



**ARCHITECTURAL
STANDARDS GUIDE 2016**

**HORSESHOE BAY
HORSESHOE BAY WEST**

JONATHAN COVE
THE WATERLANDS
THE HIGHLANDS
THE VILLAGE
THE CAPE
FAIRWAYS AT

HORSESHOE BAY - HORSESHOE BAY WEST

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PRELUDE

These Horseshoe Bay Architectural Committee Design Guidelines are intended to provide guidance for all residential and commercial development and construction—new buildings, building additions, site work and landscaping — as well as any subsequent changes or alterations to previously approved plans or existing structures and landscaping. The Guidelines will be administered and enforced by the Horseshoe Bay Architectural Committee (HSBAC) in accordance with procedures set forth in the Horseshoe Bay Declaration of Reservations (DR) and as may have been amended thereafter. In the event of any conflict between Design Guidelines and DR, the DR shall govern and control.

These Guidelines may be amended from time to time by the HSBAC. It is the Owners' responsibility to be sure that they have 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 Owners' or their Consultants shall be immediately brought to the attention of the HSBAC. In general, where regulations or guidelines conflict with one another, the more restrictive regulations or requirements shall apply.

Any illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. The intent of these guidelines is not to create look-alike structures or other improvements but to provide a framework that Owners' and their design consultants may use to create homes that further the goal of the Horseshoe Bay and Horseshoe Bay West Community Plan.

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

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

In the event of a conflict between these Guidelines and any local, state, or federal building or zoning code, or project approval document, the latter shall govern. It is the responsibility of the Owners and their Consultants to familiarize themselves with those approvals that affect their proposed Improvements.

The Horseshoe Bay and Horseshoe Bay West Community has been constructed in phases. These Guidelines address residential and commercial Improvements in all developed and proposed phases. Homeowners should refer to appropriate sections in these Guidelines, the DR and City Ordinances and Zoning policies for conditions governing Improvements within their Lot.

HORSESHOE BAY & HORSESHOE BAY WEST COMMUNITIES

COMMUNITY PLAN

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

- Jonathan Cove
- Waterlands
- Highlands
- HSB Proper
- The Cape
- HSB Uplands
- HSB South
- Horseshoe Bay West

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

- Water front Lots and properties across the street from or adjacent to water front
- Golf Course Lots and properties across the street from or adjacent to golf course
- View Lots
- High Visibility Lots (HV Lots)
- Interior Lots

Within the various communities design standards and DR may vary in relationship to zoning of properties.

- Single Family - Multi Family - Town Homes - Condominiums - Apartments - Commercial

Within the various communities lots are restricted as follows per the DR. (Note additional zoning classifications may exist within the City of Horseshoe Bay).

- **R-1** Single Family Residential District
- **R-2** Two Family Residential District

- **R-4** Multiple Residential District
- **R-6** Apartment, Townhouse and Cottage District
- **C-2** Commercial District
- **A-1** Amenities Land
- **F-D** Future Development Land

IMPROVEMENT STANDARDS

The following provisions shall be applicable to all subdivision land regardless of classification.

1. Structural

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, structural details, plot plan, landscaping plan, pool plans, and all other surface improvements to Lot or Land as approved by HSBAC. Plot plan showing the ground location of the intended structures submitted to the HSBAC. External design is to include color and quality, conformity and harmony with existing or proposed structures, height of structures, quality and type of materials and other aesthetic qualities. No alterations to the exterior appearance of an existing building or structure shall be made without approval of the HSBAC. These requirements also extend to boat docks, boat houses, ornamental structures, fences, walls and piers; including but not limited to location, design, height, length and type of construction and as to any and all structures over or in the water, any bulkheads or moving of soil in, or out of the water, or on land, which in the opinion of the HSBAC is a significant moving of soil. No natural drainage shall be changed, altered or diverted without approval of the HSBAC and the City of HSB. On any structure 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 is in keeping with the architecture of the neighborhood and comply with all conditions of the HSBAC, the DR and City of HSB.

2. Site and Landscape

Guidelines: The following outlines Guidelines and standards for all site work relating to the site including grading, planting, placement of structure, design of outdoor areas and preservation and enhancement of the surrounding landscape.

Objectives: The following are the main objectives for landscape and site design at Horseshoe Bay and Horseshoe Bay West:

- To create landscapes that reinforces the community as a tropical resort landscape and architectural image.
- To build upon the Resort's installed landscape in a high quality manner that creates a unique setting.

- To encourage landscape designs for homes along the golf course that creates a seamless transition from the golf course landscape and Common Areas to more intimate landscapes of the Homeowners.
- Maximizing privacy.
- To maximize short and long range views.

BUILDING ENVELOPES

Building Envelopes comply with DR and City setback criteria and respond to natural features such as topography and view orientation.

Single Family R-1

- **Maximum Area of Dwelling** – no more than fifty (50) percent of the total Lot area shall be used for the Dwelling and other structures.
- **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.
- **Side Yard Setbacks** - shall be maintained of at least fifteen (15) feet in width with no less than five (5) feet on one (1) side. Corner Lots shall maintain a minimum setback of twenty-five (25) feet from the side street line. Exceptions: Lighthouse Drive, Matern Island and lots designated as garden home on plats require a 5' side yard setback
- **Rear Yard Setbacks** – shall be maintained of at least fifteen (15) feet from the property line to the nearest building line, excepting fences, walls and hedges when constructed as approved.

Two Family R-2

- **Maximum Area of Dwelling** – no more than fifty (50) percent of the total Lot area shall be used for the Dwelling and other structures.
- **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.
- **Side Yard Setbacks** - shall be at least five (5) feet in depth from all side property lines to the building line. Corner Lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.

- **Rear Yard Setback** – shall be maintained of at least fifteen (15) feet from the property line to the nearest building line, excepting fences, walls and hedges when constructed as provided.

Multiple Residential R-4

- **Maximum Area of Dwelling** – no more than fifty (50) percent of the total Lot area shall be used for the Dwelling and other structures.
- **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.
- **Side Yard Setbacks** shall be at least five (5) feet in depth from all side property lines to the building line. Corner Lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.
- **Rear Yard Setback** shall be maintained of at least fifteen (15) feet from the property line to the nearest building line.

Apartment, Townhouse and Cottage District R-6

- **Maximum Area of Dwelling** – no more than sixty (60) percent of the total Lot area shall be used for the Dwelling and other structures.
- **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.
- **Side Yard Setbacks** - shall be at least five (5) feet in depth from all side property lines to the building line, Corner Lots shall maintain a minimum setback of twenty-five (25) feet wide from the side street property line.
- **Rear Yard Setback** – shall be maintained of at least fifteen (15) feet from the property line to the nearest building line as approved.

Building Envelope Areas

- **Natural Area**

The Natural Area is that portion of golf courses, property owners' association parks and other common areas that lies outside the parcel (lot).

City of Horseshoe Bay Specific Plan Compliance

Owners are responsible for conformance to all regulations within the City of Horseshoe Bay.

Combining Lots

In cases where the Owners own two or more contiguous Lots and want to combine two or more Lots into a single Lot, the Owners must receive the consent of the City of Horseshoe Bay and the Declarant. Combining Lots does not eliminate obligation to pay a Maintenance Fee per lot or dwelling unit thereon.

