. For propane tanks, provide tank size and indicate if it is to be buried.
- Storyboard with material and color call outs for screen walls (not applicable to buried propane tanks).
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Landscaping

- Site plan showing location of plantings to be installed. Must contain table with plant names and other material call outs.
- Images of existing conditions.
- Grading plan-must show contour lines (5' max), drainage arrows, misc. drainage infrastrure, top and bottom of wall height (if applicable) profile of cut and fill limits. It is imperative to ensure drainage is not negatively impacted. You may not divert water onto adjacent properties in excess rate or volume than currently exists.
- Irrigation installation agreement (if applicable). Please note, irrigation installation is goverened by the City. Permits are required prior to installation.
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Manufactured and Modular Homes

- 911 Address form from Burnet County 911 addressing.
- Recorded plat.
- Lot or Tree Survey
- Site plan showing location of all structures, building setbacks, utility and drainage easements, yard light location, and AC location.
- Storyboard-with color photos of exterior walls and color name, skirting material and color, carport post and roof colors and materials, driveway material and color, deck stain, AC screen material and color (if applicable). Provide age of home and HUD label(s), yard light fixture and post material and colors.
- Elevation drawings for all 4 sides of the home, images or design details of accessory structures (carport, decks, sheds, etc.)
- Landscaping plan with plant and material callouts.
- Ariel view image of project location (satellite view of the lot and surrounding area).

New Commercial or Multi-Family Projects

- 911 Address form from Burnet Coutny 911 Addressing (for both Llano and Burnet County lots)
- Recorded plat.
- Lot or Tree Survey
- Site plan showing the location of all strucutres in relation to all parcel boundaries, all mechanical equipment and screen locations, trash enclosures (if applicable), driveways and parking areas, all easments. Must have a working scale.
- Grading plan (contour lines at no more than 5' intervals, finished floor elevation, drainage arrows, other applicable drainage infrastructure, Impervioius surface calculations.
- Storyboard with all material and color call outs (walls, doors, windows, posts, etc.)
- Archtectureal plan set-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table. Roof Layout. Floor plan(s) with square foot table. Drawings must have a working scale.
- Proposed sign details including materials, colors, all dimensions.
- Landscaping plan with plant and material lists.
- Irrigation installation agreement. Please note, irrigation installation is goverened by the City. Permits are required prior to installation.
- Ariel view image of project location (satellite view of the lot and surrounding area).

New Residential 1 and 2 Family Dwellings

- 911 Address form from Burnet Coutny 911 Addressing (for both Llano and Burnet County lots)
- Recorded plat.
- Lot or Tree Survey
- Site plan showing the location of all strucutres in relation to all parcel boundaries, all mechanical equipment and screen locations, fiber conduit
- Grading plan (contour lines at no more than 5' intervals, finished floor elevation, drainage arrows, other applicable drainage infrastructure, profile of cut and fill amounts).
- Impervioius surface calculations.
- Storyboard with all material and color call outs (walls,garage and exterior doors, driveways, sidewalks, address yard light, exterior light fixtures, railings, windows, posts, AC screen, etc.)
- Archtectureal plan set-must include all 4 exterior elevation drawings with roof material, pitch and height, all surface material callouts, finished floor elevation, exposed foundation limits, and masonry percentage table. Roof Layout. Floor plan(s) with square foot table. Drawings must have a working scale.
- Landscaping plan with plant and material lists.

Continued on page 3

- Irrigation installation agreement. Please note, irrigation installation is governed by the City. Permits are required prior to installation.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Pools and Spas

- Recorded plat
- Site plan showing pool location, parcel boundaries, building setbacks, utility and drainage easements, pool equipment and screen location, pool barrier location and propane tank (if applicable).
- Impervious surface calculations, existing and proposed.
- Storyboard with all material and color call outs.
- Elevation renderings showing height and material of all above grade exterior pool walls.
- Landscaping plan with plant and material lists.
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Remodels and Additions

- Recorded plat required for additions that increase the foot print of the foundation.
- Site plan-Existing conditions
- Site plan-Proposed conditions
- Architectural plan set-must show existing and proposed conditions for all elevation and floor plan changes. Shall include elevation drawings for all affected sides of the structure, roof layout (if applicable),
- Landscaping plan with plant and material lists (if applicable).
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Roof/Window/Door Replacement

- Storyboard with material and color callouts.
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

Signs

- Site plan showing the location of the sign. Must be dimensioned and have a working scale for setback verification.
- Elevation drawings showing the sign size.
- Storyboard-must show art work, color, font, and material lists.
- Ariel view image of project location (satellite view of the lot and surrounding area).
- If the sign is to be lit, you must submit fixture details such as cut off features, lumens, and kelvins. All lighting must be dark sky compliant.

