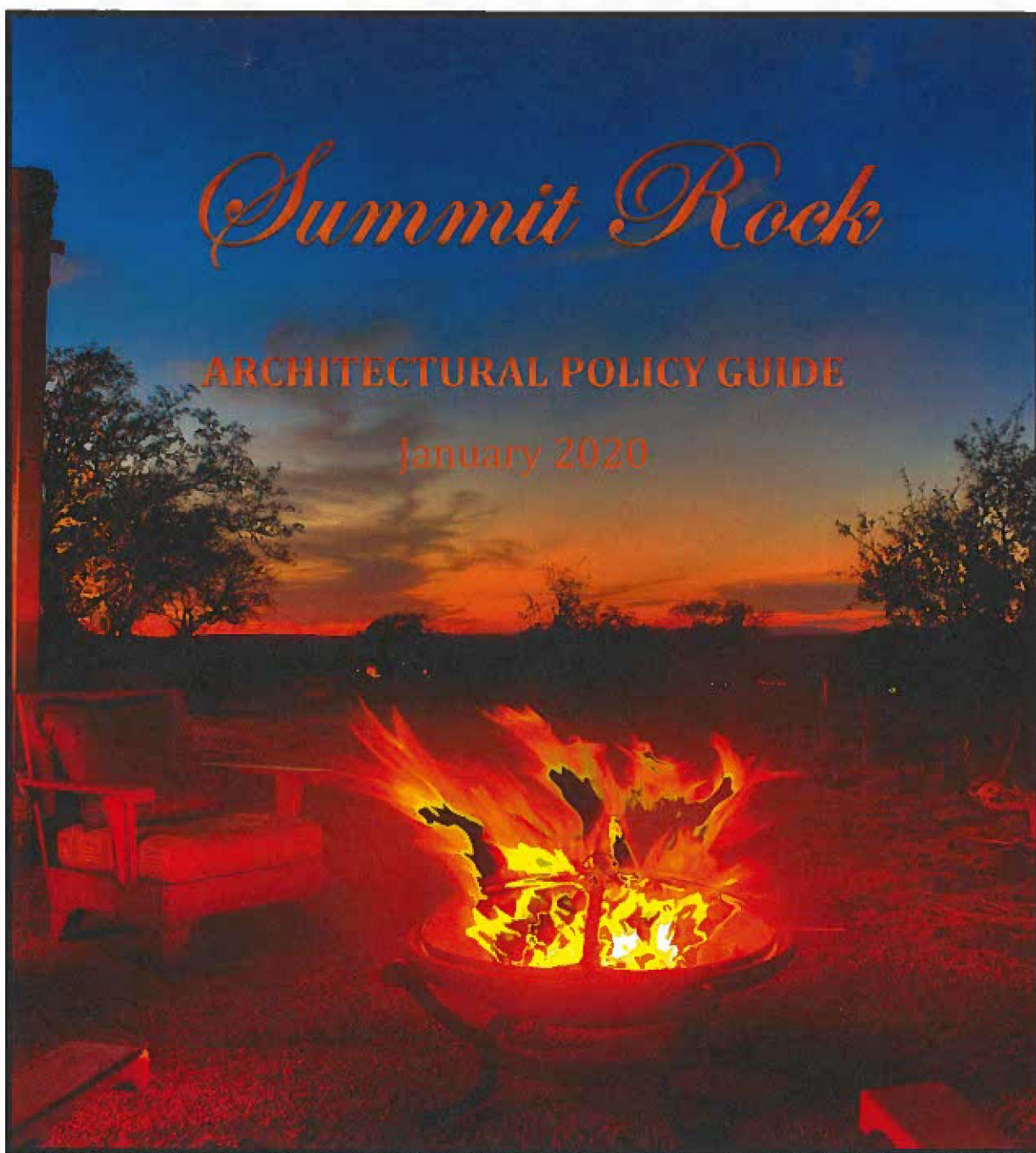


# *Summit Rock*

ARCHITECTURAL POLICY GUIDE

January 2020



# **PRELUDE**

These Design Guidelines are intended to provide guidance for all residential 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 homes. The Guidelines will be administered and enforced by the Declarant and Summit Rock Design Review Committee (DRC) in accordance with procedures set forth in the Summit Rock Declaration of Covenants, Conditions, and Restrictions (CC&R's) recorded with the State of Texas, and as may be amended thereafter. In the event of any conflict between Design Guidelines and CC&R's, the CC&R's shall govern and control.

The Guidelines may be amended from time to time by Declarant and/or DRC with Declarants' approval. It is the Owners' responsibility to be sure that they have current Guidelines and have carefully reviewed all applicable sections of the CC&R's, project approval documents, and/or other governing ordinances or regulations that may affect their Improvements. Any such conflicts identified by the Owner or their Consultants shall be immediately brought to the attention of the DRC. In general, where regulations or Guidelines conflict with one another, the more restrictive regulations or requirements shall apply.

The intent of these Guidelines is to provide a framework that Owners and their design team may use to create homes that further the goal of the Summit Rock Community Plan.

To that end, the DRC reserves the right to require design modifications or additions that, though not specifically contained in the Guideline text, are within the spirit and intent of the Guidelines and the design objectives of the Declarant and 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 Development.



Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the DRC. Other Guidelines, such as Building Height or setbacks, are more definitive or absolute design parameters and, in many cases, parallel city and building code requirements or project approval documents. It is the intention of these Guidelines that all Improvements comply with these absolute standards unless a variance is granted by Declarant, DRC and, if required, the City of Horseshoe Bay.

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

The development of Summit Rock by Master Developer will be constructed in phases. These Guidelines may, or may not address residential Improvements in all proposed phases. Declarant reserves the right to modify or draft completely new guidelines for existing and/or future phases.

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# chapter 1

## design philosophy

### 1.1 AN INTRODUCTION TO THE SUMMIT ROCK COMMUNITIES

A careful analysis of the land and an understanding of the early cultural and Resort influences that helped shape the vision and development of Horseshoe Bay led to the design philosophy for Summit Rock with the following four main objectives:

1. Establish a community based upon land stewardship. Preservation of natural features of each home site, such as views, rolling topography, and significant trees, are encouraged to minimize disruption of the site.
2. Create landscapes and buildings that reflect the area's character and beauty that captures the spirit and character of Texas Hill and Lake Country.
3. Embrace the use of vernacular building materials (stone, wood, etc.), methods, earth tone colors, and extensive landscaping.
4. The Texas lifestyle is about living on the land with few barriers. Lake and hill views, prevailing winds, and sun orientation provide the framework for creating living environments.

### 1.2 THE PLAN

The HORSESHOE BAY RESORT INTEREST LLC Plan has been carefully crafted to create living environments that enhance lifestyles. Accordingly, these Guidelines have been crafted to support the following Communities design objectives:

#### VIEWSHEDS

Protecting and enhancing views of the gently rolling hills, picturesque meadows, and golf views for residents from their homes and/or throughout the Communities as a whole is a primary goal of these Guidelines.

- Short Range Views are generally of golf and/or water features. Building envelopes, landscaping provisions, and grading concepts are described in these Guidelines to maximize views of these amenities.
- Views to the north, northwest, and east of the Texas hill country are the most dramatic.
- Views from Golf - An important community asset is viewsheds from the golf course.

Designers are urged to consider this in their concept design. The objective is that the home is not a focal point and that it rests discreetly within the landscape. In all cases, view preservation will be the primary criteria by which The Summit Rock DRC will evaluate applications.

#### PRIVACY

- The Communities Plan employs several planning mechanisms to create privacy:
- Larger lots with increased setbacks that will allow greater separation between buildings and create the opportunity to achieve privacy through the use of landscaping.
- Privacy between homes is an important element in creating a Horseshoe Bay community. Dense landscaping, supplemented by walls when necessary, is encouraged to achieve this goal.

## chapter 2

### design review committee

*The following chapter outlines the functions and organizations of the DRC. Please refer to the CC&R's for further information.*

#### **2.1 DESIGN REVIEW COMMITTEE MEMBERSHIP**

The Design Review Committee (DRC) will consist of a minimum of three and a maximum of five Members (or as superseded by the CC&R).

Each person will hold office until such time as she or he has resigned, been removed, or her or his successor has been appointed.

#### **2.2 APPOINTMENT AND TERM OF MEMBERS**

All Members shall initially be appointed by the Declarant on behalf of The Summit Rock Property Owners Association (Association). All of the members of the DRC will be appointed, removed, and replaced by the Declarant. The term of office of each member of the DRC, subject to the CC&R's, will be two years, commencing January 1 of each year, and continuing until his successor shall have been appointed.

#### **2.3 MEMBERSHIP REQUIREMENTS**

Members of the DRC appointed by the Declarant need not be Members of the Association. One member of the DRC shall be representing the Horseshoe Bay Resort. The DRC shall contract and/or assign some of the DRC's administrative duties, but not authority, to any third party approved by Declarant.

#### **2.4 RESIGNATION OF MEMBERS**

Any Member of the DRC may at any time resign from the DRC upon written notice stating the effective date of the Member's resignation to the Board or to the Declarant, whichever then has the right to appoint and remove members. Any Member may be removed at any time by the Declarant, with or without cause.

#### **2.5 FUNCTIONS OF THE DRC**

It will be the duty of the DRC to consider and act upon such proposals or plans from time to time submitted to it in accordance with the Design Review procedures established 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 CC&R's.

Committee members should avoid direct and/or indirect conflict of interest at any time the committee considers. Such committee members shall leave the meeting while item is being discussed.



## **2.6 MEETINGS**

The DRC will meet as needed to perform its duties properly. The DRC's actions on matters will be by a majority vote of the Declarant until such authority is assigned to the DRC. Any action required to be taken by the DRC may be taken without a meeting if consent in writing, setting forth the action so taken, will be signed by all of the DRC Members. The DRC will keep and maintain a record of all actions taken by it. The powers of this DRC relating to Design Review will be in addition to all Design Review requirements imposed by the City of Horseshoe Bay and any other authority having jurisdiction over Improvements at Summit Rock.

## **2.7 COMPENSATION**

The Declarant will have the right to set the compensation for the DRC. 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 DRC function or duty. The DRC shall contract and/or assign some of the DRC's administrative duties, but not authority, to Declarant approved third party.

## **2.8 AMENDMENT OF DESIGN GUIDELINES**

The Declarant and/or DRC may, from time to time with the approval of the Declarant, adopt, amend and repeal, 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 DRC a copy of the most recently revised Design Guidelines.

## **2.9 NON-LIABILITY**

Neither the Declarant, DRC nor any Member will be liable to the Association, any Owner or 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 according to approved plans, specifications, and other materials.
3. The development or manner of development of any land within the Summit Rock Communities.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function according to the provisions of the Design Guidelines.

## chapter 3

### design review process

*This section provides a guide for the Design Review Process for the Summit Rock Communities. The process may involve a series of meetings between the Owner, Owners Builder, and the DRC. The DRC is committed to assisting Owners through the Design Review Process.*

#### 3.1 OVERVIEW OF THE DESIGN -----REVIEW PROCESS

Improvement plans will be carefully reviewed by the DRC to ensure that the proposed design is compatible with the design intent at Summit Rock. This 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 DRC 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 DRC. Other Guidelines, such as building height or setbacks, are more definitive, or absolute, design parameters 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. In the event of a conflict between these Guidelines and 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.

#### *The Summit Rock Design Review Process*

1. Application and Fee (See Section 3-15)
2. Pre-Design Conference & Concept Design if required or requested
3. Preliminary Design Review
4. Final Design Review

Any Improvement, as described above, will require, and be preceded by, the submission of plans and specifications describing the proposed Improvements accompanied by an application fee.

The Owner shall retain competent assistance from a committee approved licensed Architect, Civil Engineer, Landscape Architect, Soils Engineer, or approved design professional and qualified Contractor (Consultants) as appropriate. The Owner and Consultant(s) shall carefully review the CC&R's and these Design Guidelines prior to commencing with the Design Review Process.