Building Coverage, Minimum Floor Area and Maximum Floor Area

In no case shall Building Coverage, exclusive of driveways, decks, balconies, or overhangs, exceed 50% of the total Lot area.

Single Family R-1

All Single Family R-1 residences located North 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.

- 2,400 square feet: All lots contiguous with any portion of the golf course, amenity buildings, contiguous with the 825' contour of Lake LBJ, as well as second row of lots back from the golf course and second row of lots back from the 825' contour. The term "second row of Lots" shall mean all Lots which are not contiguous with but which either adjoin Lots contiguous with the 825' contour or the golf course or which are across the street from Lots which are contiguous with the 825' contour or golf course.

All residences located North of Highway 2147 shall require no less than the following number of square feet of living area, excluding garages, covered porches, covered contiguous patios or other similar appendages.

- 1,800 square feet:

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.

- 2,400 square feet for Lots fronting any portion of the golf course and the second row of Lots from the golf course as described above.
- 1,800 square feet for all other Lots in the area located South of Highway 2147.
Exception: Airport area 1,400 square feet (area one and two in city zoning) excluding garages, covered porches, covered contiguous patios or other similar appendages.

Exception: HSB South area 1,200 square feet ground or 1st floor including garage, covered porches, and contiguous patios, provided that a minimum of 80% of such floor area is enclosed dwelling space.

Two Family R-2

- All two family residences shall require not less than nine hundred fifty (950) feet of floor area for each unit excluding garage, covered porches, covered contiguous patios, with a minimum area of seven hundred fifty (750) square feet of enclosed living area in the

dwelling portion of each unit in area 1 and 2 as defined in city zoning. Two-family residences located on an R-2 Lot that is situated either contiguous to any portion of the golf course or the 825' contour of Lake LBJ or the second row of lots as defined, then such enclosed living area in the dwelling portion of each unit shall be no less than one thousand two hundred (1,200) square feet per city ordinance.

Multiple Residential District R-4

- All Multiple residential R-4 family residences shall require not less than seven hundred fifty (750) square feet of living area. Exception: 25 lots along Apache Tears, Broken Hills, Buffalo Peak, Hi Valley, and Mt. Leather in HSB West residences shall require no less than 2,000 square feet for all golf course and contiguous lots and 1,800 square feet for all other lots in this area per city ordinance.

Apartment, Townhouse and Cottage District R-6

- Apartments – each dwelling on the premises shall consist of at least seven hundred fifty (750) square feet of living area.
- Townhouses – each dwelling on the premises shall consist of at least twelve hundred (1200) square feet of living area.
- Cottages – each dwelling on the premises shall consist of at least fourteen hundred (1400) square feet of living area.

Although there is no floor area maximum, the HSBAC will be reviewing applications to ensure that all improvements are appropriately scaled to the Lot and surrounding Landscape.

High Visibility Lot (HV 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 Lot) and defined by specific streets. Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are required to discuss development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation in their application. HV Lots are to incorporate the following special design considerations.

- Enhanced Landscaping: Certain lots having side or front yards facing Resort amenities, main boulevards and common areas and may be required to install additional landscape in an effort to soften the building and exterior elevation and its effect on surrounding property. Planting a greater number of larger trees, along with massing of shrubs for privacy, would satisfy this goal.
- Enhanced Architectural Treatments: Though these Guidelines require four-sided architecture, certain HV Lots will require their design consultants to pay particular attention to the building elevations facing the Resort amenities, main boulevards or common areas. These elevations should exhibit eclectic, handcrafted details reflective of the homes architectural style.

Grading and Drainage

Objectives

- To blend new Lot Improvements with adjacent common area, slope grading or 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.

Guidelines

- 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.
- Grading operations shall not cause any on- or off- site erosion, even during construction.
- All grading shall be completed within the Building Envelope and shall not direct off-site drainage onto adjacent Lots.
- Cut and Fill slopes are to be landscaped and restored with plant materials that blend with the landscapes. Landscaping of these slopes shall be completed as soon as possible and erosion control measures shall be implemented upon initiation of grading.
- In general, Cut and Fill quantities from grading operations shall balance on site.

Retaining Wall

Guidelines

- Where grade changes exceed 6-feet, stepped-back or terraced wall structures with planting terraces (4-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 to neighboring Lots or Common Areas and it causes less disturbance to existing topography or landscaping.
- Acceptable materials for retaining walls include concrete or masonry block with stucco, natural stone and heavily textured masonry block. If stone is used, a pattern consistent with the architectural style of the home, and structural in appearance, is required.
- In general, retaining walls facing the golf course, street or other common areas may not delineate or parallel Building Envelope boundaries or property lines for more than a 25-foot long distance without a vertical and horizontal offset. Walls are to utilize multiple vertical and horizontal offsets that step with the site's topography and house design. All walls shall

utilize a minimum vertical offset of 8-inches and a minimum horizontal offset of 16-inches. The horizontal separation between vertical offsets shall be a minimum of 24-inches. Exceptions may be granted by the HSBAC if the HSBAC determines that such offsets are aesthetically desirable in the context of a particular submittal.

- In general, retaining walls over 4-feet in height facing the golf course are strongly discouraged.

Driveways and Auto Courts

Objectives

- To minimize visibility of paved areas from neighboring Lots through careful siting, grading and use of architectural devices and landscape.
- To blend driveways into the natural terrain so that grading is minimized.
- To create “auto courts” for parking and garage areas through the use of special paving, architectural devices, plantings and/or walls.
- To minimize the quantity of paving in front setback.

Guidelines

- The driveway-parking-garage layouts are to minimize the visibility of the garage doors. A lot that allows opportunity for side entry garages are to incorporate side entry garages along main boulevards, lots abutting and across the street from Resort amenities.
- Driveway entry shall not be constructed on main boulevards where secondary roads allow access to Lot. Narrow Lot driveway cuts shall be limited to one per Lot.
- Approved materials for driveways and auto courts along main boulevards, abutting and across the street from Resort amenities include colored and patterned concrete, precast concrete pavers, stone, brick, cobble, and/or stone, cobble or brick edge detailing. Non HV Lot driveways are required to have concrete driveways and auto courts. Non HV Lots may have any surfaces permitted on HV Lots.
- Where coloring and texturing of concrete are required, colors of finish paving materials shall complement proposed buildings and integrate well with the surrounding earth tone colors. No smooth or broom finishes will be allowed (only seeded salt treated, scored or washed, exposed textures). Lot driveways not requiring coloring and texturing may have smooth or broom finishes.
- Driveway paving shall match or be similar in style and/or color to paving used for other outdoor areas such as terraces and/or stairs.
- Generally, driveways shall be a maximum of twenty (20') feet wide.

- The quantity of hardscape in the auto court shall provide ample space for easy turning movements and vehicular parking. Excessive paving that impacts the surrounding landscape areas is discouraged.

Shared Driveways

In an effort to minimize visual impacts along the some neighborhood drives and other areas, some Lots may gain access from a shared drive. Homeowners gaining access from the shared driveway shall be responsible for maintenance.

Garages and Parking

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.