Solar Panels and Satellite Dishes

- Site plan showing location of panels, equipment or dish
- Roof diagram (solar panels)
- Image of current address yard light.
- Ariel view image of project location (satellite view of the lot and surrounding area).

HORSESHOE BAY and HORSESHOE BAY WEST Architectural Standards Guide

SIGN POLICY INTRODUCTION

Revised as of May 2011

The following policies and procedures have been drafted to assist in the design guidelines for signs within the developments that fall under the Horseshoe Bay Declaration of Reservations and Restrictions. This policy does not address all policies or procedures of the Architectural Committee but has been drafted to serve as an informative guideline.

SIGN PACKAGE:

When signage is proposed for a building or building site a “Sign Package” shall be provided to the Architectural Committee. This package will identify all anticipated signage on the property, including purpose, design rendering, sign location, size, color, copy, illumination, mounting, and materials intended.

SIGN STYLES:

Must compliment the ambiance of Horseshoe Bay’s various community zoning regulations, declarations, and architectural sign policy based on area classifications (Sign Districts)

SIGN DISTRICTS:

Dictate sign procedures, policy and guidelines by location (District).

DISTRICTS:

Commercial District signs are to adhere to the Architectural Committee sign policy and City of Horseshoe Bay sign ordinances and zoning regulations. Signs are to reflect the architectural design of the surrounding improvements and the character of the District. Commercial signage use is limited to 911 addresses, building name and name of business. Commercial District is broken down into various sub-categories: Entertainment District / Hotel District / Recreational District / Municipal District and General Commercial District.

Signage not permitted in Commercial Districts:

- Real Estate Signs (noting for sale, for lease, or for rent)
- Product or service advertising
- Phone numbers/e-mail addresses
- Promotional signs
- Maintenance and/or Repair being performed by advertising
- Window or exterior merchandise, sales or services advertising
- Non approved temporary signs
- Fence mounted signs
- Handmade signs
- Promotional flags and/or banners
- Any and all other signs considered not appropriate by the Architectural Committee

Residential District signs are to compliment the architectural design of the building site as well as the theme of the development (subdivision) within the spirit and guidelines of the Architectural Committee and City of HSB sign policies. Residential District signage use is limited to 911 addresses / subdivision identification and project name for multi-family complexes of more than 8 units.

Signage not permitted in Residential Districts:

- Real Estate signs (noting for sale, for lease or for rent)
- School spirit signs
- Service and/or product advertising
- Maintenance and/or repair being performed by advertising
- Fence mounted signs
- Any and all other signs considered not appropriate by the Architectural Committee and City of Horseshoe Bay

ARCHITECTURAL GUIDELINES

ILLUMINATION:

Acceptable forms of lighting are to insure design does not produce a scatter glare to adjacent properties, vehicle and/or pedestrian traffic. All illumination is to be designed as to protect the ambiance of the Hill Country and reflect upon a non commercial non urban community profile and lifestyle. Illumination design and specs are to be supplied as part of sign package submitted to the Architectural Committee.

PLACEMENT FOOTPRINT:

Sign package request are to include a Sign Placement Footprint of requested signage in relationship to the property and/or improvements thereon.

MOUNTING:

- **Building Mounted (On Premises)** - sign placement on buildings within permitted districts is limited in number and placement. Placement is restricted to building fascia and is further limited to building fronts. Side and/or back property line signs are not permitted on property or property improvements. Building mounted signs are limited in size, illumination, color and subject to other Architectural Committee guidelines and policies.

Canopy signs (a sign mounted on a marquee or canopy) may be permitted within permitted Commercial Districts and are restricted to flush mount parallel with the building fascia.

- **Ground Mounted (On and Off Premises)** – sign placement within permitted district are limited in number and placement. Placement is restricted to front property lines and within the boundaries of tract or lot. Front property line shall be defined as property line abutting a street. Placement within the utility easements relating to such property is not permitted. Off Premises signs are limited to way finding signs (reader seeks to get from wherever he or she currently is, to a point where he or she wishes to go). Off premises sign use and locations are restricted within the various districts and communities. Way finding sign use is restricted to use only by the HSB Declarant, HSB Amenities Owner, HSB POA, HSB City, HSB Medical/EMS and HSB Religious entities. Additional permitted uses of off premises signage may include recognition of historical and natural interest and artistic references.