Having secured Final Design approval from the DRC, the Owner is 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 Owner is to commence construction within six months 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 associated fees.

### **3.2 RECOMMENDED DESIGN ----- PROFESSIONS**

The DRC may create a list of Design Professionals who have completed approved plans within the Summit Rock Communities. These professionals have demonstrated their understanding of the Summit Rock Communities and their familiarity with the Design Guidelines. Owners may choose a Design Professional from this list or elect to choose a non-listed Professional to design their Residence at Summit Rock.

### **3.3 PRE-DESIGN CONFERENCE**

#### **3.3.1 PRE-DESIGN CORRESPONDENCE**

DRC may require prior to the preparation of any materials for formal review a Pre-Design Correspondence the Owner and/or the Consultant(s) may be required to meet with representatives of the DRC for a Pre-Design Conference. An explanatory Pre-Design Conference package that includes current filled out DRC Forms. The purpose of this meeting will be for the DRC to answer any questions the Owners and/or Consultant(s) may have and to offer guidance on the following subjects:

- Optimal orientation of buildings and outdoor spaces;
- Preliminary building and site development program ideas and requirements
- Survey reflecting all property setback requirements
- Structure square footage and height requirement review
- The requirements, fees, and schedule of the Design Review Process.

#### **3.3.2 INITIAL DESIGN**

The Applicant shall submit to the DRC a written application and appropriate fee for Design Review together with the Design Review submission materials as described below:

1. Initial Concept Design Review Application Form (Sample in Appendix B).
2. Design Review Application Fee.
3. 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. Floor Plan: (1"=20', 16', or 8') showing general room layout and circulation. This may be combined with the Concept Site Plan.
5. Elevations: (1"=16' or 8') of the street and golf sides of the building showing general massing, roof forms, building height, and materials.
6. A brief description of the proposed architectural style.



### 3.4 PRELIMINARY DESIGN REVIEW

The Owner shall submit a written application for DRC Review with Preliminary Design Review submission materials, described in Section 3.4.1.

#### 3.4.1 DESIGN REVIEW SUBMISSION MATERIALS

Within this step, the Applicant shall prepare and submit to the DRC for review and approval a Preliminary 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 one full-size set, two sets of 11" x 17" reductions, and one electronic pdf of the following drawings and/or materials:

1. Initial Design Review Application Form (Sample in Appendix B)
2. Location map – indicating location of Parcel within Summit Rock
3. 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, any significant natural features such as existing trees, or any significant drainages as applicable. See Appendix - Lot Survey Requirements.
4. Site Plan - 1" = 20' minimum, showing existing topography and proposed grading and drainage (1-foot contour interval), existing off-site elements (buildings, walls, trees, utility connections, and facilities, etc.) within 20-feet of the property boundary, 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", includes roof heights, existing and finish grades, building heights, and notation of exterior materials. One set of elevations, one front elevation, and any elevations facing golf 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 the surrounding site, including adjacent residences and roads as may be required by the DRC.
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. This may be combined with the Site Plan. Adjacent (15' min) hardscape and planting (lots and golf course 20' min.) to be shown.
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 and/or photos – on 8-1/2" x 11" or 11" x 17" showing:
  - Roof material and color;
  - Wall material and color;
  - Exterior trim material and color;
  - Stone/rock materials;
  - Garage door materials and color;
  - Window/door materials and color;

- Fence/wall materials and color;
- Paving materials and color;
- Gutters and downspout material and color.

### **3.4.2 STAKING**

The Owner may be required to stake the corner locations of the proposed buildings and all other major improvements upon submittal of Design Review documents. In some instances, the DRC may require that ridgeline flagging be erected to indicate proposed Building Heights.

### **3.4.3 INITIAL DESIGN REVIEW MEETING**

Upon receipt of the required documents and staking of the property (if required), the DRC will review and comment on the application. If needed, the DRC will notify the Owner and/or Builder of the scheduled meeting date to review the Design documents. The DRC will review and comment on the application at the meeting, allow for discussion with the Owner and/or Consultant(s) (if present). The comments of the DRC on the Design submittal may be advisory only. A second review meeting may be necessary to review materials not provided, corrected, and/or new materials submitted. An itemized letter from the Owner shall accompany any resubmittal noting all DRC comments and how each comment has been addressed in the resubmittal.

## **3.5 FINAL DESIGN REVIEW**

The Owner shall initiate if required by the DRC, Final Design Review, by submitting required Final documents. Required Final documents and procedures are described in Section 3.5.1 below.

### **3.5.1 FINAL 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 DRC. Final Design documents shall generally conform to the approved Initial Design Review documents. All architectural plans are to be prepared by a licensed Architect. All landscape architectural plans are to be prepared by a licensed Landscape Architect. The Final Design Review Documents shall be Construction Document-level drawings. Submit two sets full size, two sets of 11"x 17" reductions, and electronic pdf's of final plans that include the following:

1. Final 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'-0", 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.
  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 include retaining walls, landscape structures, pools, patios, fences and or gates. Call out all hardscape materials.
  8. Sample Board or DRC Approved photos as needed reflecting:
    - Roof Materials and color
    - Wall materials and colors
    - Exterior trim materials and color
    - Window material and color
    - Exterior door material and finish
    - Stone/Rock and other masonry materials
    - Fence/wall and paving materials
  9. Construction Schedule - include start and completion dates for both building and landscape construction. All construction shall be started within six months of Final Design approval and shall be completed within 18 months from start of construction.

### **3.5.2 FINAL DESIGN REVIEW MEETING**

Upon receipt of the required documents, the DRC will notify the Owner and/or builder and/or owner representative of the scheduled meeting date, if meeting is required by DRC, to review the Final Design documents. In some instances, the DRC may request final staking of the location of all corners of proposed buildings if the Final Design documents vary substantially from approved Preliminary Design documents.

DRC shall subsequently provide the Owner with approval 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.

### **3.5.3 FINAL DESIGN APPROVAL**

The DRC will issue Final Design approval in writing within 14 days of a vote for approval at the Final Design Review meeting. If the decision of the DRC is to disapprove the proposal, the DRC shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the DRC.

### **3.6 RESUBMITTAL OF PLANS**

In the event that the DRC does not approve final submittals, the Owner will follow the same procedures for resubmission as for original submittals. An itemized letter from the Owner shall accompany any resubmittal



noting all DRC comments and how each comment has been addressed in the resubmittal. An additional Design Review fee must accompany each resubmission as required by the DRC.

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 DRC assumes no responsibility for changes that may be implemented as a result.

### **3.7 CITY OF HORSESHOE BAY ----- APPROVALS AND OTHER AGENCIES**

The City of Horseshoe Bay requires all requests for building permits to first receive the stamp of approval from the DRC. The Owner shall apply for all applicable building permits from the City of Horseshoe Bay Planning and Building Department and any other governing agencies after receiving Final Design approval from the DRC. Any adjustments to DRC-approved plans required by City review must be resubmitted to the DRC for review and approval prior to commencing construction. The issuance of any approvals by the DRC implies no corresponding compliance with the legally required demands of other agencies.

### **3.8 SUBSEQUENT CHANGES**

Subsequent construction, landscaping, or other changes in the intended Improvements that differ from approved Final Design documents must be submitted in writing to the DRC for review and approval prior to making changes.

### **3.9 WORK IN PROGRESS OBSERVATIONS**

During construction, the DRC and City Inspector will check construction to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, the DRC will issue a Notice to Comply.

### **3.10 NOTICE TO COMPLY**

When, as a result of a construction observation, the DRC and/or City finds changes and/or alterations that have not been approved, the DRC and/or City will issue a Notice to Comply within three working days of the observation. The DRC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

### **3.11 NOTICE OF COMPLETION**

The Owner will provide the DRC with a Notice of Completion of any Improvement(s) given Final Design approval by the DRC. The DRC will make a final inspection of the property. The DRC will issue in writing a Notice of Completion. If it is found that the work was not done in compliance with the approved Final Design documents, the DRC will issue a Notice to Comply. City of Horseshoe Bay will also not issue an Occupancy Permit until project has been signed off by DRC.

### **3.12 RIGHT OF WAIVER**

The DRC recognizes that each Parcel has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the DRC 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 DRC, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRC 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 Community of Summit Rock 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 DRC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.

### **3.13 NON-LIABILITY**

Neither the DRC nor any member, employee, or agent will be liable to any party for any action, or failure to act with respect to any matter.

### **3.14 INITIAL DESIGN REVIEW SCHEDULE**

The DRC will make every reasonable effort to comply with a reasonable time schedule for Design Review. However, the DRC will not be liable for delays that are caused by circumstances beyond their control, including activity levels which burden the resources of the DRC to review plans and provide comments within a prescribed timeframe. The DRC will provide Design Review Timeline Guidelines according to the following schedule:

1. Initial Design Review material production submitted no less than 14 working days of scheduling. Initial receipt of Initial Design review request.
2. Preliminary Design Review
  - Application documents to be submitted no less than 14 days prior to the schedule by DRC of initial review and/or meeting.
  - A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRC a minimum of seven working days prior to the DRC scheduling next review and/or meeting.
3. Final Design Review
  - Application documents to be submitted no less than 14 working days prior to the next DRC scheduled review meeting.
  - Written comments from DRC meeting and/or written notice of Final Design approval provided to Owner within 14 working days.
  - A second review meeting may be necessary to review refinements, revisions, and/or new materials. These materials will be provided to the DRC a minimum of five working days prior to the next regularly scheduled meeting.
4. Building Permits

Owner applies to the City of Horseshoe Bay for all applicable building and use permits.

**5. Construction Observation**

- Site observation with the Builder prior to any site disturbance, and within seven working days of receipt of written request.
- Foundation staking observation within seven working days of receipt of written request. Property line and building envelope must be staked for this inspection.
- Framing observation within seven working days of receipt of written request.
- Final observation within seven working days of receipt of written request prior to request for a Certificate of Occupancy from the City of Horseshoe Bay.
- Notice of Completion issued within seven working days of observation.

**3.15 APPLICATION FEES**

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines establish a total fee of \$1,600.00 payable upon submittal of the application for the Pre-Design Conference or Preliminary Design Review.

The DRC shall establish fees for resubmission on a case-by-case basis. This fee is subject to revision annually.

**3.16 APPLICATION FORMAT**

An application and information package is attached in Appendix B. Each submission must be accompanied by the required information, as specified in the application instructions, and these Guidelines to be scheduled for review.

Incomplete submissions will not be reviewed and may be returned to the applicant for resubmission. To expedite the Design Review Process, Applications must be completed in order to submit plans for review.

**3.17 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 DRC pursuant to these Guidelines is prohibited. Owners may be subject to fines at the discretion of the DRC as approved by the Board of Directors of the Summit Rock Homeowner's Association for unauthorized improvements. The Owner may apply to the DRC to review and approve the modifications, which the DRC may allow or disallow at its sole discretion subject to these Guidelines. In the event the improvements are disallowed, the Owner shall be required to remove them and restore the property to the pre-existing condition as the DRC originally approved it or as subsequently modified.

# chapter 4

## site and landscape guidelines

The following chapter outlines Guidelines and standards for all site work relating to the Home site, including grading, planting, siting of structures design of outdoor areas and preservation and enhancement of the surrounding landscape.

### 4.1 SITE AND LANDSCAPE OBJECTIVES

#### DESIGN OBJECTIVES

The following are the main objectives for landscape and site design at Summit Rock:

- To create landscapes that are appropriate to the Texas Hill and Lake Country and reinforces the Resort and/or community architectural and landscape image.
- 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' private gardens.
- To create outdoor spaces that are natural extensions of the indoor spaces.
- To utilize plants, landscape structures, and details that draw upon the regions and Resort's landscape heritage and respond to the unique climate and setting.