Guidelines

- Lots shall include enclosed garage size determined by DR per location and zoning (property classification). Three car garages and motor court areas are recommended on HV Lots.
- Guest parking - Each Lot shall contain a minimum of two additional guest parking spaces (in addition to the required enclosed spaces). Unenclosed spaces must utilize a combination of plantings and/or low walls (a maximum of 5-feet) to screen cars from view. At least one of the unenclosed guest spaces cannot impede full access to the garage. All guest parking areas and garages shall occur within the Building Envelope.
- A minimum of 20-feet of back-up space is required; however 25 – 30' is recommended.
- Garages must be sited and located so that visibility from the street is minimized.
- Side entry garages are required on HV Lots except as noted.
- Recessed (minimum of 12-inches) garage doors openings are preferred on all HV Lots.
- The use of carports alone is not allowed.
- Permanent on-street or building set back area parking for vehicles is not permitted.
- On-Lot or on-street parking of boats, trailers, RVs or similar types of secondary recreational vehicles is prohibited.
-

Note: All lots shall provide for at least one garage of no less than 400 square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by a wall or covered breezeway. Garages in Zone 4B (HSB South) shall provide at least one garage or carport of no less than 200 square feet.

Courtyards, Terraces, Paths and Outdoor Stairs

Objectives

- To create outdoor spaces that ameliorate the climate through the use of plantings, walls, architectural devices and/or landscape structures.
- To utilize materials that complements the architecture and materials of the building.
- To create outdoor “rooms” which are natural extensions of the indoor rooms of the Residence.

Guidelines

- All paths, outdoor stairs and terraces are to be located within the Building Envelope.
- The use of natural materials such as stone, tile and/or decomposed granite is encouraged. Concrete may be used provided it is colored and textured to complement the Residence.
- The use of architectural devices such as courtyards, arcades, trellises and/or porches to help create a gradual transition from indoors to outdoors is strongly encouraged.
- Designs shall minimize the use of several different types of paving materials in order to produce an understated, unified design.

Walls, Fences and Gates

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.

Guidelines

- Walls, in general, shall be a maximum height of 7-feet. It is encouraged that wall heights are as low as possible to achieve privacy and preserve views and the visual character of the community. Wall designs shall be extensions of the architecture of the building.
- Whenever possible walls shall not define property lines and/or Building Envelopes. Privacy walls at property lines are to be used only where landscape solutions will not provide adequate privacy. Fences at property lines are to be iron metal picket fencing. Low walls and landscape may be used to define Private Areas of the Lot. Walls shall occur inside property lines unless contiguous Owners agree on design and cost sharing.

- On the golf course and waterfront side of the Lot, privacy walls and fences shall not extend past the Private Area so that oblique views from adjacent Lots are preserved. See-through fences or low hedges may be allowed in this area if they do not obstruct oblique views. No fencing shall be constructed within 30' of the 825' Lake LBJ contour without prior approval of HSBAC.
- 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.
- Approved wall materials include plaster or stucco finishes, adobe, architectural concrete, and/or stone. The minimum thickness of walls shall be 6-inches.
- Site fences that are visible from the golf course or clubhouse amenities shall use the Horseshoe Bay signature iron picket and stone column design not to exceed 4' in height and shall incorporate multiple offsets and vertical variation to avoid long straight lines in the landscape. Fences visible from the golf course shall also include stone columns at a maximum of (30') thirty feet spacing between columns. Columns are to be 14" – 16" squares. Stone features are to be 4" -6" above iron pickets. This Guideline does not apply to walls along stairs or privacy walls on property lines that are not visible from the golf course or clubhouse. Metal picket paint colors are limited to Horseshoe Bay Brown or Black.
- Vinyl clad cyclone, and/or open grid metal fencing will not be permitted.
- "View" fences (golf course and waterfront) are encouraged to preserve the openness of the Community landscape. These fences may utilize an open metal picket or designs which are, in general, "see-through" with the intent to frame rather than block views.
- Wall and fence designs shall be designed to be compatible with walls and fences on adjacent Lots and/or Common Areas. If existing walls/fences abut the applicant's property, these must be shown on the applicant's survey, site and landscape plans.
- Vehicle entry gates and/or entry columns must be located within the Lot building area (not in setback areas).
- Pool security fencing shall meet the requirements of the City of Horseshoe Bay. Utilizing grade changes in conjunction with fencing to meet these requirements is encouraged. Pool Fences that are visible from the golf course or clubhouse amenities shall use the Horseshoe Bay iron picket and stone column design or privacy stone wall design. Iron picket fencing is required to have stone columns at a maximum spacing of (30') thirty feet apart. Columns are to be 14" to 16" squares. Stone features are to be 4"-6" above iron picket.

RECOMMENDATIONS

It is recommended that iron picket fencing along Slickrock golf course be painted black and that stone features be limestone chalk pattern rock random square cut. In HSB West it is recommended that iron picket fencing along Ram Rock and Applerock be painted HSB Brown and that stone features a brownstone (sandstone) chalk pattern rock random square cut.



Landscape Structures

Objectives

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

Guidelines

- Landscape structures such as arbors, porches, and/or decks must be located within the rear Lot building envelope (not in setback areas) unless a variance is granted by the HSBAC and City of Horseshoe Bay.
- The height, color, materials and style used for outdoor structures are to be the same or similar to the Residence. 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 climate.
- In general, the same Guidelines that apply to architecture apply to the design of the landscape structures.

Existing Streetscape and Landscape on Lots

The Declarant and/or Amenities Owners may have installed landscape improvements along streets, drainages and slopes. In some cases, this landscape is within the Lots. These areas may be maintained by the Horseshoe Bay Property Owners' Association. This vegetation shall not be removed, except for driveways, utility connections and minor grade tie-ins and shall be incorporated into the overall design of the Lot.

Pools and Water Features

Objectives

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

Guidelines

- Pools, spas, ponds and other artificial water features must be built within the designated Building Envelope and as permitted within the Lot setbacks but not in utility easements.
- In general, 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 water feature and create “outdoor patio and living space.”
- Swimming pools and spas, and the doors and gates leading to them, must be constructed in accordance with the regulations of the City of Horseshoe Bay, including fence and enclosure heights. Pool enclosures shall utilize a combination of fencing and grade changes to meet wall requirements set forth by the City and these Design Guidelines.
- Mechanical equipment must not be visible and shall be located below grade or enclosed by walls or other suitably effective screening and noise abatement methods.

Irrigation**Objectives**

- To utilize irrigation system that provides efficient water coverage and minimizes water usage and runoff.
- To ensure adequate levels of irrigation using automated systems to promote optimal plant growth and establishment of a mature landscape.

Guidelines

- Landscaped areas within the Lot must be irrigated.
- Group plant materials according to their water consumption needs.
- Irrigation systems will utilize an automatic, programmable controller to maximize efficiency.
- Irrigation system must be designed and installed to preclude over spray or runoff into the Natural Area or onto adjacent pavements or walls.
- Irrigation must be designed in accordance with any applicable regulations including those of the City of Horseshoe Bay and the appropriate regulatory agency. It is the Owners' responsibility to acquire, understand and adhere to any such regulations and the HSBAC assumes no responsibility related to these regulations.

Lighting**Objectives**

- Preserve the nighttime dark sky by minimizing the amount of exterior lighting.

- Utilize low intensity, indirect light sources to the extent required for safety and subtle drama.
- Utilize light fixtures which complement the architecture and enhance the landscape.