Mounting Locations Not Permitted:

1. Mountings facing Lake LBJ and/or golf course property
2. Mountings along back or side property lines in Residential Districts
3. Mountings on fences

LETTERING / COPY / FONT / NEGATIVE SPACE:

- **Lettering** - Dimensional letters are desirable (but not required) on primary signs as they stand out and are not on the same plane as sign background-creating depth and a more upscale look than painted or vinyl's. Dimensional letters are more durable and add class and distinction. Lettering colors and materials are limited per Architectural Guidelines.

- **Copy** – Commercial application copy is limited to building and/or business name and address. Hours of operation information is limited to wall plaque or door mounted lettering as approved by Architectural Committee. Open and/or closed illuminated signs are not permitted. Logo elements are to compliment the sign message and not overpower the sign. Letter size to overall sign ratio is subject to Architectural Guidelines.
- **Font Style** – Fonts should be limited to no more than 2 per sign package and choosing the proper font style and size determines a signs rhythm as much as how a sign fits in with the surrounding community, project master plan, building architecture, landscaping and existing on premises signs. Architectural Committee may impose standard font styles within a specific development project.
- **Negative Space** - Retaining a high degree of negative space (background) is as an important of a legibility tool as letter size alone.. Negative space (background) ratio to sign face, material and color are to reflect architectural guidelines.

SIGN USE PHILOSOPHY:

Signs should serve as a location announcement, building and business identification, and basic communication of hours of service. A connectivity device not an overstated communication designed to promote a specific product or service. Horseshoe Bay Architectural Committee does not assign a universal aesthetic standard in the contents of signage design (except within the scope of a single project) in hopes to allow for diversity while not decreasing the master plan lifestyle associated with a resort destination and restricted residential community.

SIGNS NOT PERMITTED

Animated Signs – Flashing Signs – Neon Signs - Banner Signs – Changeable Copy Panel Signs – Colored Tubing Signs – Electronic Message Center Signs – Marquee Signs – Exterior Menu Board Signs – Mobile Signs – Exterior or Visible from Exterior Point-of-Purchase Signs – Portable Signs – Roof Signs – Sidewalk/Sandwich Signs – Exterior Furniture Signs – Temporary Signs (exception Open House Signs) – Time and Temperature Display Signs – Variable Message Signs – Window Signs – Door Signs (exception Hours of Operations) - Event Signs – Paper Signs – Cardboard Signs – Cloth Signs (exception flag pole mounted flags) – Painted Wall Signs – Painted Window Advertisement Signs - For Sale Signs – For Rent or Lease Signs – Available Signs – Estate or Garage Sale Signs – School Spirit Signs – Open/Closed Signs (exception door or entry area signs) – Help Wanted Signs –Sale/Discount Signs – Coming Soon Signs – Product Advertising Signs – Interior Signs viewed from walkways/decks/patio's/parking lots, roadways and/or general public.

In general all signs that in the opinion of the Architectural Committee are determined not to be in the best interest of the development, development ambiance or lifestyle of Horseshoe Bay and its citizens.

SIGNS PERMITTED

COMMERCIAL RESTURANTS, RETAIL AND OFFICE FACILITIES C-2 ZONING

Signage should provide the following:

- Address
- Building or Complex Name
- Identification of a Business by Name Only

Monument Signs – free standing sign signifying name of development, amenity or business.

Copy limited to:

- Address
- Building Name
- Listing of businesses located within development (optional)

Flush Mounted Building Signs - signs signifying name of building, address and name of businesses located within building complex..

Canopy Mounted Building Signs – signs signifying name of business located within building complex. Canopy signs may be cloth or other approved construction materials as approved by Architectural Committee.

Building Fascia Signs – signs signifying name of building and address and names of businesses located within building complex.

