



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

FACT SHEET-THE PENNISULA
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.

Masonry Requirements:	All structures must have exterior walls of at least one hundred (100) percent masonry.
Exposed Slab Limit:	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.
Roofs:	No building constructed on any lot will be designed and constructed so that at any point the horizontal and level distance from the outside of the exterior walls to the nearest point on the perimeter line of the roof (the “roof overhang”) is less than twelve (12) inches. All roofs on buildings and structures on any lot will be clay tile, concrete tile or standing seam metal with no visible screws or fasteners and shall be properly installed with a suitable slope. All other materials, including, but not limited to the following materials: asphalt, asbestos, wood and/or fiberglass shingles, will not be permitted. No flat roofs will be permitted on any building or structure constructed on any lot.
Main Building Height:	No structure shall exceed forty-five (45) feet above the highest natural contour line of the applicable lot.
Accessory Buildings & Boathouses:	May not occupy more than fifty (50) percent of the required rear yard. In addition, all accessory buildings must be located at least ten (10) feet from the main building, except in the case of a boathouse – which may be at the water’s edge, must not exceed a maximum height of fifteen (15) feet. No mooring, pier or dock may extend more than thirty (30) feet beyond the 825 contour of Lake LBJ.

Fences:	No fence, wall, or hedge shall be constructed on any Lot, Tract, or Land nearer to any front street than is permitted for the house or building on said Lot, Tract, or Land, nor nearer at any point than thirty (30) feet from the 825-foot contour line of Lake Lyndon B. Johnson. The height, construction material, and style of each fence or wall shall be subject to approval by the ACC Committee, provided no fence or wall exceeding four (4) feet in height shall be built on any Legacy or Land, and may not be constructed of less than fifty (50) percent masonry, and not more than fifty (50) percent iron. No chain-link, "Cyclone" or "Hurricane type" fence shall be constructed on any Legacy or Land.
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Landscaping:	Detailed landscape plans with plant legend are required at permitting. Designs should be water conscious, climate zone appropriate and sustainable. All lots are required to have an elevated landscape design.
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Garages:	All lots shall provide for at least a three (3) car garage of no less than seven hundred fifty (750) square feet per dwelling unit. No garage will face Estate Drive.
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Poles & Masts:	No poles or masts of any type, size, or height shall be installed on any lot.
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STANDARDS APPLICABLE TO R-1 SINGLE FAMILY DWELLING LOTS

Minimum Dwelling Size:	Four thousand (4,000) square feet of living area, excluding carport, garage, covered porches, covered contiguous patios, or other similar attachments.
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Maximum Area of Dwelling:	No more than sixty (60) percent of total lot area shall be used for the dwelling and other structures. Note: The city will restrict the total amount of impervious surfaces by lot size.
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Front Yard Setback:	Fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.
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Side Yard Setbacks:	Total side yard setback of not less than thirty (30) feet with not less than fifteen (15) feet on one (1) side. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line.
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Rear Yard Setback:	Fifteen (15) feet from the rear lot line to the nearest building line. Structures on waterfront lots may be located at the 825' contour.
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