Guidelines

- Exterior building lighting, either attached to or as part of the building, shall be the minimum needed to provide for general illumination, safety, and security of entries, patios and outdoor spaces and associated landscape structures.
- Exterior site lighting shall be minimal, provide subtle drama and be directed onto vegetation or prominent site features.
- Lighting of plant materials shall be achieved with hidden light sources and down lights from above.
- Up lighting can be utilized to light trees and decorative wall sections of structures. Up lighting limit suggestions reflects lighting limited to 8 trees, having a maximum of 2 up lights per each.
- Only low voltage lighting may be used for all exterior site lighting applications. Line voltage may be used for lights on the building.
- Horseshoe Bay yard light wattage shall not exceed 50 watts.
- Only incandescent lamps shall be used for all site lighting.
- Owners are encouraged to install underwater pool, spa and water feature lights.
- With the exception of low-level driveway lights, all lighting must occur within the Building Envelope. Subtle lighting of the driveway entry and/or address numbers is allowed.
- Light fixtures should be located and designed to avoid spillover onto adjacent Lots.
- Soffit lights over garage doors are not allowed unless recessed.
- Security lighting may be installed on buildings provided it does not create a light nuisance to adjoining Lots, Resort amenities or main boulevards. Motion sensitive security lighting must be on timers that automatically turn the lights off after 5 minutes. Motion detectors should be located to avoid accidental triggering by wildlife or wind-blown vegetation. Light from these devices shall be directed downward and not into any Resort amenity, main boulevards, common area or neighbor's property.

Exterior Service Areas

Objectives

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

Guidelines

- Trash disposal areas, outdoor work areas, mechanical equipment and outside equipment are to be completely screened from off-site views by the use of architectural features or plant materials approved by the HSBAC. Where feasible, these areas are to be integrated into the main buildings.
- Pool, spa equipment and air conditioning units shall be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that noise emanating from the units is a nuisance to adjoining Lots, Resort amenities, main boulevard or common areas.

Miscellaneous Site Elements

Tanks, Propane, Etc.

No propane, or other tank, used for the storage of gases or liquids for fuel shall be placed on a Lot unless the same is underground and approved by the HSBAC. All State and City codes and laws regarding the placement of such tanks, propane, etc. are to be adhered to and any required permits obtained.

Yard Lighting

Approved yard lighting unit constructed on Lots will be required to be placed within five (5) feet from front property line. A minimum of a single HSBAC predesigned decorative yard light is required on non-corner single family lots. Corner single family Lots will require two decorative lighting units. Multiple Family Lots will be required to have adequate multiple decorative lighting units per the HSBAC review of Multi-family submitted development and site plans. Base of lighting unit is to be constructed of stone, stucco or brick (to match exterior elevation of home) and is to include a recessed carved limestone 911 address (see predesigned decorative yard light drawing).

RECOMMENDATIONS:

It is recommended that when stone columns are utilized in iron picket fences or solid walls that the yard light stone material, pattern and cut match.

Flagpoles

Freestanding flag poles are prohibited on all HV Lots classified as R-1 / R-2 or R-4 Lots. Freestanding flag poles may be considered on all other Lots by the HSBAC.

Address Markers

Address marker is to be per predesigned HSBAC standards (see Decorative Address Marker Drawing). All structures are to have a HSBAC approved address markers installed upon construction of home. Homes built prior to requiring HSBAC approved address marker installation upon construction of any exterior improvements to the structure shall remove old address markers and install HSBAC approved address markers. HSBAC approved address markers are to be reversed etched limestone or simulated limestone material recessed into yard light front elevation or muted raised or recessed metal letters (see predesigned decorative yard light drawings). Copy may include street name and address or simply address. Multi family address markers and unit name identification are to be placed on complex monument sign (reference multi family city ordinance and HSBAC sign standards). Multi family unit numbering identification is to be per predesigned HSBAC standards (see predesigned Decorative Unit Identification Drawing).

Exterior Recreation or Play Equipment

All exterior recreational or play equipment, such as swing sets, slides, play structures, jungle gyms and similar equipment, must meet the intent and requirements of all sections of these Guidelines, including color. This type of equipment or Structures shall be located in the least visible portions of the Lot and must not be visible from the Resort amenities, main boulevard, or main development entryways. The height of this type of equipment shall be limited to a maximum of eight (8) feet above finished grade. All exterior recreational or play equipment requires specific approval of the HSBAC prior to installation.

Basketball Hoops

Basketball hoops and portable basketball hoops and backboards shall be allowed on Lots if they are not visible from the Resort amenities or main boulevards.

ARCHITECTURE AND DESIGN

Guidelines

Architectural standards have been developed to achieve the aesthetic objectives for the Horseshoe Bay and Horseshoe Bay West communities. The intent of these Guidelines is to encourage a diversity of design solutions while at the same time producing high quality homes that are appropriate for the Community.

Objectives

The following are the main objectives for architectural design at the various developments within the communities of Horseshoe Bay and Horseshoe Bay West.:

- Create residences which have a strong indoor/outdoor relationship.
- Create residences that, through their design, massing and materials convey a sense of timelessness, permanence and quality.

Building Exterior

With the exception of buildings and structures constructed by Declarant or Amenity Owners, all structures on HV Lots must have exterior walls of no less than one hundred (100%) percent

masonry along the 825' contour and golf course fronting walls and no less than fifty (50) percent masonry facing streets and side walls not facing the street.

All structures on non HV Lots with the exception of buildings and structures constructed by the Declarant or Amenity Owners must have exterior walls of no less than fifty (50) percent masonry covering the total of all exterior walls.

Masonry is defined as rock, stone, stucco and brick.

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

Design Character

Color:

All exterior color charts are to accompany design plans upon initial submission for plan approval to the HSBAC. Within the context of the overall Community, 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. Exterior colors are to also be compatible with other exterior materials colors such as masonry and roof. All changes in exterior color must be pre approved by HSBAC.

Texture:

A greater amount of light reflects off of smooth surfaces in the sun. Bold texturing can be equally disruptive visually. Accordingly, a rich and varied palette of textures created by random patterning is desired to minimize the reflectivity of walls and roofs.

Shade and Shadow:

Large scale texturing of a building may also be achieved by shade and shadow. A series of transitional spaces, such as trellises, loggias, overhangs, deeply recessed doors and windows, courtyards or outdoor rooms, help create visually rich compositions, provide weather and sun protection and establish strong indoor/outdoor relationships throughout the home.



Material Authenticity:

Building materials should be used as honest expressions of their function, structural capabilities or regional context. This means utilizing natural materials over "manufactured".

Building Height Measurement:

Allowable Building Heights - Building Height for building is not to exceed thirty-two (32') feet above the highest natural contour of the applicable Lot and thirty-five (35') feet for all waterfront lots. Any elements that exceed above the maximum building height requirement must be granted a variance by the HSBAC.

Variance approval by the City of HSB is also required.

Building Forms and Massing:

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

Buildings should be designed to be viewed from all sides. Screening and/or designing service areas as integral parts of the overall architectural composition are required.

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

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

Roofs

All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with the site and neighboring properties. Trellises and outdoor covered areas shall be incorporated into the overall massing to avoid a "tacked" on appearance.

Roof Forms:

Flat roofs are discouraged but may be allowed provided they are not visually dominant when viewed. Flat roof forms must include stylized parapet walls. Roof forms may include gable, hip and/or shed roofs.

Roof Pitches:

Sloped roof pitches may be 4/12 to 12/12. Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or off-site. In designs that have flat roofs, a minimum of three different roof levels must be incorporated and the details between the parapet wall and roof must be painted to match the wall color.