### 4.2 LOT DIAGRAMS

Building Envelope locations were determined based on the specific characteristics of each Lot and the planning and design objectives for the Summit Rock Communities, specifically:

- Maximizing privacy;
- Maximizing short and long-range views;
- Protecting and enhancing the desert landscape;

### 4.3 BUILDING ENVELOPES

*Amendments to this section in Appendices.*

Building Envelopes comply with zoning setback criteria and respond to natural features such as topography and view orientation. Creative site planning and architectural design solutions that do not parallel or delineate property or setback lines are encouraged. The DRC will consider, on a case by case basis, adjustments to the Building Envelope if the benefits of such an adjustment to the Owner and Summit Rock are demonstrated.

The Building Envelope is made up of two areas, the Private Area and the Transition Area, as described below.

#### 4.3.1 PRIVATE AREA

The Private Area is that portion of the Building Envelope, which includes buildings and private outdoor spaces. The buildings within the Private Area must conform to the maximum Building Height requirements set forth in



these ACC Design Guidelines. Most of the landscape within this area is not visible from neighboring lots, golf course or the street, because it is screened by privacy walls, buildings, and/or other landscape elements.

#### **4.3.2 TRANSITION AREA**

The Transition Area is located within the Building Envelope and is visible from the golf course, Common Areas, streets, and neighboring Lots and is adjacent to the Natural Area. No vertical structures may be located in the Transition Area. Pools, low retaining walls and/or freestanding walls (maximum 7-foot height in front/street transition areas, and maximum 7-foot height inside yard transition areas), patios, spas, outdoor barbecues, new plantings or other horizontal landscape improvements shall be allowed. Landscape structures (such as trellises and/or arbors, etc.) and walls higher than those described above, or landscape that has the potential to block views, are prohibited.

#### **4.3.3 THE NATURAL AREA**

The Natural Area is that portion of the Lot that lies outside the Building Envelope. Minimal grading for driveway access, utilities, tie-in grading, and to accommodate drainage is allowed within the Natural Area. In some cases, the Developer has landscaped portions of the Natural Area on individual Lots and has established a maintenance easement to maintain this landscape.

Natural Areas landscape and irrigation are acceptable based on submitted and approved landscape plans.

### **4.4 CITY OF HORSESHOE BAY SPECIFIC PLAN COMPLIANCE**

Owners are responsible for conformance to all regulations within the City of Horseshoe Bay. The DRC is not responsible for inadvertently approving an Owner's plan that is not in conformance with the Specific Plan for the Summit Rock Communities.

#### **4.5 COMBINING LOTS**

In cases where the Owner owns two or more contiguous Lots and wants to combine two or more lots into a single lot, the Owner must receive the consent of the Declarant, City of Horseshoe Bay, and the DRC. A revised Building Envelope will be prepared by the DRC with input from the Owner and their Consultants. The total dimension of the side yard setback of the revised Building Envelope will be equal to or greater than the sum of the side yard setbacks of the uncombined Lots. Additionally, the new Building Envelope area resulting from combining the Lots shall not exceed the sum of the Building Envelope areas of the uncombined Lots. The revised Building Envelope shall be approved by the DRC prior to submitting the plans for review to the City of Horseshoe Bay. Following approval by the DRC, any required regulatory approvals from the City will be the responsibility of the Owner.

Combining of lots does not relieve the obligation of the Owner for payment of Annual Maintenance Fees per the original lot layouts (if an Owner combines two or more lots, then multiply Maintenance Fees are due and payable annually).

Combining lots does not relieve the obligation of the Owner for payment of a PID Fee per the original lot layout. When a single lot is divided between two or more lots or when native buffer areas are added to lots, this is not considered combining of lots, and will not add an additional PID Fee.

Combining of lots does not relieve the obligation of Owner for payment of any applicable Sub-Association Fees per original lot layouts.

The DRC will carefully review issues relating to Building Mass and scale when reviewing a home on combined Lots. Owners and their design teams are encouraged to be sensitive to these important issues when preparing their applications.

#### **4.6 BUILDING COVERAGE, MINIMUM FLOOR AREA AND MAXIMUM FLOOR AREA (R-1)**

In no case shall Building Coverage, exclusive of driveways, decks, balconies, or overhangs, exceed 35% of the total Lot area. Minimum Floor Areas for the air-conditioned interior space will be 2,500 square feet pursuant to the Zoning Ordinance. Although there is no floor area maximum, the DRC will be reviewing applications to ensure that all improvements are appropriately scaled to the Lot and surrounding Landscape.

#### **4.7 ICON AND SIGNATURE 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 golf course or other Resort Amenity Areas. These lots may be identified as Icon or Signature Lots by Declarant at time of submittal for development of lot and/or tract. Special design requirements are placed upon these lots, as described below. Owners and their design consultants are required to discuss an Icon or Signature Lot with the Declarant prior to proceeding with design and shall identify the Icon or Signature Lot designation in their application.

##### **4.7.1 ICON LOTS**

Icon Lots may have one or more of the following special design considerations.

**Enhanced Landscaping:** Certain lots having side or front yards facing Common Areas and are required to install additional landscape in an effort to soften the building elevation. Planting a greater number of larger trees, along with massing of shrubs for privacy, would satisfy this goal.

**Color:** A Community-wide objective of these guidelines is to create homes that rest discreetly in their setting, allowing the landscape to dominate the scene. An important design tool in achieving that goal is the use of recessive colors. Accordingly, certain Icon Lots are required to use colors with a maximum LRV of 40.

**Enhanced Architectural Treatments:** Though these Guidelines require four-sided architecture, certain Icon Lots will require their design teams to pay particular attention to the building elevations facing the golf course or Common Areas. These elevations should exhibit eclectic, handcrafted details reflective of the homes' architectural style.

Although Icon Lots are not restricted from having a second story, single-story homes for Icon Lots on axis with golf green approach shots are strongly suggested, enhancing the golf experience.

#### 4.7.2 SIGNATURE LOTS

Signature Lots are Home sites that, as a result of their relationship to the golf course and other Resort Amenities, are required to have wall colors with a maximum LRV of 40 and roof colors with a maximum LRV of 35 unless Declarant grants variance.

#### 4.8 Grading and Drainage

##### 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, golf course, and/or landforms.
- To create appropriate landforms as a setting for the building improvements.

##### GRADING AND DRAINAGE 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.
- Changes in pad elevation must be approved by the Declarant and DRC, and it is the Owner's responsibility to obtain this prior to Final Design Review. The DRC will scrutinize any proposal to change pad elevations, in particular as it relates to tie-in grading at the Natural Area, golf course, Resort Amenities, or adjacent Lots. If the Building Pad elevation is lowered, the Building Height shall be determined from the new lowered Building Pad elevation for those portions of the building located on the new lowered pad.
- Grading operations shall not cause any on- or off-site erosion, even during construction.
- Grading at the outer edges of individual Lots shall not result in abrupt transitions to adjacent landforms, Lots, or streets.
- Slopes shall not exceed 3:1 unless it can be demonstrated that a steeper slope will result in a more appropriate design solution. When 3:1 slopes are used, their visibility shall be minimized and have a landscape treatment that helps mitigate the abrupt visual character of the slope. Contour grading is to be used instead of structures wherever feasible.
- Grading shall not impose off-site drainage onto adjacent Lots.
- Cut and Fill slopes are to be landscaped and restored with plant materials. Landscaping of these slopes shall be completed as soon as possible, and erosion control measures required by the LCRA shall be implemented upon initiation of grading.
- In general, Cut and Fill quantities from grading operations shall balance on site.
- In general, grading within Association Easements is prohibited, with the exception of minor "tie-in" grading. The DRC reserves the right to require field directed revisions to ensure that the final product meets the high Community expectation and standard.

##### 4.8.1 RETAINING WALLS GUIDELINES

- The maximum height of retaining walls within the Private Area is 7-feet as measured from the lowest finished grade level to the top of the wall. The maximum height for walls within the Transition Area is 7-feet unless the wall is a side yard privacy wall, utility enclosure wall, or auto-court screening wall.

Retaining walls include any wall that retains earth 2-feet or more in-depth. Retaining walls shall be built to extend and/or blend with the existing topography.

- Where grade changes exceed 4-feet, stepped-back or terraced wall structures with planting terraces (4-foot 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 on neighboring Lots or Common Areas, and it causes less disturbance to existing topography or landscaping.
- Acceptable materials for retaining walls include masonry block with stucco, real 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. Thin stone veneers that are not structural in appearance are unacceptable.
- Ends of walls shall not be abrupt but are to be designed to create natural-looking transitions with the existing landforms and vegetation.
- 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. The DRC may grant exceptions if the DRC determines that such offsets are aesthetically desirable in the context of a particular submittal. Retaining walls along stairs are excluded from these Guidelines.
- In general, retaining walls over 3-feet in height facing the golf course are strongly discouraged.

#### 4.8.2 DRAINAGE GUIDELINES

- In general, increased water flows on Lots shall be detained on-site and directed into improved grass buffers and channels that detain water and encourage percolation. The historical entry and exit of water and flow rate on a Lot must be maintained. Drainage from impervious surfaces may not be directly dispersed off the Lot.
- Care must be taken to avoid introducing sediment or construction debris into the Community storm drain system. The approved tie-in to the Community system shall be deferred until the completion of the Site Improvements and landscaping and shall be inspected by the DRC during the final observation. The owner may be responsible for any damage to the storm drain system that results from the builder's failure to take proper precautions (LCRA guidelines are to be followed).
- No changes shall be made to the natural or existing drainage patterns on any Lot that could cause an adverse effect upon another Owner. No cross Lot drainage is allowed.
- Drainage design shall reduce erosion, runoff, and adverse impacts on water quality.
- Improved channels or drainage Improvements are to be designed to appear and function like natural drainage ways. Materials and sizes for all culverts, visible drainage structures, and driveways are to be approved by the DRC. Concrete culverts or HDPE shall be utilized rather than metal.
- Street side culverts are not permitted, and all landscaping and irrigation are to abut hardscape area ribbon curbing.
- The ends of property line and side culverts shall be blended into the landscape by utilizing boulders, planting, and/or painting the interior of the culvert black.
- When appropriate, gutters and downspouts will direct drainage from the roofs to on-site drainage collection areas. In no event shall gutters and/or downspouts drain onto adjoining Lots.



- In general, when utilizing rip-rap treatments for erosion control, the following guidelines shall be followed to create a more natural-looking drainage way:
- Stone may only be used in a color that is natural-looking and blends with other stone within the Golf Course or Natural Areas.
- Utilize stones that are a variety of shapes and sizes and are indigenous to the area. Rounded stones (such as river rock) may not be used.
- Locate splash bowl or stone splash block at downspout or scupper locations to dissipate the energy of the water.
- Slopes shall not look “engineered” or abrupt. Drainage ways or rip-rap areas shall be further blended into the topography by covering the rock with 6-inches of native soil and revegetated.
- Alignments of rip-rap treatments shall utilize meandering rather than straight alignments and slowly “bleed” out to the Transition or Natural Areas by utilizing bigger spaces between stones and smaller stones on the edges.
- Rip-rap treatments are not permitted along street fronts unless covered by soil, and landscape.
- Grading and drainage must meet the LCRA - Highland Lakes Storm water Runoff Ordinance and may be required to be permitted

#### **4.9 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 or Transition areas.

##### **GUIDELINES**

- All driveways are to follow alignments that minimize grading or other disruption to the site. The driveway-parking-garage layouts are to minimize the visibility of the garage doors, driveways, and off-street parking from the street, Common Areas, and adjoining Lots.
- Approved materials for driveways and auto courts include colored and patterned concrete, precast concrete pavers, stone, brick, and cobble, scored and stained concrete, salt, and stained concrete stone, cobble, or brick edge detailing.
- Coloring and texturing of concrete are required. Colors of finished 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 or washed, exposed textures).
- 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.
- Maximum gradients on driveways shall be 12% or as directed by Fire Department regulations.
- Generally, driveways shall be a maximum of 12-feet wide, except at curb line where they may flare to 22-feet wide but must transition to 12-feet within 15-feet from the curb. As an alternative, driveways may remain 14-feet wide if the Ribbon type driveway detail is used.
- 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.
- Refer to Walls, Fence, and Gate section for further requirements.