Building and/or Post Mounted Parking Signs – approved on-site handicap signs only (reserved business signs not permitted)

Post Mounted Traffic Control Signs – approved on-site stop and yield and other regulatory signs

Small Free Standing Mounted Signs - approved on-site directional signs

RESIDENTIAL

Signage may provide the following:

- 911 address (required)
- Street name (optional)
- Residents name (optional)

911 Address / Street Name / Residents Name Mounting Locations:

- Horseshoe Bay Post Light Mounted Addresses and Unit Identification
- Building Flush Mounted Complex Name and Unit Identification
- Rock Mounted Complex Name, Address and Unit Identification
- Gate Entry Mounted Name, Address and Unit Identification

DECLARANT / PROPERTY OWNERS ASSOCIATION/ AMENITY OWNER/ CITY

POA

- Monument Signs
- Way Finding Signs
- Off Premise Signs

Declarant

- Monument Signs
- Way Finding Signs
- Off Premise Signs

Subdivision

- Monument Signs
- Way Finding Signs
- Off Premise Signs

Amenity Owner

- Monument Signs
- Way Finding Signs
- Off Premise Signs

City

- Monument Signs
- Way Finding Signs
- Off Premise Signs
- Architecturally Approved Traffic Control Signs
- Architecturally Approved Regulatory Signs
- Street Signs

Residential Multi Family

- Monument Signs
- On Site Way Finding Signs

Church

- Monument Signs
- Way Finding Signs
- Off Premise Signs

Realty Company

- Approved Temporary Open House Signs (On and Off Premise)

SIGN REFERENCE GUIDE

GENERAL

- All signs are subject to Architectural Committee Approval;

- All commercial signs are subject to City Permitting;
- Signs are to be in harmony with natural surrounding and neighboring structures, sign district policy, declaration of reservations, and city zoning;
- Signage approval and permitting process is subject to location of sign, type of sign, sign copy, sign colors, sign size, and sign purpose;
- Signage is to be kept at a minimal;
- Door signage is limited to vinyl or etched business name, address and hours of operations. Door signage is restricted to Commercial Districts;
- Door signage is limited to painted or etched application and may not include open or closed signage or description of services or products offered;
- Sign colors are restricted (as defined);
- Sign size and lettering sizes are restricted (as defined) by districts, zones, commercial vs. residential as well as site locations and installation;
- Sign locations are restricted (as defined) by districts, zones, commercial vs. residential as well as site locations and installation;
- Number of signs are limited and based on placement and district/zoning restriction;
- Building mounted signs are restricted to flat fascia placement;
- Building canopy mounted signs are restricted to flat and/or under mount placement parallel to building fascia;
- Door vinyl and/or etched lettering copy, # of signs, materials, color and size (as defined). Are subject to Architectural submittal and approval;
- Monument signs are restricted to user classification, location, number, materials, color and size (as defined). Are subject to Architectural Approval and City permitting;
- Off-Premises and Way Finding signs are restricted to user classification, location, number, materials, color and size and subject to Architectural Approval and City permitting;
- Use of Horseshoe Bay and Horseshoe Bay Resort name, logo and typeset is restricted and permission to use must be obtained from Declarant and Amenity Owner;
- Sign mounting guidelines (as defined) are to be adhered to including height above grade, overall height and acceptable construction materials as established by the Architectural Committee;

- Use of sign illumination is subject to acceptable forms of lighting as established by the Architectural Committee and city;
- Landscape and Lighting proposals are required to be presented as part of sign package plan and approval process;
- National trademarks, logo's and colors are not automatically or typically acceptable and must adhere to the Architectural Committee policy and guidelines;
- Exclusions – Signs belonging to the Declarant; Lake LBJ Improvement and Amenities Owner have certain rights and privileges granted in the Declaration of Reservations and the Easement, Covenant and Declaration of Restrictions, Road Assignment;
- Other Agreements and Rights as such may be applicable to Federal, State County and City Governments so long as Local Government ordinances do not decrease the standards or rights granted and/or stated in the Declaration of Reservations, Covenant, and Declaration of Restrictions, Road Assignment Agreement and/or any other rights covenant with the land and deed restrictions thereon;

**SIGN SPECIFICATIONS
ILLUMINATED CANOPY PAN FACE**

BUILDING MOUNTED INTERNALLY ILLUMINATED CANOPY PAN FACE SIGNS

Application: Above open portion of canopy flush fascia mounted and/or canopy flush under mount

Zone Restriction: Highway 2147 Commercial Zone Only

Use Restriction: Building Name/Business Name and Nature of Business

Size Restriction: Max 18" High x 60" Wide x 6" Deep

Materials: Metal Box Frame and Plastic Molded Sign Face

Design Restrictions: Size/Color/Materials/Location/ Single Face Flush Mounted. No Neon, Message Boards, Banner, Changeable Copy, Electronic Message Center, Flashing Signs

Background Colors: (Negative Space) – Brown

Lettering Colors: Tan

Lettering Materials: Pan Face Painted Lettering and/or Vinyl Lettering and Metal Finishes

Note: All background, lettering colors and materials within a single complex shall match in design, size, color and mounting.