Acceptable Roof Materials:

Materials for roofs are to be concrete, clay barrel or flat tile, standing seam metal or slate, natural metal or acceptable stone coated metal tile patterns or built-up roofing for flat roofs with parapet

walls. Roof tiles should utilize muted earth tones and it is recommended tiles be of four different, muted, tones or diluted factory blends that create a subtle, multi-color surface. The overall color impression of the roof should be dark, blending with the colors of the natural earth tones of the hill country. Flat roofs must be painted a very dark color (LRV of 26 or lower) or be surfaced with a material of a color that harmonizes with the natural surrounding and has an LRV of less than 26. Roof color and material for metal roofs that weather are allowed, but they cannot be reflective and must be left unsealed so that they may weather. Standing seam metal roofs must have no exposed screws or fasteners.

Unacceptable Roof Materials:

Reflective roof finishes, any metal material that may cause excessive glare, asphalt, wood shingles and simulated roof materials are not acceptable. All roof material samples must be provided to the HSBAC for review.

Eave Depths:

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

Fascias:

In general, pitched roof fascias shall be no less than 6-inch, being of sufficient size to support a gutter. Flat roof fascias shall be appropriately scaled to the building massing. Large, plain stucco fascias are unacceptable.

Gutters and Downspouts:

Gutters, if used, shall be incorporated into the overall design of the house. Gutters and downspouts shall not appear as if they were "tacked" on but shall blend with color and style of home.

Exterior Walls

Exterior Wall Design on HV LOTS:

The minimum exterior wall thickness shall be sufficient to allow windows to be recessed a minimum of 4-inches on HV Lots front and rear elevations with 2-inches on the side yard elevations. Non HV Lots are to have a minimum of 2 – inch recessed windows on all elevations which may be achieved by architectural banding.

Guidelines:

In general, the exterior wall design of all Residences and improvements may incorporate the use of at least two different materials in order 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 particular architectural style. However, one hundred percent stucco will not be allowed on HV Lots that incorporate a roof material other than barrel roof tile.

Acceptable Materials:

Natural Stone, wood, stabilized adobe block, and stucco with architectural accent elements such as fascias, beams, and window and door treatments and/or trim utilizing wood, stone, tile and/or ornamental metal on HV Lots. Non HV Lots may incorporate hardy board material per the approval of the HSBAC. No residence shall be less than 50% masonry on all exterior elevations. 100% masonry is required on elevations facing Resort amenities, main development entryways or main boulevards. Hardy Board shall not be considered masonry in relationship to minimum masonry requirements. Stone/Rock: Stone may be used in the following manner:

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

Stone Masonry:

Preferred style is either a semi-coursed structural appearance or un-coursed stone with minimal grout showing. Other styles will be submitted for review by the HSBAC. Thin stone veneers applied in geometric or random patterns that are not structural in appearance 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 2-feet. The use of faux or cultured stone as an accent is permitted.

Exterior Plaster and/or Stucco:

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.

Unacceptable Materials:

Materials which are inappropriate are thin stone veneers that are not structural in appearance, reflective surfaces other than glass, metal cladding, and/or exposed concrete or concrete block.

Doors and Windows

General: All windows and doors on front and rear elevations on HV lots shall be deeply recessed and shaded to create pattern, texture and lend a sense of thickness to the walls. Careful consideration shall be given to the design for each elevation. The size, number, placement and rhythm of windows and doors in relation to the Building Masses and exterior surfaces should create a balanced composition.



Casement, Double or Single Hung Windows:

Windows shall be deeply recessed a minimum of 4-inches on street/front and golf/rear elevations, and 2-inches on side elevations. Windows may utilize arched, square or vertical shaped forms. Divided lite windows shall utilize true divided lites on street and rear golf course elevations on HV Lots.

Doors:

Single or double door units, paneled, naturally stained wood, metal and/or multi-paned glass finishes are acceptable. Wood doors may be carved and/or have rough-sawn appearance. Door designs should be consistent with each other, utilizing similar jamb, head and panel designs around the entire exterior of the house. Where vents are required for exterior mechanical room doors, full height louvers should be used.

Sliding or Pocket Doors:

Large glazed openings may be used.

Window and Door Materials and Colors:

Wood-clad or metal non-anodized finish. Unfinished aluminum, or shiny metals are not permitted. Doors, window and door frames may be stained and/or painted.

Accent Trim:

Wood, decorative tile and/or stone accent materials shall be used in a consistent manner around the structure.

Shutters:

Operable or non-operable shutters of wood naturally stained or painted in appropriate designs. Double shuttered windows shall be full sash height and half sash width for the window they adjoin. Single shuttered openings shall be full sash height and width for the window they adjoin. Shutters shall be set a minimum of 2 inches from the wall surface to create a distinct shadow. If used, shutters should be uniformly applied as an architectural feature and should appear functional.

Garage Doors HV Lots:

All Lots classified as HV Lots R-1 and R-2 shall provide for at least two car garages of no less than 450 square foot, or three car garages if lot allows. Garage and parking layouts are to minimize the visibility of the garage doors, and all lots that allow opportunity for side entry garages are to incorporate side entry garages along main boulevards, lots abutting and across the street from Resort amenities and Waterfront homes. Garage doors are to be finished in a decorative wood finish to match the architecture of the structure.

Garage Doors Non HV Lots:

All lots classified as non HV Lots R-1 shall provide for at least one garage of no less than 400 square feet per dwelling unit. All Lots classified as non HV Lots zoned GH Garden Home and R-2 shall provide for at least one garage of no less than 200 square feet per dwelling unit. Garages must be connected by a covered breezeway or wall.

Building Projections and Accessory Structures

The use of architectural extensions to provide shade and shadow, protect buildings from the intense sun and create a strong indoor/outdoor relationship is encouraged. The style and details of these architectural elements, such as column and eave treatments, should be consistent with the architectural design of the Residence.

Railings:

Decorative iron or wood carved railing details shall borrow from building traditions consistent with the architectural style of the Residence.

Mechanical Equipment, Vents and Flues:

Roof mounted mechanical equipment, vents and flues must not be visible from adjacent Lots or common areas. On sloping roofs, these elements must be concealed within architectural structures (i.e., chimneys). Small vents or flues may be painted to match the roof color. Roof mounted mechanical equipment is prohibited on sloping roofs. On flat roofs, all equipment, vents and flues must be concealed behind parapet walls, chimneys or other architectural elements and not be visible from adjacent Lots, common areas or Resort amenities.

Miscellaneous Projections:

All projections, including but not limited to, chimneys, chimney caps, vents, gutters, down spouts, utility boxes, services, etc. must be incorporated into the overall design. These items must be included on the submittals and reviewed by the HSBAC for approval.

Accessory Structures:

The design of accessory structures must be consistent with the main Residence, integrated into the overall Residence composition and are to be visually related to it by walls, roofs or courtyard elements. A guesthouse must comply with applicable City zoning regulations and have the written approval of the HSBAC.

Chimneys:

Fireplaces and chimneys can be dominant elements of an architectural composition. Accordingly, they must be proportionate to and consistently detailed with the overall design. The maximum horizontal chimney dimension shall be 8-feet unless it can be demonstrated that a larger dimension is appropriate to the architectural design and supports the aesthetic goals of the Community. Flue pipes are required to be encased with a chimney enclosure of masonry or stucco and supported by a foundation at grade when located on an exterior wall. Chimneys located on exterior walls must be structural in appearance and relate to other expressed structural elements in the design. Exposed metal flues are unacceptable.