#### **4.9.1 SHARED DRIVEWAYS**

In an effort to minimize visual impacts along with the same 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 with reciprocal access and maintenance easements recorded over the driveway.

#### **4.10 GARAGES AND PARKING**

##### **OBJECTIVES**

- To minimize visibility of parking areas through planting, architectural projections, and careful siting of garages.
- To accommodate all parking needs for the Residence on the Lot.

##### **GUIDELINES**

- All Lots shall include an enclosed garage that can accommodate a minimum of two cars. Golf cart storage is encouraged to be included within the two-car garage or have a separate entry/garage.
- Guest parking - Each Lot shall contain a minimum of two additional guest parking spaces (in addition to the required two 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.
- Vehicular parking spaces shall have a minimum dimension of 9-feet by 20-feet.
- A minimum of 24-feet of back-up space is required.
- Garages must be sited and located so that visibility from the street is minimized. Side entry garages are required on all lots unless otherwise noted on the Lot Diagram. Separating a three-car garage into two to three openings (one single car and one two-car garage minimum) is required.
- Recessed (minimum of 12-inches) garage doors and single stall door openings are required.
- The use of carports is discouraged.
- No permanent or overnight on-street parking for vehicles is permitted.
- On-Lot or on-street parking of boats, trailers, RVs, or similar types of secondary recreational vehicles is prohibited except as delineated on the Lot Diagram.
- All Zones require Stained wood finish with the exception of an approved special variance request for full glass and metal frame doors.

#### **4.11 COURTYARDS, TERRACES, PATHS, AND OUTDOOR STAIRS**

##### **OBJECTIVES**

- To utilize materials that complement the architecture and materials of the building
- To create outdoor "rooms," which are natural extensions of the indoor rooms of the Residence?

##### **GUIDELINES**

- All outdoor stairs and terraces are to be located within the Building Envelope. Outdoor stairs are to be enclosed.

- The use of natural materials such as stone, tile is encouraged. Concrete may be used, provided it is colored and textured to compliment the Residence.
- Extending flooring materials from the inside of the Residence to the outdoor spaces is encouraged.
- The use of architectural devices such as courtyards, arcades, 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.

#### **4.12 WALLS, FENCES AND GATES**

##### **OBJECTIVES**

- To design walls, fences, and gates that are related to and are natural extensions of the buildings.
- To achieve privacy through beaming, 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. 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. Walls and landscapes 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 side of the Lot, privacy walls and fences shall not extend past the Transition Area. See-through fences or low hedges may be allowed in this area if they do not obstruct views.
- Depending upon the architectural style of the home, the DRC 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, metal, and/or stone. The minimum thickness of walls shall be 6-inches.
- Site walls that are visible from the golf course, street, or Common Areas shall use the Summit Rock signature stones and shall incorporate multiple offsets and vertical variation to avoid long straight lines in the landscape. The horizontal separation between vertical offsets shall be a minimum of 24-inches. This Guideline does not apply to walls along stairs or privacy walls on property lines that are not visible from the golf course, or Common Areas.
- Fencing is to be limited to the Transition Area, a 10-foot offset from the property line, and from the midpoint of the lot to the rear property line.
- Vinyl-clad cyclone, and/or open grid metal fencing will not be permitted.
- "View" fences 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" and frame rather than block views of the Community landscape beyond.
- Wall and fence designs shall be designed to be compatible with walls and fences on adjacent Lots and/or Common Areas.
- Vehicle entry gates and/or entry columns must be located within the Building Envelope.
- 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.
- Fencing or walls along the golf course boundary or facing the golf course is prohibited.

## **4.13 LANDSCAPE STRUCTURES**

### **OBJECTIVES**

- To design landscape structures that appear as extensions and/or additional building components of the main Residence.
- To incorporate landscape structures that help to ameliorate the climate and create shade, shadow, and texture.

### **GUIDELINES**

- Landscape structures such as arbors, porches, and/or decks must be located within the Private Area of the Building Envelope.
- 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.

## **4.14 LANDSCAPE PLANTING**

### **OBJECTIVES**

- To assist in melding buildings with the site.
- To utilize appropriate materials to define outdoor rooms, frame views, create privacy, and/or provide landscape focal points.
- To utilize appropriate plant materials and designs that maintain views from adjacent Lots or Common Areas.

### **4.14.1 GENERAL PLANTING GUIDELINES**

- Plant materials are to be used to help to complete structures and provide shade, texture, or a focal point for outdoor rooms. Shrubs may be used as informal low walls, and trees may be used to provide scale for building masses.
- Areas that have been previously landscaped by the Developer shall be protected from damage during construction. Any damage to previously landscaped areas by the Owners' Contractor shall be promptly replaced with plant materials of the same size, quantity, and species.
- The DRC reserves the right to disapprove of any plant they find incompatible with the overall design intent.
- Surface-select boulders may be used in the landscape if appropriate to the particular site and setting. They shall be sunk a minimum of one-third (1/3) below grade, utilize a variety of sizes, and be massed in groupings of two or more to appear as natural rock outcrops. The DRC may require perm eon or other artificial painting or staining.
- All trees, shrubs, and ground covers must be maintained properly. All dead or dying plants shall be replaced promptly. Maintenance for seasonal planting will be required in the off-season to remove all dead or frost-damaged growth, leaf litter or other debris. Irrigation systems must be maintained to ensure survivability of plant material.
- The use of white and/or colored gravel mulch is prohibited. Exception: Brown, Black, Gray.



- Plant materials within the Transition and Natural Areas that have the potential to grow above 3-feet in height and obstruct oblique view shall be maintained at or below 3-feet.

#### **4.14.2 PRIVATE AND TRANSITION AREA PLANTING GUIDELINES**

A larger variety of plant material, including non-native species, may be used in the Private Area and Transition Areas. The Private Area is that area of the Lot defined by walls, Buildings, landscape structures, and/or plant materials visible from public areas, including adjoining Lots, golf course, and/or Common Areas.

- The use of trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, and help to define outdoor spaces.
- Tree and Shrub Planting Requirements within Private & Transition Areas: In order to blend buildings with the site.

#### **4.14.3 THE NATURAL AREA PLANTING GUIDELINES**

The Natural Area shall be planted with the plant palette of the golf course, in a similar pattern and density so as to create a gradual transition between the Owner landscape and golf course landscape. Plantings are too slowly transition from the more intensively landscaped areas of the Private and Transition Areas to the landscape of the Natural Area. A low wall that separates the Private and Transition Areas from these areas may also be used.

- Plant material within the Natural Area shall be located and maintained not to block oblique views from adjacent Lots.
- Multi-trunked trees are required for all trees planted in the Natural Area.
- Tree and Shrub Planting Requirements within Natural Areas: In order to blend buildings with the site, the following plant materials shall be planted within Natural Areas. The DRC may require additional tree planting on a Lot if, in their opinion, the Lot size, building siting, mass, character, or any other circumstance specific to that Lot, warrants an increase in tree size or density.

#### **4.14.4 EXISTING STREETScape AND LANDSCAPE ON LOTS**

The Developer has installed landscape along streets, drainages, and slopes.

In some cases, this landscape is within the Lots. This on-Lot landscape has a landscape maintenance easement over it and is identified on the Lot Diagram. The Association will maintain these areas. 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. If vegetation is removed for driveways or other Improvements, it shall be replaced with vegetation of similar quantity, size, and species in an area approved by the DRC.

### **4.15 POOLS AND WATER FEATURES**

#### **OBJECTIVES**

- To design pools and water features that 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. When Building Envelopes are coincident with the property line, any pool, spa, or water feature

must be set back a minimum of 10-feet from the property line. Small water features located on side yard privacy walls may be exempt from this guideline if the applicant can demonstrate the water feature will not have noise or visual impact on the adjacent Lot. Pools and spas in the rear transition areas may be allowed closer than 10-feet to the property line if it is demonstrated that such Improvements have no impact on the golf course, Common Areas, or adjacent Lots.

- 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 rooms."
- Swimming pool and spa areas must be screened with low landscape walls and/or plantings to minimize their visibility from Resort amenities or the golf course. 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 all requirements set forth by the City and these Design Guidelines.
- Above ground, pools are not permitted.
- Mechanical equipment must not be visible or heard from adjacent Lots and shall be located below grade or enclosed by walls or other suitably effective screening and noise attenuation methods.

#### **4.16 IRRIGATION**

##### **OBJECTIVES**

- To utilize irrigation systems that provide 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**

- All landscaped areas within the Lot must be irrigated.
- Group plant materials according to their water consumption needs.
- All irrigation systems will utilize an automatic, programmable controller to maximize efficiency.
- The irrigation system must be designed and installed to preclude overspray or runoff into 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 Owner's responsibility to acquire, understand, and adhere to any such regulations, and the DRC assumes no responsibility related to these regulations.

#### **4.17 LIGHTING**

##### **OBJECTIVES**

- To preserve the nighttime dark sky.
- To utilize low intensity, indirect light sources to the extent required for safety, and subtle drama.
- To utilize light fixtures that complement the architecture?

##### **GUIDELINES**

- Exterior building lighting, either attached to or as part of the building, shall provide for general illumination, safety, and security of entries, patios, and outdoor spaces and associated landscape and waterscape structures.

- Exterior site lighting shall provide subtle drama and be directed onto vegetation or prominent site features.
- Lighting of plant materials shall be achieved with hidden light sources.
- Owners are encouraged to install underwater pool, spa, and water feature lights with rheostats so that they may be easily dimmed if it is determined that spillover light from these sources is a nuisance to neighboring Lots or is adversely affecting the nighttime dark sky.
- 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.
- Security lighting may be installed on buildings provided it does not create a light nuisance to adjoining Lots, Common Areas, or the golf course. All 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 Common Area or the golf course.

#### **4.18 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 (including antennae and satellite dishes) are to be completely screened from off-site views by the use of architectural features. Where feasible, these areas are to be integrated into the main buildings.
- Trash container storage areas must be located so that they are easily accessible to service personnel, and offensive odors are contained. These areas shall require gates and sealed containers. Generally, these areas need to be within 30-feet of the street to allow for walk-up collection service.
- 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, Common Areas, or the golf course.
- All propane tanks shall be buried or screened by use of architectural features.

#### **4.19 MISCELLANEOUS SITE ELEMENTS**

##### **4.19.1 PATIO FURNITURE**

Exterior storage of patio furniture and outdoor living accessories in areas visible from off-site is allowed provided it meets the following requirements:

- If stored uncovered, the furniture is stored in the same locations as if it were in use.
- If stored with covers, the covers must be made from non-reflective material with dark, earth tone colors.

Patio furniture and umbrella colors are to utilize subdued colors when their location is visible from other Residences, the golf course, or Common Areas. The DRC and/or POA reserve the right to reject any such items if it is deemed they are not consistent with the intent of these Guidelines and the Community's aesthetic objectives.

#### **4.19.2 SCULPTURES AND ARTWORK**

All sculptures and/or artwork visible from adjacent Residences or Common Areas must be approved by the DRC prior to installation. No reflective materials or bright colors will be allowed in areas visible from the golf course, Common Areas, or adjacent Lots. The Final Design submittal is to include detailed information on size, location, materials, colors, mounting details, and lighting.

#### **4.19.3 BARBECUES, HEAT LAMPS, AND MISTING SYSTEMS**

Barbecues, heat lamps, and misting systems are to be built into walls or the overhead structures and be architecturally consistent with the Residence, or a space to accommodate storage of these items is required. All equipment that is visible from other Residences or Common Areas shall be non-reflective and have muted coloration.

#### **4.19.4 FLAGPOLES, ANTENNAE, AND SATELLITE DISHES**

Antennae and satellite dishes are subject to special review by the DRC. They shall be installed so as not to be visible from street, Resort amenity, Common Area or the golf course, mounted in an inconspicuous manner and painted or colored to match the adjacent background color to blend with the surrounding building. Freestanding flag poles are prohibited.

#### **4.19.5**

Per the attached light fixture and address marker approved design.