SIGN SPECIFICATIONS
BACKLIGHTED (SILHOUETTE/HALO) ISSUMINATED
BUILDING MOUNTED BACKLIGHTED (Silhouette/Halo) ILLUMINATED SIGNS

Application: Above open portion of canopy flush fascia mounted

Zone Restriction: Highway 2147 Commercial Zone, Entertainment District, Hotel District, Amenity District

Use Restriction: Building Name and/or Name of Business

- Size Restriction: Max 24" High x 60" Wide x 6" Deep
- Materials: Backgrounds (Negative Space) – Metal, Wood, Rock, Stone, Brick, Stucco, Plaster
- Design Restrictions: Size/Color/Materials/ Location/Single Face/Flush Mounted. No Neon, Message Boards, Banner, Changeable Copy, Electronic Message Center, Flashing Signs
- Lettering Materials: Metal, Metal Finish, Plastic Painted Finish, Wood
- Lettering Colors: Same as background colors plus custom colors based upon approved color tones
- Background Colors: Background (Negative Space) – Bronze, Rust,. Patina, Brown, Tan, Cream, Moss Green, Black, HSB Gray, Gold, Stainless, Silver

SIGN SPECIFICATIONS MONUMENT

MONUMENT SIGNS . . . Freestanding Ground Mounted Low Overall Height

MAJOR MONUMENT SIGNS

Application # 1: Flush Ground Mounted with Stone/Rock/Brick/Stucco, or Plaster Base. Required on all major development signs, commercial, signs, subdivision announcement signs, Amenity Owner, Declarant, and City Monument Signs.

SECONDARY MONUMENT SIGNS

Application # 2: Pole Mounted Free Standing Sign with Visible Support Structure Showing. Pole Mounted Signs Are Limited To Cedar Post Materials, Stone, or Stucco Materials Ranging In Size From 4"x4" Single Pole Mounting for Small Signs and 6"x 6" Double Pole Mounting for Medium Signs and 8" x 8" for Large Signs. Permitted on all secondary monument signs such as multi family complexes and small commercial complexes.

Zone Restrictions: Highway 2147, Commercial Zone, Entertainment District, Hotel District, Amenity District Residential Multi-Family Zones

Use Restrictions: Building Name/Business Name/Nature of Business/Unit Identification

Size Restrictions:	Large	Sign Face Overall Height:	Maximum – 48" High x 60" Wide Maximum - 72" High
	Med.	Sign Face Overall Height	Maximum – 42" High x 54" Wide Maximum - 54" High
	Small	Sign Face Overall Height	Maximum - 36" High x 48" Wide Maximum – 48" High

Materials: Background (Negative Space) – Metal, Wood, Rock, Stone, Brick, Stucco, Plaster

Design Restrictions: No Pan Face, Neon, Message Boards, Banners, Canopy, Changeable Copy, Electronic Message Center, Flashing Signs, Back lighted Signs. Signs are restricted by Size/Color/Material/Location. Bottom of sign may not extend more than 3' above grade.

Lettering Materials: Metal, Metal Finish, Plastic Painted Finish

Lettering Colors: Same as background plus custom colors based upon approved color tones.

Background Colors: (Negative Space) – Bronze, Rust, Patina, Brown, Tan, Cream, Moss Green, Black, HSB Gray, Gold, Stainless, Silver

SIGN SPECIFICATIONS POST and PANNEL

POST / PANNEL SIGNS (Sign Fabricated by Using One or More Visible Post and/or Solid Base Footing for sign body support)

Application: Flush Ground Mounted on Stone/Brick/Stucco/Plaster/and or other Approved Base Material;
Post Mounted Free Standing Sign

BUILDING MOUNTED SIGNS (Flush Mounted Building Fascia Signs)

Application: Flush Mounted Wall Signs Mounted on Wood, Stone, Brick, Stucco, Plaster Siding.