Awnings:

Canvas or similar type awnings over windows or doors will be allowed only if not visible from Resort amenities, main boulevards or main entrances and must be a subdued, earth tone color.

Color

The color palette for residences at Horseshoe Bay and Horseshoe Bay West will use muted and recessive colors that will allow the natural colors of the earth tones of the Hill Country to predominate, complementing rather than contrasting with the setting. This palette is based on the colors and hues of the surrounding Hill Country geology and Resort destination landscape.

Basic color concepts:

- **Earth Tones:** Earth tone colors, with their organic origins, should be used for the primary color composition.
- **Recessive Colors:** Colors that recede, rather than advance, should be used. Generally, these are darker colors. A wide variety of colors may be used. All paint manufacturers categorize their products by LRV and this information is readily available if not indicated directly on color swatches. Light or bright colors generally have an LRV greater than 44 and are not generally acceptable. However, HSBAC may grant a variance in LRV greater than 44 if architectural design of home justifies such need.
- **Multi-hued:** Large areas of monochromatic surfaces tend to stand out. As a result, colors which have a "tonal complexity" should be employed with certain materials, such as stucco, this multi-hued quality may be achieved through surface texture and quality.

Color and Architecture Style

- Discouraged colors and architectural styles include red, pink, cream, gray or white brick. Recommended brick color – firebrick and earth tone brick colors. One hundred percent brick elevations are not recommended.
- Colonial and gothic architecture styles are not acceptable architectural styles.
- The palette and following guidelines apply to all exterior surfaces of the house, including walls, fascia, parapets, roofs and all related fences and walls.
- No exterior materials used shall have a high gloss, glare, or reflective "mirror" type finish.
- Color application shall be used consistently throughout each home for all the building(s) and related outdoor areas and/or structures.
- In general, colors for roofing shall be darker in color or hue than the building's exterior walls.
- Exterior hardscape colors should be complementary to exterior home colors.
- **Trim and Accent Colors:** Accent areas shall have an LRV value of 55 or lower.

- Changes in exterior wall color should be made at “interior” intersections of walls.
- Roofs: Medium to dark browns and grays, color shall have a LRV of 35 or lower. Flat roofs shall have an LRV of 26 or lower.
- Walls: Natural earth tones. Wall surfaces shall utilize texture and/or multi-layered applications of color where possible to achieve subtle color variation on walls.

Decorative Elements

Texas Hill Country architecture contains a rich inspirational reservoir of decorative arts that may be incorporated into the Residences., The buildings and crafts of the local native inhabitants of German and Mediterranean influence offer many opportunities for decorative elements to be incorporated into homes.

Metals:

Metals such as hand forged iron, tin and/or copper, carved stone, carved wood and/or decorative tiles may be used for fastenings, accent areas or for decorative purposes. Forms and motifs are to be consistent with the overall architectural style of the residence.

Wood Accent Elements:

The use of wood on a residential exterior should be considered for accent areas or specific building elements such as entries, windows, beams, doors, covered porches and/or courtyards.

Ornamental Metal Accent Elements:

Metal may be used for railings, decorative window grilles, and/or gates provided that the design draws upon the patterns and styles of the region, are not reflective and have the appearance of iron, weathered bronze, brass or copper.

Utilities

Cooling and Heating Equipment - All equipment shall be located within the Building Envelope and fully screened from golf course and streets. Ground-mounted units are encouraged.. Screen walls shall completely enclose the units, with the wall a minimum of one-foot higher than the highest part of the unit. In some cases, privacy walls may be sufficient to achieve screening of equipment areas, eliminating the need for a 'double' wall. Roof-mounted units on sloped roofs are not allowed. No air conditioning units, evaporative cooler, or other object or device which, in the sole opinion of the HSBAC is unsightly shall be placed upon or above the roof of any building, except and unless the same is architecturally concealed from view in accordance with the plans submitted to and approved by the HSBAC. No window air conditioning, heating or evaporative coolers are permitted.

Television antenna, radio antenna, radio receiver, satellite dish, other similar device for receiving or transmitting radio, television or other electronic signals must be concealed from street and amenity properties and approved by the HSBAC.

No such devices shall be erected on the Subdivision Land or any building or other structure located in HSB or HSB West unless approved by the HSBAC and screened from view in a manner

acceptable to the HSBAC. Television antennas may be installed provided, in the determination of the HSBAC, they are installed in such location and position that they cannot be seen against the skyline from any vantage point located off the applicable Lot.

Moorings, Piers or Docks

No mooring, pier, dock, floating or other device for swimming, boating or water sports shall be erected or installed except with the approval of the HSBAC and in accord with the requirements of appropriate lake authorities and subject to other terms and conditions of the DR. The maintenance and/or removal of any such device or installation shall at all times be subject to the requirements of the HSBAC or other authorities.

Design Review Committee (HSBAC)

The following chapter outlines the functions and organizations of the HSBAC. Please refer to the DR for further information.

Design Review Committee Membership

The Design Review Committee (HSBAC) will consist of a maximum of three Members. Declarant shall appoint to the HSBAC all members and members serve at the will of Declarant.

Appointment and Term of Members

The Declarant has chosen one representative from the POA, one from the Amenities Owners and one representing the Declarant. All of the members of the HSBAC will be appointed, removed, and replaced as necessary by the Declarant.

Declarant has the right, at its election to transfer the power of appointment of the committee.

Duties of Members

- 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.
- 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 judgment of the HSBAC shall be final, conclusive and binding in relationship to architectural approval.
- The HSBAC shall determine whether the conditions contained in the DR are being complied with.
- 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 approval of Declarant.
- The HSBAC may grant a variance or exception to the building and setback restrictions contained in the DR's when in their sole judgment and 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.

Functions of the Members

It will be the duty of the HSBAC to consider and act upon such proposals or plans from time to time submitted to it in accordance with the Design Review procedures established from time to time and by these Design Guidelines; to amend the Design Guidelines as deemed appropriate with the approval of the Declarant; and to perform any duties assigned to it by the Declarant, as set forth in this document and the DR.

Meetings

The HSBAC will meet weekly or as needed to properly perform its duties. The HSBAC actions on matters will be by a majority vote. The HSBAC will keep and maintain a record of all actions taken by it. The powers of this 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 at Horseshoe Bay and Horseshoe Bay West.

Fees

The Declarant shall have the right to set the fees for the HSBAC review and approval process fee. Compensation may at any time be revoked or changed by 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. The HSBAC may contract and/or assign some of the HSBAC administrative duties, but not authority, to any qualified design professional as needed. The current HSBAC plan review fee for reviewing and approval or denial process is as shown on attached Review and Approval Fee Schedule.

Amendment of Design Guidelines

The HSBAC may, from time to time with the approval of the Declarant, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of, the Design Guidelines, which, among other things, interpret, supplement or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Design Guidelines. Each Owner is responsible for obtaining from the HSBAC a copy of the most recently revised Design Guidelines.

Non-Liability

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

1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within the Horseshoe Bay and Horseshoe Bay West Community.

4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function pursuant to the provisions of the Design Guidelines.