#### **4.20 SPORTS/TENNIS COURTS**

Sports/tennis courts shall be allowed on lots provided there is no lighting, the courts are screened from view from adjacent Lots, Resort amenities, golf course and Common Area, and methods approved by the DRC are used for noise abatement.

#### **4.21 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 golf course, Resort amenities, or primary roadways as defined by the Declarant or DRC. The height of this type of equipment shall be limited to a maximum of 8-feet above finished grade. All exterior recreational or play equipment requires specific approval of the Committee prior to installation, and failure to keep in excellent repair and condition will result in requirement of removal.



#### **4.22 BASKETBALL HOOPS**

Basketball hoops and backboards shall be allowed on Lots if they are not visible from the Resort amenities, golf course, primary roadways as defined by Declarant or DRC, adjacent Lots or Common Areas. No portable basketball hoops shall be allowed.

#### **4.23 EXTERIOR HOLIDAY DECORATIONS**

The intent of this section is not to discourage decorating for holidays, but to ensure a tasteful and very high standard of quality befitting the Summit Rock Communities. Holiday decorations shall be subtle and tasteful. Decoration displays shall not have a commercial appearance and shall not be "overdone" in brightness, size or visibility from the Resort amenities, golf course, and Common Areas. The Association reserves the right to prohibit any holiday decorations it deems inappropriate by Declarant or DRC for the image of the Summit Rock Communities.

No "lawn ornament" type holiday decorations or plastic sculptures may be displayed on the exterior of the Residence. Decorations will not be allowed to be mounted on roofs or located outside of the side walls or Building Envelope.

Holiday decorations will be allowed only between five days before Thanksgiving and January 1st. Decorations for other holidays may be installed no more than two weeks prior to the holiday and must be removed within one week after the holiday.

## chapter 5

# architecture guidelines

The following architectural standards have been developed to achieve the aesthetic objectives for the Summit Rock Communities. The intent of these Guidelines is to encourage a diversity of design solutions while at the same time producing high-quality homes and improvements that are appropriate for the Community.

### 5.1 ARCHITECTURAL DESIGN OBJECTIVES

#### OBJECTIVES

The following are the main objectives for architectural design at Summit Rock:

- To create buildings which have a strong indoor/outdoor relationship
- To create buildings that, through their design, massing, and materials, conveys a sense of timelessness, permanence, and quality.

### 5.2 DESIGN CHARACTER

#### 5.2.1 COMMUNITY ARCHITECTURE

For many, the Texas Hill Country offers an environment that creates an opportunity to “reconnect” with what is important in our lives: family, friends, we, or the great outdoors. Traditionally, architecture has provided that respite from the elements – the oasis – to allow that reconnection to occur. Using materials appropriate to each style, buildings become a part of the environment, resting gently upon the land. Set within the hills, these homes will be subtle architectural responses to the Resort community atmosphere, and Hill Country climate, views, and landforms.

#### 5.2.2 ARCHITECTURAL INTEGRITY - AND QUALITY

To achieve buildings that possess architectural integrity, the DRC will be evaluating submissions based upon the following qualitative criteria described below as well as specific or absolute requirements (such as Building Height).

**Scale:** A building’s scale is critical in how one perceives its place within the Community. Though there are no maximum square footage restrictions, the DRC will review a building’s scale relative to the size of the Lot and Building Envelope, vertical massing and proportion of 1-story to 2-story elements. Owners and their designers should be mindful of scale as they move through the design process. Building masses that are primarily room-sized volumes are strongly encouraged.

**Proportion:** Each design element of the home has an inherent proportional relationship to each other and to the overall design, creating a balanced composition. Exaggerated or overly stylized elements should be avoided.

**Color:** The surrounding hillsides render color an important design component. Homes utilizing a design approach that includes consideration of color at an early stage are able to employ more sophisticated compositions than those that view color as an application at the end of the design process.

**Rhythm and Balance:** These Guidelines encourage the harmonious recurrence of building forms, elements, materials, or color to create a sense of serenity and balance in the architectural composition.

**Appropriateness:** The degree of individual design expression will be measured relative to the home's landscape context and the overall aesthetic goals for the Summit Rock Communities. A design deemed inappropriate may not be a reflection of the quality of the design but may be considered too individualistic or object-oriented and, therefore, inappropriate.

**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."

### **5.3 BUILDING HEIGHT**

#### **OBJECTIVE**

- To ensure that the view potential is preserved.
- Building Height Measurement

The maximum Building Height shall be established by a plane measured vertically above the pad elevation. The overall height shall be measured from the highest parapet framing or plywood sub-roof ridge to pad elevation and/or the existing grade adjacent to the building exterior directly below. Building finished floor elevation (FFE) shall be measured from the certified pad after builder grading is completed.

### **5.4 Building Height and Story Information**

In no case shall the Building Height for any building exceed 38-feet. Chimneys may extend to 40 feet above the closest ridgeline. Story designations are described below:

**One-Story-** For "One-Story" homes, the Building Height generally may not exceed 35-feet. Chimneys may extend to 24-feet.

Additionally, a portion of the building may extend to 30-feet. This guideline intends to allow for vertical accent elements, such as a tower, on one-story homes. Heights may be adjusted downward for specific areas within the Communities of Summit Rock per the DRC.

**Two-Story-** For "Two-Story" homes, Building Height, in general, is 35-feet for a portion of the building, as described below. The second story element, either under or over the main floor, may not exceed 33% of the enclosed main Floor Area (excluding garage and accessory structures).

**Garages-** which incorporate pergolas or trellises to connect to the main Residence are encouraged to avoid large bulky forms.

## 5.5 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 buildings and minimize the overall Building Massing. 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 from Community Common Areas, Resort amenities, the golf course, or other Lots. Flat roof forms must include stylized parapet walls, fascia, and/or overhangs. Low pitched roof forms may include gable, hip, and/or shed roofs (for minor building elements). Low pitched roofs are encouraged to reinforce the traditional forms and scale of the landscape.

**Roof Pitches:** Sloped roof pitch 4:12 and not to exceed 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 barrel tiles, flat tile, slate, metal, or built-up roofing for flat roofs. The overall color impression of the roof should be dark, blending with the colors of the adjacent landscape and vegetation. 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.

**Unacceptable Roof Materials:** Reflective roof finishes, any metal material that may cause excessive glare, and asphalt or wood shingles are not acceptable.

**Eave Depths:** Eaves shall be incorporated, style appropriate, to a recommended 2-foot minimum. Exposed rafter tails with wooden soffits are encouraged on sloped roof designs.

**Fascia:** In general, pitched roof fascia shall be 6-inch, being of sufficient size to support a gutter. Flat roof fascia shall be appropriately scaled to the Building Massing, not be a dominant element in the overall composition, and contain some texturing to achieve interplay of light and shadow. Large, plain stucco fascia 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.

## 5.6 EXTERIOR WALLS

In general, the exterior wall design of all Residences and Improvements should incorporate the use of at least two different complementary 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 DRC, they meet the requirements of these Guidelines, are consistent with the Community’s aesthetic goals, and are appropriate to the particular architectural style.

**Exterior Wall Design:** The minimum exterior wall thickness shall be sufficient to allow windows to be recessed a minimum of 4-inches on the street and golf course elevations and 2-inches on the side yard elevations. Walls shall be simple, refined compositions of one or two materials in a logical structural relationship and consistent in material use with architectural design. Changes in material shall occur on the inside corners of masses.

**Acceptable Materials:** Natural Stone, wood (not to exceed 25% of exterior wall plane as an accent material unless approved by the DRC), stabilized adobe block, and stucco with architectural accent elements such as fascia, beams, window and door treatments and/or trim utilizing wood, stone, tile and/or ornamental metal.

**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 styles are either a dry-laid, semi-coursed structural appearance or un-coursed stone with minimal grout showing. Other styles will be submitted for review by the DRC. Thin stone veneers applied in geometric or random patterns that are not structural in appearance are not permitted. Where stone veneer is used, it must simulate the use of stone laid structurally. The stone should wrap elevations and return into walls and window openings with a preferred minimum return wall depth of 4-feet. The use of faux or cultured stone is not allowed.

**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 wavy textures or troweled patterns in a light to medium texture. Heavily textured stucco patterns will not be permitted.

**Adobe Block and Slump Block:** The use of adobe or slump block as a principal building element is encouraged due to their natural properties of insulation and the ability to create straight and/or gently curved walls with a “handcrafted” appearance. Adobe may be exposed or properly sealed with stucco to resist temperature changes or inclement weather.

**Rammed Earth and Earth Bale Structures:** The use of rammed earth and earth bale structures is encouraged when it meets the standards of local building requirements. Many custom home builders attempt to mimic the look of earthen architecture with frame and stucco construction. These imitations rarely achieve the elegance or energy advantages of authentic-earth wall systems. The thick walls of our houses work well with a variety of architectural styles and are energy-efficient, environmentally friendly, nontoxic, sound-buffering, and termite and fire-resistant. The result is a regionally appropriate home that reflects our clients’ uniqueness and their commitment to quality and long term value.

**Unacceptable Materials:** Materials which are inappropriate are exterior plaster or stucco using a heavy texture such as a swirl pattern, heavy sand, Spanish lace, or heavy troweled pattern, thin stone veneers that are not structural in appearance, reflective surfaces other than glass, wood, vinyl or aluminum siding, faux stone, cultured stone, large expanses of unshaded glass, and/or exposed concrete or concrete block.

## **5.7 DOORS AND WINDOWS**

All windows and doors shall be recessed and shaded to create pattern, texture, and lend a sense of thickness to the walls. The size, number, placement, and rhythm of windows and doors in relation to the Building Masses and exterior surfaces should create a complete and 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 shallow arched, square, or vertical shaped forms. Divided lite windows shall utilize true divided lights.

Doors: Single or double door units, paneled, naturally stained wood, metal, and/or multi-paned glass is 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: with large glazed openings may be used provided they are protected by a trellis or overhang, providing deep shade over the glazed area. The depth of this trellis or overhang is encouraged to be 1.5 times the door head height, but in no case shall it be less than 12-feet in depth.

Window and Door Materials and Colors: Unfinished aluminum, vinyl, or shiny metals are not permitted. Doors, windows, 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 inappropriate designs that borrow from regional vernaculars. 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. Shutters are discouraged from being used as a sole accent element and should be applied in an authentic manner. Shutters are discouraged from being applied solely as decorative elements to only a limited number of windows. If used, shutters should be uniformly applied as an architectural feature and should appear functional.

Lintels: Cut or rough stone board-formed stirred concrete, decorative tile, cast stone and/or rustic, stained, rough sawn or refined wood.

Glazing and Glass: All glazing shall meet energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.

## **5.8 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 outlined below. The style and details of these architectural elements, such as column and eave treatments, should be consistent with the architectural design of the main Residence.

### **5.8.1 PERGOLAS/TRELLISES/COLONNADES**

Covered areas that connect separate Building Masses, extend the roofline, and/or are freestanding are strongly encouraged.

### **5.8.2 ENTRY AND/OR SIDE PORCHES**

Porches that provide shelter from the sun and accentuate entry areas are to be a minimum of 6-feet in depth. Flooring materials are to be natural stone, tile, colored concrete, and/or colored concrete with stone and/or tile bands. In general, the flooring shall be an extension or natural complement to the flooring used in the interior of the building.

### **5.8.3 RAILINGS**

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

### **5.8.4 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. Ganging of vents/flues is required to minimize the number of projections. 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 Area, or the golf course.

### **5.8.5 MISCELLANEOUS PROJECTIONS**

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

### **5.8.6 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, courtyards, or major landscape elements. A freestanding guesthouse must comply with applicable City zoning regulations and have the written approval of the DRC.

### **5.8.7 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. Fireplaces must be equipped with an approved spark arrester. 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.

### 5.8.8 AWNINGS

Canvas or similar type awnings over windows or doors are strongly discouraged and will be allowed only if not visible from Resort amenities, the golf course, primary roadways, or adjacent Lots and must be a subdued, earth tone color.