Zone Restrictions: Commercial, Amenity Buildings and Multi-Family

Use Restrictions: Building Identification/911 Address Data/Unit Identification/Business Name/Nature Of Business/Safety and Warning Signs

Size Restrictions: Building Identification/Business Name
Maximum: 36" High x 60" Wide
or 60" High x 42" Wide
911 Address/Unit Identification/Safety and Warning Signs
Maximum: 24" High x 30" Wide
or 30" High x 24" Wide

Materials: Background (Negative Space) Metal, Wood, Plastic

Design Restrictions: No Pan Face, Neon, Message Boards, Banners, Canopy, Changeable Copy, Electronic Message Center, Flashing Signs

Lettering Materials: Metal, Wood, Plastic, Vinyl

Lettering Colors: (Same as background plus) White, Dark Blue, Dark Green, Barn Red. Barn Red restricted to traffic control signs. Custom Colors Based Upon Approved Color Tones

Background Colors: (Negative Space) – Bronze, Rust patina, Brown, Tan, Cream, Moss Green, HSB Gray, Dark Mustard, Gold, Stainless, Silver, Barn Red. Barn Red restricted to traffic control signs.

TEMPORARY SIGNS

REAL ESATE / CONTRACTOR SIGNS

Application: Building or Grounds Mounted Pole Free Standing.

Zone Restrictions: None

Use Restrictions:

Commercial and Residential Zone Real Estate –

- Temporary architecturally approved portable signs only
- Removed daily
- Permitted only when open house is manned by agent or agent representative
- Placement is restricted to one (1) on-site street side location and maximum of three (3) off-site directory signs
- Signs are limited to following copy: OPEN HOUSE with ARROW.

Residential Zone Contractor Construction Signs –

- Temporary ground mounted architecturally approved signs representing new construction only from pouring of slab for a maximum period of twelve (12) months
- Copy limited to naming of Contractor / Architect / Interior Designer / Lender and Rendering of Residence
- Placement is restricted to on-site location one (1) sign per property
- Placement is restricted to within 10' of the construction entrance.

Commercial Zone Contractor Construction Signs –

- Temporary ground mounted signs architecturally approved sign representing new construction only from pouring of slab for a maximum period of fifteen (15) months
- Copy limited to naming of Contractors / Architects / Interior Designer / Lender and Rendering of Structure
- Placement is restricted to on-site location one (1) sign per property
- Placement is restricted to highway side location only

Size Restrictions Contractor Construction Signs:

- Residential - Maximum: 36" High x 36" Wide
- Commercial - Maximum: 72" High x 72" Wide
- Bottom of sign may not exceed 2' above grade.

• Size Restrictions Realty Open House Signs:

- Residential/Commercial Maximum: 18" High x 30" Wide

Material Restrictions Contractor Construction Signs:

Wood freestanding signs mounted on post or pylon cover base. Recommend sign be mounted on stone, rock, brick, stucco or plaster Base but not required. Signs are to be framed. Signs may not be illuminated.

Lettering Materials:

- Routed Wood, Painted, Vinyl

Lettering Colors:

- Bronze, Rust, Patina, Brown, Tan, Cream, Gold, Copper, HSB Gray, Black, White

Background Color (Negative Space):

- Bronze, Rust, Patina, Brown, Tan, Cream, Moss Green, Black, HSB Gray, Gold, Copper

Material Restrictions Realty Signs:

Wood freestanding fold-up signs

Lettering Materials:

- Routed Wood, Painted, Vinyl

Lettering Colors:

- Horseshoe Bay Brown, Black

Background Color:

- Horseshoe Bay Gray

SIGN PERMIT

Evidence of approval by the Horseshoe Bay Architectural Committee must be obtained by a landowner and/or landowner representative before construction and erection of signs on real property that falls under the Horseshoe Bay and Horseshoe Bay West Architectural Committee approval and permitting authority. Horseshoe Bay Architectural Committee shall upon submittal and approval issue a sign design approval permit. Individual is then to submit sign design approval permit to the City of Horseshoe Bay for a sign construction and erection permit.

SPECIAL PROVISIONS

Horseshoe Bay Declarant; Lake LBJ Improvement; and Horseshoe Bay Resort Amenities Owner and their assignees per the land covenants (Declaration of Reservations as Amended) and other documents have been granted certain rights and privileges. Such rights and privileges if in conflict with is Sign Policy Statement such rights and privileges granted in the Declaration Of Reservations shall supersede any and all restrictions of this policy statement regarding Declarant, Amenities Owner and their assignees.

The Horseshoe Bay Architectural Committee has adopted this sign policy. However, it reserves the right to grant variances, amend and/or restate adopted sign policy.