Design Review Process

This section provides a guide for the Design Review Process for the Horseshoe Bay and Horseshoe Bay West Community. The process may require a pre approval meeting between the Owners, their design team and/or a combination thereof and the HSBAC. Additional meetings may be required to ensure a smooth and efficient review of the building and site design. The HSBAC is committed to assisting Owners through the Design Review Process.

Overview

Improvement plans will be carefully reviewed by the HSBAC to ensure that the proposed design is compatible with the design intent at Horseshoe Bay and Horseshoe Bay West.

The Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape Improvements (including pools, driveways and/or culverts); and
- Construction of, or additions to, fences or enclosure structures.

The HSBAC evaluates all development proposals on the basis of Design Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the HSBAC. Other guidelines, such as building height or setbacks, plat and replats are more definitive, or absolute, design parameters are addressed in the DR and in many cases parallel City and building code requirements or project approval documents. It is the intention of this Design Review Process that all Improvements comply with these absolute standards of the DR and City of Horseshoe Bay. In the event of a conflict between these Guidelines and the DR or any local, state or federal building or zoning code or project approval documents, the local, state, or federal building or zoning code or project approval documents shall govern so long as such zoning code or project approval documents are more restrictive than the DR and HSBAC.

The HSBAC Design Review Process may require multiple reviews as needed.

1. Pre-Design Conference & Concept Design (if requested by Owners)
2. Preliminary Design Review (with Owners and Design Team if needed)
3. Final Design Review (Final and Preliminary Review may take place at same meeting)

4. Construction Observation (Typically handled by the City Building Inspector)
Any Improvement as described above will require, and be preceded by, the submission of plans and specifications describing the proposed Improvements. Submission of plans may require being accompanied by an application fee.

The Owners should retain competent assistance from a licensed Architect or Designer, Civil Engineer, Landscape Architect, Soils Engineer and a licensed and bonded Contractor (Consultants) as appropriate. The Owners and Consultant(s) shall carefully review the DR and these Design Guidelines prior to commencing with the Design Review Process.

Having secured Final Design approval from the HSBAC, the Owners are also required to meet all the submittal and approval requirements of the City of Horseshoe Bay Development Services Department to obtain design approvals or any other discretionary permits and a building permit.

The Owners must commence construction within one year of the Final Design approval. If construction does not commence within this timeframe, the design approval will expire, requiring resubmission of the application and payment of all applicable associated fees.

Concept Design

After or during any Pre-Design Conference, the Applicant may submit to the HSBAC a written application and any appropriate fee for Design Review together with the Concept Design Review submission materials as described below:

1. Concept Design Review Application Form
2. Any applicable Design Review Application Fees
3. Concept Site Plan: (1"=20', 16' or 8') indicating property lines and Lot Diagram areas, building location/footprint, driveways, pools, water features and other major hardscape elements and basic grading concepts. The Applicant should confirm and field verify the location of all utility connections to the lot at this time to ensure that no conflicts exist with the proposed improvements
4. Concept Floor Plan: (1"=20', 16', or 8') showing general room layout and circulation. This may be combined with the Concept Site Plan
5. Concept Elevations: (1"=16' or 8') of the street, golf and waterfront sides of the building showing general massing, roof forms, building height and materials
6. A brief description of the proposed architectural style. The purpose of this submittal is to confirm that the design professionals are headed in the right direction, are correctly interpreting the Guidelines and that the Owners' program can be accommodated on the Lot. This submittal may be combined with the Pre-Design Conference and Final Design Review.

Design Review Materials

Within this step, the Applicant shall prepare and submit to the HSBAC for review and approval a Design Review package which should adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. The package shall include three full-size sets and two sets of 11" x 17" reductions of the following drawings and/or materials:

1. Location Map - indicating location of Parcel within Horseshoe Bay and Horseshoe Bay West.
2. Parcel Survey - a property survey (minimum scale: 1" = 20') prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, utilities, 100-year flood plain, one-foot contours, features, any significant drainages as applicable.
3. Site Plan - 1" = 20' minimum, showing existing topography and proposed grading and drainage (1-foot contour interval), building footprint with finished floor grades, setbacks, Building Envelope and other zones as indicated on the Lot Diagram, driveway, parking area, turnarounds, drainage, fences/walls, roofs, patios, decks, pools, and any other site amenities.
5. Floor and Roof Plans - minimum 1/8" = 1'-0", including all proposed uses, proposed walls, door and window locations and location of mechanical and electrical systems.
6. Elevations - minimum 1/8" = 1'-0", including roof heights, existing and finish grades, building heights and notation of exterior materials. Two sets of elevations; one set should be rendered in color.
7. Site Sections - minimum scale 1" = 20', showing proposed buildings, building heights, elevations and existing and finished grades in relation to surrounding site, including adjacent residences and roads as may be required by the HSBAC.
8. Landscape Plan - a conceptual plan at 1/8" = 1'-0" minimum, showing irrigated areas, areas of planting, turf areas, preliminary plant list, Building Envelope and other zones as indicated on the Lot Diagram, water features, pools, patios, decks, and any other significant design elements.
9. Grading, Drainage and Erosion Control Plans- 1/8" = 1'-0" minimum, showing existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods. Site plan should include twenty feet beyond Owner's property line in order to depict relationship to adjacent Lots and common areas.
10. Material Samples – on 8-1/2" x 11" or 11" x 17" boards showing:
 - Roof material and color;
 - Exterior Wall material and color;
 - Exterior trim material and color;

- Exterior stone/rock materials;
- Exterior window/door materials and color;
- Fence/wall materials and color; and
- Paving materials and color, driveways, walkways, porches and patio's

Staking

The Owners may be required to stake the corner locations of the proposed buildings and all other major Improvements. In some instances, the HSBAC may require that ridgeline flagging be erected to indicate proposed Building Heights.

Design Review Meeting

Upon receipt of the required documents and staking of the property (if required), the HSBAC will notify the Owners of the scheduled meeting date to review Design documents. The HSBAC will review and comment on the application at the meeting, allow time for discussion with the Owners and/or Consultant(s) (if present or needed) and subsequently provide the Owners with the conclusions of the meeting.

The comments of the HSBAC on any preliminary design submittal shall be advisory only, and shall not be binding upon either the Owners or the HSBAC. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the HSBAC a minimum of two working days prior to the next regularly scheduled meeting. An itemized letter from the Owners shall accompany any resubmittal noting all HSBAC comments and how each comment has been addressed in the resubmittal.

Design Review Other

Owners shall initiate Design Review by submitting required final design documents (if any).

Design Review Submission Materials

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the HSBAC. Design documents shall generally conform to the approved Design Review document requirements. All architectural plans are to be prepared by a licensed Architect or acceptable Designer. All landscape architectural plans are to be prepared by a Landscape Architect. Design Review Documents shall be Construction Document level drawings. Submit three sets full size and three sets of 11"x 17" reductions of final plans that include the following:

1. Design Review Application Form
2. Site Plan - 1" = 20' minimum, showing existing topography and proposed grading (1-foot contour interval), building footprint with finished floor grades, Building Envelope and other zones as indicated on the Lot Diagram, driveway, parking area, turnarounds, fences/walls, patios, decks, utility connections and pad locations, pools and any other site amenities.

Site plan should include 20-feet beyond Owner's property line in order to depict relationship to adjacent Lots, the golf course and common areas.