### 5.9 COLOR

The color palette for residences at Summit Rock will use muted and recessive colors that will allow the natural colors of the area to predominate, complementing rather than contrasting with the setting. This palette is based on the colors and hues of the surrounding geology and landscape.

In general, this will require adhering to the following 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, but for most architectural styles, a Light Reflective Value (LRV) of 44 or lower is required. 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.
- **Multi-hued:** Large areas of monochromatic surfaces tend to stand out in the bright Texas sunshine. 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

Color is an important component of creating authenticity in architectural style. Accordingly, general hue and LRV ranges have been identified for a number of architectural styles that are expected to be built at Summit Rock.

The DRC will consider color in the context of the entire Community as well as the individual Residence for submission.

Final Design Submissions the applicant will submit actual color and material samples. Based on these, the applicant will, during the construction phase, then be required to provide a 48 square foot panel on site of the intended colors, materials and textures of the major building elements for final approval.

The palette and following guidelines apply to all exterior surfaces of the house, including walls, 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.
- Colors for large field application shall be a combination or layering of two or three colors to achieve a “multi-hued” quality which changes with light and shadow, rather than a “flat” appearance. Large, monochromatic surfaces, with the exception of flat roofs, are not acceptable.
- In general, colors for roofing shall be darker in color or hue than the building’s exterior walls.

- Colors for large field applications should be recessive in value, while accent color, used in limited areas, may “advance” toward the viewer.
- Accent colors should be carefully considered for front doors, window sashes, and other architectural elements so that they do not dominate or overwhelm the overall color composition.
- Changes in exterior wall color should be made at “interior” intersections of walls.

Roofs: Medium to dark browns and grays, color shall have an LRV of 35 or lower. Flat roofs shall have an LRV of 26 or lower.

Walls: Natural earth tones. Large areas of monochromatic surfaces shall be minimized. Wall surfaces shall utilize texture and/or multi-layered applications of color where possible to achieve subtle color variation on walls.

## **5.10 UTILITIES**

Cooling and Heating Equipment - All equipment shall be located within the Building Envelope and fully screened from Common Areas, the golf course, and adjoining Lots. Ground-mounted units are encouraged. The design shall locate units so as to minimize noise associated with the operation or maintenance of the units. 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. Acoustic wall and/or covers may be required if it is discovered that noise emanating from enclosures is a nuisance to adjoining Lots, the golf course, or Common Areas.

Solid Waste Disposal - Trash and refuse areas shall be designed as integral parts of the building design. These areas must be screened from Common Areas, the golf course, and adjoining Lots. Covers on trash enclosures may be required if it is discovered that odors emanating from enclosures are a nuisance to adjoining Lots, Common Areas, or the golf course. All trash containers must have sealed lids.

## **5.11 SOLAR EQUIPMENT**

Solar power-generating and/or photovoltaic (“PV”) equipment should integrate with the architectural design of the roof structure or be ground-mounted. Solar panels or PV roof-tiles may not be visible to adjacent properties, Resort amenities, the golf course, Common Areas, or the street. All solar designs must be reviewed and approved by the DRC.

## chapter 6

# construction and builder regulations

### 6.1 CONSTRUCTION AREA

Prior to the commencement of any Construction Activity, the Builder will provide the DRC, for its approval, with a detailed plan of the proposed Construction Area showing the area in which all Construction Activities will be confined and how the remaining portions of the Lot will be protected.

This Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, firefighting equipment, utility trenching, limits of Excavation and erosion control.

The Builder shall be responsible for the repair of any damage to Common Area, or Developer installed irrigation or landscape to the satisfaction of the DRC. There shall be no staging of construction equipment or materials on adjacent lots to the Owner's Lot. All staging within Summit Rock must occur on the Owner's Lot.

### 6.2 CONSTRUCTION DEPOSIT

After the DRC approves an Owner's proposed Construction Area Plan and prior to commencing any Construction Activity, a Construction Deposit shall be delivered to the DRC, on behalf of the Association, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans. This Construction Deposit shall be a cash bond. In addition, the Construction Deposit may be drawn upon to pay for repairs to adjacent lots and/or Common Areas damaged during Construction.

The amount of the Construction Deposit shall be \$10,000 per Lot or such greater amount as determined by the DRC for all Lots within the Summit Rock Communities. This amount may be adjusted annually by the DRC.

As noted above, the DRC may use, apply or retain any part of a Construction Deposit to the extent required to reimburse the DRC for any cost that the DRC may incur on behalf of the project's Construction Activity. Any monies shall be reimbursed to the DRC for any fees incurred by the DRC to restore the Construction Deposit to its original amount. Construction Activity shall be halted until the Construction Deposit is brought up to the original amount.

The DRC shall return the Construction Deposit to the Owner within 15 working days after the issuance of a Notice of Completion from the DRC.

### 6.3 VEHICLES AND PARKING AREAS

The City of Horseshoe Bay has ordinances for Parking and loading related to construction vehicles.

### 6.4 STORAGE MATERIALS AND EQUIPMENT



All construction materials, equipment, and vehicles will be stored within the fenced boundary of the DRC-approved Construction Area. Equipment and machinery will be stored on-site only while needed.

## **6.5 CONSTRUCTION**

### **Activity Times**

The Time of Construction will be limited to:

October 1st - April 30th

Monday - Friday, 7:00 a.m. - 5:30 p.m.

Saturday, 8:00 a.m. - 5:00 p.m.

May 1st - September 30th

Monday - Friday, 6:00 a.m. - 7:00 p.m.

Saturday, 8:00 a.m. - 5:00 p.m.

No construction operations may occur on Sundays, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day or as may be prohibited by local ordinance. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the DRC. No personnel is to remain at the Construction Site after working hours.

## **6.6 CONSTRUCTION TRAILERS AND/OR TEMPORARY STRUCTURES**

Any Owner or Builder who desires to bring a construction trailer or the like to Summit Rock must obtain written approval from the DRC. The DRC will work closely with the Owner and/or Builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent parcel Owners. All such facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy. It is encouraged that construction trailers be painted colors that will not stand out in the landscape. Owner or Builder is required to obtain any use permits from HSB necessary to utilize a temporary structure.

Temporary living quarters for the Owner, Builder, or their employees on the Lot will not be permitted.

## **6.7 SANITARY FACILITIES**

Sanitary facilities must be provided for construction personnel on-site in a location approved by the DRC. The facility must be located in an area on-site that does not impact adjacent Residences and Roads and maintained regularly.

## **6.8 DEBRIS AND TRASH REMOVAL**

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. Light-weight material, packaging, and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site.

Contractors are prohibited from dumping, burying, or burning trash anywhere on the Lot or in the Summit Rock Communities. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud, or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces, and driveways or other portions of Summit Rock.

All excess earth generated by trenching and approved grading activities must be removed from the site. Any cleanup costs incurred by the DRC or the Association in enforcing these requirements will be taken out of the Construction Deposit or billed to the Owner as needed.

## **6.9 EXCAVATION AND GRADING**

A notice and possible permit must be received from Lower Colorado River Authority prior to construction, and all required soil erosion controls specified in the ordinance must be installed prior to construction. During construction, erosion must be minimized on exposed cut and/or Fill slopes through proper soil stabilization, water control, and revegetation. Grading operations may be suspended by DRC during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the site restoration/landscaping plans. All excess materials must be removed from the site in compliance with all regulatory agencies.

## **6.10 FOUNDATIONS**

The Owner is encouraged to seek the assistance of a licensed Soil Engineer to examine and test soil conditions on her/his Lot prior to undertaking any design or construction. Declarant makes no representations or warranties, expressed or implied, as to the soil conditions. The DRC shall supply the Owner with Pad certification and compaction information, but the Owner shall verify prior to construction.

- The Owner and the Owner's Architect, Engineer, and Contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any Lot for construction of the intended Improvement.

## **6.11 LOT SURVEY**

Prior to commencement of design, it is the responsibility of the buyer to obtain a survey by a Surveyor licensed in the State of Texas to confirm existing grades, tops and toes of slopes and any other features or Lot attributes that would affect the design of any Lot Improvement. See Appendix \_ - Lot Survey Requirements.

## **6.12 START OF CONSTRUCTION AND TEMPORARY LANDSCAPE**

All Improvements commenced on a Lot shall be completed within 18 months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the DRC. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 18-month period, the Association may impose a fine of not less than \$100.00 per day (or such other reasonable amount as the Association may set) to be charged against the Owner of the Lot until construction is resumed or the Improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Board that such abandonment is for circumstances beyond the Owner's control.

For aesthetic and dust control reasons, the DRC may request Lot Owners who, in their opinion, are not diligently pursuing construction to install a water meter, turf, irrigate and maintain their Lots. Owners may elect to have the Association maintain the turf on their Lot for a monthly cost of \$200, excluding water cost.

### **6.13 DAMAGE REPAIR AND RESTORATION**

Damage and scarring to other property, including open space, adjacent parcels, roads, driveways, irrigation, and/or other Improvements, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Parcel.

- To the Owner's satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established; and,
- Pay any fines imposed by the POA and the City of Horseshoe Bay or other governmental agencies, including but not limited to the Texas Department of Environmental Quality, the TNRCC (Texas Natural Resource Conservation Commission) or LCRA, as a result of said violation.

### **6.14 PROJECT COMPLETION AND CLOSE-OUT**

Upon completion of construction, each Owner and Builder will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, and fencing. Any property repair costs, as mentioned above, incurred by the DRC or the Association, will be taken out of the Construction Deposit or billed to the Owner.

### **6.15 CONSTRUCTION OBSERVATIONS**

In addition to the building inspections required by the City of Horseshoe Bay, the following construction observations must be scheduled with the DRC:

- Final Observation – This observation must be done prior to the Certificate of Occupancy issued by the City of Horseshoe Bay and may be scheduled when all Improvements, including all structures, landscaping, and grading, have been completed.

### **6.16 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 DRC and the City prior to installation. Layout for the sign must be submitted to the DRC ten working days prior to a regularly scheduled meeting. Alternatively, the DRC may require the contractor to construct a standardized construction sign. The contractor should contact the DRC prior to sign fabrication to confirm the required sign type. **MUST MEET ALL SIGN REQUIREMENTS OF THE CITY OF HORSESHOE BAY.**

### **6.17 NO PETS**

Construction personnel is prohibited from bringing pets, particularly dogs, into Summit Rock.

## **6.18 SECURITY**

Security precautions at the Construction Site may include temporary fencing approved by the DRC. Security lights, audible alarms, and guard animals will not be permitted.

## **6.19 NOISE**

Builders will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors, golf, and wildlife.

## **6.20 NO FIREARMS**

No firearms are allowed in Summit Rock.

## **6.21 ALCOHOL/DRUGS**

No alcohol or illegal drugs are allowed on Summit Rock property at any time.

## **6.22 CONSTRUCTION**

### **Personnel Conduct**

Offensive, loud or unmannerly behavior exhibited by the Builder, its employees, or subcontractors are not allowed and will not be tolerated. Builder shall be responsible for the behavior of his employees and subcontractors. Loud music is not permitted.

## **6.23 OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)**

All applicable OSHA regulations and guidelines must be strictly observed at all times.

## **6.24 TERMITE PRETREAT**

Termite pretreatment is required during construction and must be accomplished during the Summit Rock Communities' designated working hours with authorized access. No workmen or subcontractors are allowed to enter the property during "off" hours. Builders should make certain to schedule work accordingly and give subcontractors enough prior notice to schedule their crews within the Summit Rock Communities construction hours.

