



HORSESHOE BAY RESORT ARCHITECTURAL COMMITTEE

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Standard Architectural Policy (SAP)

General Standards for Boathouses, Bulkheads, Docks, Piers, Etc.:

- All exterior improvements to waterfront structures must be submitted to the ACC for approval prior to commencing any work, even when the existing color(s) or material(s) are being used. **The replacement of deck boards is considered an exterior improvement.**
- Placement of waterfront structures may be restricted based on location. Some docks may be required to be recessed into the land when located on canals or channels. Recessed docks and bulkheads require LCRA permits for shoreline dredging.
- The distance a mooring, dock or pier may extend beyond the 825 contour is restricted by certain pier and dock easements. It is the owner's responsibility to know their easement limits and to ensure no encroachments exist.
- Covered docks may not exceed fifteen feet (15) in height from pier/walkway to top of handrails or peak of roof.
- Boathouses attached to the main residence may be the same height as the residence. Attachment must be by shared walls, not simply connected by privacy walls or breezeways.
- Boat docks may **NOT** have any type of living area above the dock, including fireplaces, kitchens, grilling areas, living quarters, or any other use that may cause a nuisance due to noise, odor, or waste discharge.
- No mooring, dock, pier, boathouse, or bulkhead may be constructed on a lot without a main residential structure.
- Boathouse and dock architectural details, including roofing, are to resemble or complement the main residential structure.
- Due to the reflective quality of water, special care must be taken to ensure lighting complies with all City lighting ordinances.

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 have not been installed or maintained to minimum standards.
- Removal of non-approved exterior elements added without ACC and/or City approval.
- Encroachments into a pier or dock easement. Encroaching areas may be purchased or removed.