



HORSESHOE BAY RESORT ARCHITECTURAL COMMITTEE

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Standard Architectural Policy (SAP)

General Standards for Exterior Surface Alterations:

- All exterior improvements, including painting, 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.
- Submissions must contain photos of the existing area to be altered, color name and samples, and materials (if applicable).
- Color palettes must use muted and recessive colors that allow the natural earth tones of the Hill Country to predominate. Wall colors shall have an LRV of 44 or less. Trim and accent colors must have an LRV of less than 55.
- Only wood, metal, tile, brick, and stucco may be painted.
- Natural exterior materials such as stone or rock may **NOT** be painted. Stone and rock may have an ACC approved grout smear applied. Coverage may not exceed 40% of the total area.
- Repainting/resurfacing of tile roofs requires prior approval of ACC as to color and resurfacing material. The applicant is to provide guarantee documentation and spec sheets of product being used.
- **Painting of slabs is not an acceptable format for addressing the “No More Than 12 inches” slab exposure rule.** Continuation of material being utilized on the home exterior (stone/stucco/metal/wood/etc.) shall be carried down to no more than 12 inches above grade.

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.