## Chapter 7

### master design guideline variances

#### **7.1 Valley Knoll at Juniper Creek Lots 20A – 29B**

Specific Approved Production Home Builders, (the APHB) lots in the community of Valley Knoll at Juniper Creek shall not be subject to the following Summit Roc Master Design Guidelines but shall be subject to all other terms and conditions of the Summit Rock Master Design Guidelines as well as the supplemental Approved Summit Rock Communities Production Home Builder Design Guidelines as noted in Appendices C

Summit Rock Master Design Guidelines Sections not applicable to APJB lots 20A-29B – Sections 3.3.1, 3.3.2, 3.5.1, 4.6, 4.7, 4.10, 4.14.2, 4.14.3, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8.2, 5.9, 7.1, 7.2, 7.3,

**7.18 in the community of Valley Knoll at Juniper Creek.**

#### **7.2 THE GROVE LOTS 16 – 30**

Specific Approval Production Home Builders, (the APHB) lots in the community of The Grove shall not be subject to the following Summit Rock Master Design Guidelines, but shall be subject to all other terms and conditions of the Summit Rock Master Design Guidelines as well as the supplemental Approved Summit Rock Communities Production Home Builder Guidelines as noted in Appendices C.

Summit Rock Master Design Guidelines Sections not applicable to APHB lots 16 – 30 – Sections 3.3.1, 3.3.2, 3.5.1, 4.6, 4.7, 4.10, 4.14.2, 4.14.3, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8.2, 5.9, 7.1, 7.2, 7.3, 7.18 in the Community of The Grove.

#### **7.3 17 WATERSIDE LOTS 1 – 15**

Specific Approval Production Home Builders, (the APHB) lots in the community of Seventeen Waterside not be subject to the following Summit Rock Master Design Guidelines, but shall be subject to all other terms and conditions of the Summit Rock Master Design Guidelines as well as the supplemental Approved Summit Rock Communities Production Home Builder Guidelines as noted in Appendices C.

Summit Rock Master Design Guidelines Sections not applicable to APHB lots 1 – 15 – Sections 3.3.1, 3.3.2, 3.5.1, 4.6, 4.7, 4.10, 4.14.2, 4.14.3, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8.2, 5.9, 7.1, 7.2, 7.3,

**7.18 in the community of the Seventeen Waterside.**



# Appendices

## appendix A 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.

### ARCHITECT/LANDSCAPE ARCHITECT

A person licensed to practice architecture or landscape architecture in the State of Texas.

### ASSOCIATION

The term Association shall mean the Summit Rock Property Owner's Association, Inc., a Texas non-profit association, its successors and assigns, or any Property Owner's sub-Association, its successors and assigns as provided here.

### ASSOCIATION EASEMENT

Those easements in favor of the Association that are within the Summit Rock Communities and that are shown on a recorded plan.

### BOARD OF DIRECTORS

The Board of Directors of the Association.

### BUILDER

A person or entity engaged by an Owner for the purpose of constructing any Improvement within Summit Rock. The Builder and Owner may be the same person or entity. However, if the Owner elects to act as Builder, a superintendent must be designated who will be on the job site and accessible at all times during construction.

### BUILDER'S DEPOSIT

The deposit that is required to be delivered to the DRC prior to commencing a Construction Activity.

### BUILDING COVERAGE

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

### BUILDING ENVELOPE/PRIVATE AREA

That portion of any Parcel designated as a Home site, or Building Envelope, on the Home site, or Lot Diagram, or described within these guidelines, within which the construction of buildings, accessory, and appurtenant structures are located.

### BUILDING HEIGHT

The pad elevation shown on the lot diagram.

#### COMMON AREA

All real property, including easements which the Association owns, leases, or otherwise holds possessory or use rights for the common use and enjoyment of the Owners including, without limitation, the Association Easements. The Common Areas include but are not limited to, any Private Roads. The Common Areas do not include the Golf Course, Golf Club Facilities, or Resort amenities.

#### COMMUNITY

All the property, and anything else that is part of specific areas owned by private Lot Owners, Homeowners Association, Common areas, and golf club within the boundary of Summit Rock.

#### 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.

#### CONSTRUCTION VEHICLE

Any car, truck, tractor, trailer, or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies, or workers to a Construction site.

#### CUT

Any reduction of earth, rock, or other materials in the natural or man-man elevation of the surface of the land.

#### DECLARANT

Summit Rock Communities, Horseshoe Bay Resort Interests, LLC.

#### DESIGN GUIDELINES

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

#### DESIGN REVIEW COMMITTEE (DRC)

The DRC appointed by the Declarant and /or Summit Rock Property Owner's Association Board as provided in the CC&R's to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Summit Rock.

#### 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 natural 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 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 Summit Rock.

#### **FLOOR AREA**

The sum of all horizontal floor areas of a building measured from the outside of all exterior wall framing.

#### **HOMESITE OR LOT DIAGRAM**

The term Home site or Lot Diagram shall refer to the individual site plans for each Parcel provided to the Owner by the DRC at the commencement of the Design Review Process. Each Home site or Lot Diagram specifies setbacks, elevation, and any special restrictions pertinent to the Parcel's development as recorded with Horseshoe Bay, together with any additional factors that the DRC may consider to be pertinent.

#### **HOMEOWNER**

See definition for Owner.

#### **IMPROVEMENT**

See Definition contained in the CC&Rs.

#### **LOT**

Any portion of the Planned Community, whether improved or unimproved, which may be independently owned and is intended for development, use, and occupancy as (i) a dwelling or (ii) a private amenity. The term refers to the land, which is part of the lot as well as any improvements thereon. In the case of a condominium project containing multiple dwellings, each dwelling will be deemed to be a separate lot, even if the dwelling is "keyed off" or otherwise further divided for hotel or other rental use. In the case of a parcel of vacant land or land on which improvements are under construction, the parcel will be deemed to contain the number of Lots designated for residential use for such parcel in the Master Plan or Declarant's Site Plan, whichever is more recent.

#### **MAXIMUM FLOOR AREA**

The Maximum Floor Area to be built on a Lot with Floor Area defined above.

#### **MINIMUM FLOOR AREA**

See definition contained in the Summit Rock Communities Planned Development Agreement.

#### **NATURAL AREA**

The Natural Area is that portion of the Lot that lies outside the Building Envelope and Transition Area.

#### **OUTDOOR ROOM**

An outdoor, covered living or lounge area attached to the Residence or guest unit that is open on a minimum of two sides. The open sides of Outdoor Rooms are not enclosed with screens or sliding doors of any kind.

#### **NEIGHBORHOOD**

All of the property or anything else that is part of the specific areas owned by private Lot Owners, Property Owners Association, and Common Area.

#### **OWNER**

See definition contained in the Summit Rock Communities CC&R's.

**PARCEL**

The Term "Parcel" shall be those parcels of land, together with any appurtenances, subdivided by Declarant pursuant to the Horseshoe Bay subdivision approval for the Summit Rock Property.

**PRIVATE AREA**

Area portion of the building envelope on which improvements occur. See Building Area.

**RESIDENCE**

The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on Parcel, and any Improvements constructed in connection therewith.

**STORY**

That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered as an additional Story for each 18 feet or fraction thereof. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a Story.

**TRANSITION AREA**

The Transition Area is that portion of the lot between the Building Envelope and the Natural Area which is visible from the golf course or other Common Areas, streets and neighboring Home site and is adjacent to the Natural Area

## Appendix B DRC applications and forms



SUMMIT ROCK

Architectural Committee

Office of Ron Lynn Mitchell

COVENANTS /CONDITIONS /RESTRICTIONS CITY OF HORSESHOE BAY ORDINANCES SUMMIT ROCK COMMUNITIES ZONE 12

HORSESHOE BAY TEXAS

### Builders Checklist

**GUIDELINE** — note this does not represent all the design standards, covenants /conditions, and restrictions or City of Horseshoe Bay Ordinances relating to construction at Summit Rock. **ATTACH THIS DATA to SUBMITTED PLANS for REVIEW and APPROVAL CONSIDERATION DRAWINGS**, for more detailed information relating to City Ordinances, enter the **Official Web Site for the City of Horseshoe Bay TX**, enter Chapter 14 Zoning then enter Zone 12 Summit Rock.

### SUBMIT WITH PLANS

SQUARE FOOTAGE				
REQUIREMENT:	MINIMUM:	MEETS MINIMUM:	Required Data:	
			(Builder is to Fill- In)	
Circle Classification:	Circle # Stories	Check Applicable Box:Data:		
R-1 Cabin	1,400 Single Story	1,700 Two Story	[ ] YES	[ ] NO
R-4 Cabin (Multifamily)	1,400 Single Story	1,500 Two Story	[ ] YES	[ ] NO
R-1 Cottage	1,700 Single Story	2,000 Two Story	[ ] YES	[ ] NO
R-1 Estate	2,500 Single Story	2,800 Two Story	[ ] YES	[ ] NO



R-1 Estate Golf	2,500 Single Story	2,800 Two Story	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Villa Single Family	1,700 Single Story	2,000 Two Story	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Townhouse Single Family	1,500 Single Story	2,000 Two Story	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-2 Villas	1,700 Single Story	2,000 Two Story	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-4 Multifamily Condominiums/Townhomes/Apartments				
	1,200 Single Story	1,700 Two Story	<input type="checkbox"/> YES	<input type="checkbox"/> NO
CLASSIFICATION / #STORIES:		MAXIMUM:	Meets/Under Maximum	Required Data
<i>Circle One:</i>	<i>Check One:</i>		<i>Check One:</i>	<i>Builder is to Fill In Data:</i>
R1-Cabin	Single Story <input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story <input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-4 Cabin (Multifamily)	Single Story <input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story <input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Villa	Single Story <input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story <input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Townhouse Single Family	Single Story <input type="checkbox"/>	36' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story <input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-2 Villas	Single Story <input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story <input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO

R1 - Cottage	Single Story	<input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story	<input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Estate	Single Story	<input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story	<input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Golf Course Estate	Single Story	<input type="checkbox"/>	35' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Two Story	<input type="checkbox"/>	42' inclusive of towers and chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-4 Multifamily Condominiums/Townhomes/Apartments					
		<input type="checkbox"/>	48' max. exclusive of towers/chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
		<input type="checkbox"/>	55' max. inclusive of towers/chimneys	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Maximum of 4 stories					
MEETS MINIMUM PERCENTAGE OF MASONRY:			Check One	Required Data:	
				Builder is to Fill In	
			<input type="checkbox"/> YES	<input type="checkbox"/> NO	Percentage: _____ %
Minimum Fifty Percent (50%) Stone, Stucco, Rock or Brick (Encourage 75% Golf Course Estates and may be required by Architectural)					
CLASSIFICATION:	REQUIREMENT:	MEETS REQUIREMENT:		Required Data:	
				Builder is to Fill In	
Circle One:		Check		Side / Front / Back:	
R-1 Cabin	Side 10' (No less than 5' on one side)	<input type="checkbox"/> YES		<input type="checkbox"/> NO	
	Corner Lot 15' (From side street line)	<input type="checkbox"/> YES		<input type="checkbox"/> NO	
	Front 15'      Rear 15'	<input type="checkbox"/> YES		<input type="checkbox"/> NO	
R-4 Cabin	Side 10' (No less than 5' on one side)	<input type="checkbox"/> YES		<input type="checkbox"/> NO	
	Corner Lot 15' (From side street line)	<input type="checkbox"/> YES		<input type="checkbox"/> NO	

	Front 15'	Rear 15'	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Cottage	Side 10' (No less than 5' on one side)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Corner Lot 15' (From side street line)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front 15'	Rear 15'		
R-1 Villa	Side 10' (No less than 5' on one side)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Corner Lot 15' (From the side street line)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front 15'	Rear 10'	<input type="checkbox"/> YES	<input type="checkbox"/> NO
(Rear Golf Lot may require min of 20' depending upon lot as determined by ACC)				
R-1 Townhouse Single Family				
Lots with lot 17	Side on lots 17-6 and 17-28 only: 5'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Side (applicable to all lot boundaries that abut rights-of-way) 5'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Side Street yard setback on lots 17-6 and 17-28 only: 5		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front (applicable to all lot boundaries that abut rights-of-way) 15'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Rear 10'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Except for lots 17-6 and 17-28, when the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply, so the total would be 20' for front and side setbacks and 25' for front and rear setbacks.				
Lots with lot 18	Side street yard setback 15'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Side (applicable to all lot boundaries that abut rights-of-way) 5'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front (applicable to all lot boundaries that abut rights-of-way) 15'		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Rear yard setback is at BMPE line		<input type="checkbox"/> YES	<input type="checkbox"/> NO
When the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply, so the total would be 20' for front and side setbacks and 25' for front and rear setbacks.				