3. Grading, Drainage and Erosion Control Plans - 1" = 20' minimum, showing existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods. Site plan should include twenty feet beyond Owner's property line in order to depict relationship to adjacent Lots and common areas.
4. Floor and Roof Plans - 1/4"= 1'-0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Provide floor plans of all Accessory Structures.
5. Elevations - 1/4"= 1', illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate proposed Building Height. Provide one set of colored elevations.
6. Sections - indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.
7. Landscape Plans - 1/8"= 1'-0" minimum, including a planting plan, layout plan, irrigation plan, lighting plan, and any site details including retaining walls, landscape structures, pools, patios, fences and or gates. Call out all hardscape materials.
8. Sample Board - on 11" x 17" boards as needed:
 - Roof material and color
 - Wall materials and colors
 - Exterior trim material and color
 - Window material and color
 - Exterior door material and color
 - Stone/rock materials
 - Fence/wall materials
 - Exterior rails and paving materials

The HSBAC will review and comment on the sample board at the Design Review. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time and in sizes / context that will allow a clear understanding of the final product. The HSBAC reserves the right to require changes to the field mock-ups if they do not meet the objectives of the Design Guidelines.

Design Review Meeting

Upon receipt of the required documents, the HSBAC will notify the Owner of the scheduled HSBAC review meeting date to review the Design documents.

Attendance at the meeting by the Owners and/or Consultant(s) is not mandatory. The HSBAC will review and comment on the application and allow time for discussion with the Owners and/or Consultant(s) (if present), and subsequently provide the Owners with an approval and/or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the HSBAC a minimum of two working days prior to the next regularly scheduled meeting.

City of Horseshoe Bay Approvals and Other Agencies

The Owners shall apply for all applicable building permits from the City of Horseshoe Bay Development Services Department and any other governing agencies after receiving Final Design approval from the HSBAC. Any adjustments to HSBAC -approved plans required by City review must be resubmitted to the HSBAC for review and approval prior to commencing construction. The issuance of any approvals by the HSBAC implies no corresponding compliance with the legally required demands of other agencies.

It is possible that the City of Horseshoe Bay may, from time to time, amend its regulations such that they conflict with these Guidelines. It is the Applicant's responsibility to confirm plan consistency with the City and the HSBAC assumes no responsibility for changes that may be implemented as a result.

Work in Progress Observations

During construction, the HSBAC may check construction to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, the HSBAC may issue a Notice to Comply and notify the City of Horseshoe Bay.

Right of Waiver

The HSBAC recognizes that each Parcel has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the HSBAC has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the HSBAC, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the HSBAC approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining Parcels or the Communities of Horseshoe Bay or Horseshoe Bay West as a whole. Approval of any deviation from the Design Guidelines shall not set a precedent for other applicants to seek a similar deviation and shall not be used as justification in requesting a variance from the

Design Guidelines. Rather, the request must stand on its own merits and present justification based on unique circumstances and creative design solutions. The HSBAC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owners demonstrate there is good cause.

Non-Liability

Neither the Declarant, 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.

Building Permits

Owners must apply to the City of Horseshoe Bay for all applicable applications including but not limited to building and use permits.

Unauthorized Improvements

Changes or modifications to the exterior of a home or its landscape and/or hardscape without the prior review and approval of the HSBAC pursuant to these Guidelines are prohibited. Owners may be subject to fines at the discretion of the HSBAC as approved by the Declarant of Horseshoe Bay and Horseshoe Bay West for unauthorized improvements. The Owners may apply to the HSBAC to review and approve the modifications, which the HSBAC may allow or disallow at its sole discretion subject to these Guidelines. In the event the improvements are disallowed, the Owners shall be required to remove them and restore the property to the pre-existing condition as it was originally approved by the HSBAC or as subsequently modified.

Construction Signs

Temporary construction signage will be limited to one sign per Home site. The sign shall not exceed 6-square feet of total area, and shall be located within 10-feet of the construction site entrance. All construction signs must be reviewed and approved by the HSBAC prior to installation. Layout for the sign must be submitted to the HSBAC. Alternatively, the HSBAC may require the contractor to construct a standardized construction sign. Construction signs shall be ground mounted with and no more than 2 feet above grade at bottom of sign.

Definitions

Unless the context otherwise specifies or requires, the following words or phrases when used in these Design Guidelines shall have the following meanings:

Accessory Structure

Any structure detached from the main Residence

Building Coverage

The total area of a Lot covered by building(s). Measured from outside of all exterior walls at ground level, it includes all exterior stairways, covered parking, covered terraces, "outdoor rooms" and walkway areas. It does not include roof overhangs, uncovered walkways, terrace or pool/spa areas or above-grade decks.

Building Envelope

That portion of any Parcel, exclusive of required setbacks and drainage easements, and within which the construction of buildings and accessory and appurtenant structures and Improvements are located.

Community

All the property, and anything else that is part of the specific areas owned by private Lot Owners, Homeowners Association, Common Areas, Resort Amenities, and City within the boundary of The Horseshoe Bay and Horseshoe Bay West Communities.

Construction Activity

Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

Construction Site

A site upon which Construction Activity takes place.

Declarant

Horseshoe Bay Resort Development

Design Standards

The architectural, design and construction regulations, restrictions and review procedures adopted and enforced by the HSBAC as set forth in this document and as amended from time to time by the HSBAC.

Design Review Committee (HSBAC)

Appointed by the Declarant as provided in the DR to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within the Horseshoe Bay and Horseshoe Bay West Communities.

DR

The Horseshoe Bay Declarations of Reservations and Amendments thereto

Excavation

Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching that results in the removal of earth, rock or other substance from a depth of more than 12-inches below the existing surface of the land or any grading of the surface.

Fill

Any addition of earth, rock or other materials to the surface of the land, which increases the existing elevation of such surface.

Final Map

The recorded final Subdivision map or Parcel map for any portion of the Horseshoe Bay and Horseshoe Bay West Communities.

Floor Area

The sum of all horizontal Floor Areas of a building measured from the outside of all exterior walls and that is a conditioned space.

Home Site or Lot Diagram

The term Home site or Lot Diagram shall refer to each Home site including specified setbacks, and any special restrictions pertinent to the Parcel's development as recorded with the City of Horseshoe Bay, Declarant and DR

High Visibility Lot (HV Lot)

The term HV Lot shall mean lots abutting streets that have been defined as having the potential to have a significant visual impact when viewed from the amenities, waterfront, main boulevards or POA common areas.

Lot

Each "Lot" shall be restricted R-1, R-2, R-4, R-6, or C-2

HSBAC – See Design Review Committee

Neighborhood

All the property, and anything else that is part of the specific areas owned by private Lot Owners, Homeowners Association, Declarant, Amenities Owners, City and Common Areas within Horseshoe Bay and Horseshoe Bay West.

Owners

The term Owner shall mean the owner of fee simple title to the subdivision land or any part thereof including, without limitation, any Lot and/or Tract.

Parcel

The term "Parcel" shall be those Parcels of land, together with any appurtenances, described as the Horseshoe Bay and Horseshoe Bay West Community subdivided by Declarant pursuant to the City of Horseshoe Bay subdivision approval.



Additional Guide Materials

- Commercial District Guide
- Multi Family District Guide
- Sign Policy
- Exterior Lighting Policy and Guide
- Landscaping Guide
- Color Charts (Roofs, Exterior Paints and Stains, Signage)
- Stone Types and Cuts