



HORSESHOE BAY RESORT ARCHITECTURAL COMMITTEE

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Standard Architectural Policy (SAP)

General Standards for Fences:

- Fence criteria will vary depending on the subdivision and zone the lot is located in.
- Fences shall not be installed in a front yard setback, except on M1 zoned lots (see Manufactured/Modular home ACC Development Standards Summary or city zoning ordinances for specific criteria).
- Fences may not be constructed within thirty (30) feet of the 825 contour of Lake LBJ without ACC approval.
- Wooden privacy fences are only permitted in the M1 zone.
- Masonry privacy walls may be permitted when approved by the ACC but shall not be installed in a utility or drainage easement. Masonry walls must be stone, architectural concrete, or have a stucco finish that compliments the residence.
- Fences are not permitted on a lot without a principal structure.
- Fences viewed from the golf course or Resort amenities must have stone columns at thirty (30) foot intervals. In Summit Rock, the columns are required at twenty (20) foot intervals.
- Fences as pool barriers must meet all ISPSC parameters.
- Fence height may not exceed seven (7) feet above grade, except for Siena Creek where the maximum height can be eight (8) feet. When built along a sloping grade, the maximum height may be averaged in stepped segments to allow the fence to follow the land's natural contours.

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

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