



HORSESHOE BAY RESORT  
ARCHITECTURAL COMMITTEE

**FACT SHEET-PECAN CREEK**  
**Standards Applicable to All Lots**

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

<b>Masonry Requirements:</b>	All structures must have exterior walls of at least fifty (50) percent masonry on the surface of the walls excluding door frames and window frames. The exterior portion of all walls that are not masonry shall be painted or stained immediately upon completion or shall have color mixed into the final masonry.
<b>Exposed Slab Limit:</b>	Exposed slab may not exceed twelve (12) inches. The exterior wall finish must be carried down to the top of the exposed limit. Painting and landscaping are not sufficient to meet this requirement.
<b>Driveways:</b>	Approved materials are colored and patterned concrete, scored and stained concrete, salt finish concrete, precast concrete pavers, stone, brick and cobbles.
<b>Garages:</b>	All lots shall provide for at least one (1) two (2) car garage of no less than four hundred (400) square feet per dwelling unit.
<b>Maximum Dwelling Coverage:</b>	No more than fifty (50) percent of the total lot area shall be used for the dwelling and other enclosed structures.
<b>Fences:</b>	No fence or wall exceeding seven (7) feet in height shall be built on any lot, and may be of any manufactured materials approved by the appropriate subdivision's architectural control committee, but cannot be chain-link, wooden privacy, cyclone, barbed wire or hurricane-type fences.
<b>Maximum Building Height:</b>	The maximum building height shall be thirty-two (32) feet above the highest natural contour of the applicable lot.
<b>Roofs:</b>	All roofs on buildings and structures on any lot shall be clay or concrete tile, standing seam metal with no visible screws or metal fasteners and shall be properly installed on a suitable slope, and asphalt, asbestos, wood, and/or fiberglass shingles shall not be permitted. No flat roofs and/or tar and gravel roofs shall be permitted on any building or structure constructed on any lot. Metal roofs may not be placed on an all stucco home unless the dwelling unit exceeds thirty-five hundred (3500) square feet.

**Standard Applicable to R-6.5 Lots**

<b>Front Yard Setback:</b>	Shall conform to a minimum depth of twenty (20) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces; except that in the case of side-entry garages the front setback may be less, so long as there is provided an approved parking area of not less than twenty (20) feet in length and of sufficient width to park two (2) vehicles within the lot and off the street right-of-way.
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<b>Side Yard Setback:</b>	Shall be at least five (5) feet from each side lot line.
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<b>Side Yard Easements:</b>	There shall be reserved to the owner of the lot on which the easement exists, with respect to the side yard easement area, the right to: (A) Cause or permit the foundations of the dwelling constructed on such lot, or the eaves and gutters (if any) to extend beyond the side yard easement. The gutters shall not cause or lead to excess runoff or drainage into the side yard easement; (B) The owner of the lot on which the easement exists shall not construct, install any door, window, duct, vent or aperture of any kind in any wall, fence or other structure on such lot which abuts or adjoins the side yard easement.
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<b>Rear Yard Setback:</b>	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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<b>Minimum Dwelling Size:</b>	Not less than seventeen hundred (1700) square feet of living area, excluding garage, covered porches, contiguous patios or similar appendages.
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**Standards Applicable to R-16 Lots**

<b>Front Yard Setback:</b>	Shall conform to a minimum depth of twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces; except that in the case of side-entry garages the front setback may be less, so long as there is provided an approved parking area of not less than twenty (20) feet in length and of sufficient width to park two (2) vehicles within the lot and off the street right-of-way.
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<b>Side Yard Setback:</b>	Shall provide side yards of not less than ten (10) feet from each side yard. Corner lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.
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<b>Rear Yard Setback:</b>	A rear yard shall be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.
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<b>Minimum Dwelling Size:</b>	Not less than twenty-five hundred (2500) square feet of living area, excluding garage, covered porches, contiguous patios or similar appendages.
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