R-2 Villas	Side 10' (No less than 5' on one side)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Corner Lot 15' (From side street line)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front 15'      Rear 15'		
R-4 Multifamily Condominiums/Townhomes/Apartments	Side 10' (No less than 5' on one side)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Corner Lot 15' (From side street line)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front 25'      Rear 15' (From side street line)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Estate	Side 15' (No less than 5' on one side)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Corner Lot 25' (From side street line)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front 25'      Rear 25'	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Estate Golf	Side 15' (No less than 5' on one side)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Corner Lot 25' (From side street line)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Front 25'      Rear 25'	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<b>ROOF PITCH</b>			
<b>REQUIREMENTS:</b>		<b>Check One:</b>	
4:12 – 12:12 (Encourage 8:12 – 12:12)		<input type="checkbox"/> 4:12	<input type="checkbox"/> 8:12 <input type="checkbox"/> 12:12
<b>GARAGE SQ. FT.</b>		<b>Required Data:</b>	
<b>Circle One:</b>	<b>Requirement:</b>	<b>Check One:</b>	<b>Builder is to Fill In</b>
			<b>Actual SQ FT:</b>
R-1 Cabin	550 Sq. Ft. (Note: no less than 10' width inside walls min depth 21')	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-4 Cabin	210 Sq. Ft. carport (Note: Architectural Committee may require a single car garage of no less than 250 Sq. Ft. on Golf Course or High Visibility Lots)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Cottage	550 Sq. Ft. (Note: no less than 10' width inside walls min depth 21')	<input type="checkbox"/> YES	<input type="checkbox"/> NO

R-1 Villa	550 Sq. Ft. (Note: no less than 10' width inside walls min depth 21')	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Townhouse Single Family	420 Sq. Ft. (Note: no less than 10' width inside walls min depth 21')	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-2 Villas	400 Sq. Ft. (Note: no less than 10' width inside walls, min depth 21')	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Estate	550 Sq. Ft. (Note: no less than 10' width inside walls in depth 21')	<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-1 Estate	550 Sq. Ft. (Note: no less than 10' width inside walls min depth 21')		
Golf Course		<input type="checkbox"/> YES	<input type="checkbox"/> NO
R-4	Not Required by City		
Multifamily	(Note: Garage may be required by Architectural Committee)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
GARAGE DOORS		Required Data:	
		Color Sample of Stain	
REQUIREMENT:		<i>Check One:</i>	
All Zones require Stained wood finish		<input type="checkbox"/> YES	<input type="checkbox"/> NO
DRIVEWAYS		Required Data:	
Sample		Color or Material	
REQUIREMENT:			
All zones require Pavers / Stone / Salt Treated and Stained Concrete / Combination thereof.			
<i>Check One:</i> <input type="checkbox"/> Pavers <input type="checkbox"/> Stone <input type="checkbox"/> Salt Treated and Stained Concrete <input type="checkbox"/> Combination			
If Combination List Materials:			



<b>SIDEWALKS/PATIOS</b>		Required Data:
Sample		Color or Material
<b>REQUIREMENT:</b>		
All zones required Pavers / Stone / Salt Treated and Stained Concrete / Combination thereof.		
Check One: <input type="checkbox"/> Pavers <input type="checkbox"/> Stone <input type="checkbox"/> Salt Treated and Stained Concrete <input type="checkbox"/> Combination		
If Combination List Materials:		
<b>GARAGE LOAD</b>		
<b>REQUIREMENT:</b>		
Side entry load only (ACC may allow a variance for Cottage and Cabin products)		
R-1 Estate and R-1 Estate Golf require no garage entry be located nearer than 30' to any street curb		
<b>Check One:</b>	Side Entry Load Requirement Met:	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Requesting Variance:	<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>ROOF MATERIALS</b>		Required Data:
<b>REQUIREMENT:</b>		Sample
All zones require either <b>Standing Seam Metal/Copper or Tile</b> (Tile roofs are preferred on all Estate Home		
(terra-cata or clay tile). Metal and Tile material mixture may be acceptable if approved by the Architectural Committee.		
Colors approvals vary by manufacturer, and several colors are prohibited (refer to Architectural Committee).		
<b>NOT PERMITTED:</b>		
White/Green/Red/Blue/Galvalume/Zink/Champagne/Burgundy/Parchment/LightAlmond/ others.		
<b>Check One:</b>		
<input type="checkbox"/> Tile <input type="checkbox"/> Standing Seam Metal <input type="checkbox"/> Copper <input type="checkbox"/> Combination Requested		
List Combination Material Requested (if any):		
<b>YARD/STREET LIGHT and 911 ADDRESS</b>		Required Data:
<b>REQUIREMENT:</b> All zones require		

One approved Summit Rock Yard/Street/911 Address Light Fixture per improved property with two approved fixtures on all corner lots. Max. of 10' setback from street curb and 6' max, set-back from driveway entry. More than one fixture may be installed per improved property, not on a corner lot upon approval of Architectural Committee. Spec sheets and photos are available, reflecting design guidelines for all yard light fixtures. Not to exceed 6 ½' in height.

**Check One:** ☐ Yard Light Design Submitted ☐ Yard Light Location Submitted

TOTAL LOT COVERAGE AREA

Required Data:

REQUIREMENT:

**Circle One:** **Check Appropriate Box:**

R-1 Cabin	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-1 Cottage	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-1 Estate	50%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-1 Estate Golf	50%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-1 Villa	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-1 Townhouse	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-2 Villas	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
R-4 Cabin	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending
Multifamily	60%	<input type="checkbox"/> Requirement Met	<input type="checkbox"/> Data Attached	<input type="checkbox"/> Data Pending

GENERAL:

Builder is to Check Off

**Roof:** No air-conditioning unit or evaporative cooler shall be placed upon or above the roof of any dwelling or other building except and unless architecturally concealed from view and approved by the Architectural Committee.  
☐ Agreed

**Walls:** All exterior walls not required to be masonry shall be painted or stained immediately upon completion or shall have color mixed in the final structural application as approved by the Architectural Committee. All such materials shall have a finished appearance. No plywood, pressboard, hardi board, or particleboard shall be used on any exterior wall or any structure.  
☐ Agreed

- Gas Tanks.** Must be buried or architecturally concealed from view and approved by the Architectural Committee.  
☐ Agreed
- Fences.** No fence or wall is to exceed 7' in height on any lot. Courtyard walls may be restricted to less than 7,' and all walls must be approved by Architectural Committee.  
 No wooden fences are permitted.  
☐ Agreed
- All fences are to be made of masonry materials or iron approved by the Architectural Committee.  
☐ Agreed
- Fencing along golf course is discouraged and when approved by the Architectural Committee must have masonry columns every 20' and on all corners.  
☐ Agreed
- Parking** Improved lots must provide space for off-street parking for the owner's vehicles.  
 No motor vehicles, mobile homes, boats or recreational vehicles may be driven or parked in any yard, common area, and/or vacant lot. No boat, or boat trailer, motorcycle, or recreational vehicle shall be permitted to remain overnight on any property, street or driveway exposed to neighbors or public view. Lot owners, guests, and invitees of owner will be allowed to park vehicles along the street in front of the owner's property provided:
- Not parked in front of the owner's house for more than 12 hours
  - Not parked in front of the owner's property overnight.
  - Does not create a nuisance for other owners in Zone 12.
- ☐ Agreed
- Roofing** No visible screws or fasteners are permitted on approved standing seam metal roofs. Tile is to be clay or terra cotta. No wood or composition shingles are allowed. All approved roofing materials color is to have the approval of the Architectural Committee.  
☐ Agreed
- Driveways** No lots except lots in C-2/C -3/A-1/and R-2 or R-4 shall have more than one point of ingress/egress and such point must connect to the street along such lot's front lot line. Lots A-1, R-2, and R-4 driveways may be shared between units. R-2 and R-4 multiple units access driveways must be no less than 20' wide.

☐ Understood

**Swimming Pools** Above ground pools are prohibited. All swimming pools must be of a permanent nature built into the ground and in a fenced enclosure with self-closing and self-latching gates. No swimming pools shall be constructed in front or side yards. ☐ Understood

**Chimneys** All chimneys shall be finished with a chimney cap compatible with the design of the residence and approved by the Architectural Committee. Spark arrestors are required.  
☐ Agreed

**Tanks** Plans are to show location of all propane tanks. Tanks are to be buried or screened with masonry  
☐ Provided

**Landscaping** 100% of remaining lot after improvements have been constructed is to be irrigated and landscaped. All landscaping and irrigation plans are to be submitted to and approved by the Architectural Committee.  
☐ Provided

**Landscape Plans** Are to be submitted to Architectural Committee with plans including listing of plants/trees/grasses.  
☐ Provided

**Builder Signs** Renderings are to be submitted with plans (if builder is placing a sign onsite. All Sign Restrictions and Guidelines are to be observed.  
☐ Provided

**Staging Location** Plans are to show site of builder staging area on site as well as location of port-a-pot  
☐ Provided

Will Owner be requesting any Variances from City of Horseshoe Bay? ☐ Yes ☐ No

Will Owner be requesting any Variances from the Architectural Committee? ☐ Yes ☐ No

VARIANCES			
Nature of Variance Requested (if any):	Check One:	City Ordinance Variance	ACC Variance
1.		<input type="checkbox"/>	<input type="checkbox"/>

2. \_\_\_\_\_

3. \_\_\_\_\_

Name Owner: (Print) \_\_\_\_\_

Signature Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Name Builder: (Print) \_\_\_\_\_

Signature Builder (if different than owner): \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for completing and attaching the proceeding requested information to each set of plans submitted for review.

Ron Lynn Mitchell \_\_\_\_\_

Date: \_\_\_\_\_





## SUMMIT ROCK

### APPLICATION FOR ARCHITECTURAL DESIGN REVIEW

<b>Application Date:</b>	<b>Custom</b>	<b>Speculative</b>
<b>Home Site Lot Number:</b>	<b>Community Name:</b>	
<b>Home Site Street Address:</b>		
<b>Type of Review Requested:</b>		
<input type="checkbox"/>	Pre-Design Conference (applicant request)	
<input type="checkbox"/>	Preliminary Design Review (submitted to ACC)	
<input type="checkbox"/>	Meeting With Architect (if applicable and requested by ACC)	
<input type="checkbox"/>	Final Design Review (with builder and/or architect if requested by ACC)	
<b>Owners Name:</b>		
<b>Mailing Address:</b>		
<b>Telephone:</b>	<b>WORK</b>	<b>CELL</b>
<b>E-Mail:</b>		
<b>Planned Construction Start Date:</b>		
<b>Planned Construction End Date:</b>		
<b>3. Architect:</b>		
<b>Mailing Address:</b>		
<b>Telephone:</b>	<b>WORK</b>	<b>CELL</b>
<b>E-Mail:</b>		
<b>4. Builder:</b>		

Telephone: WORK:		CELL:
E-Mail:		
<b>4 Landscape Architect:</b>		
Telephone:	WORK	CELL
E-Mail:		
<b>DESIGN REVIEW CHECKLIST:</b>		
<input type="checkbox"/>	Survey	
<input type="checkbox"/>	Building setbacks (front, rear, and both sides)	
<input type="checkbox"/>	Topography at 1-foot contours	
<input type="checkbox"/>	Utilities locations including water, electric transformer, and meter	
<input type="checkbox"/>	Utility trenching plans	
<input type="checkbox"/>	Proposed building footprints with roof plan	
<input type="checkbox"/>	Driveways, walkways, parking areas, decks, swimming pools, and water features	
<input type="checkbox"/>	Air conditioner, propane, and pool equipment, structural screen walls, etc.	
<input type="checkbox"/>	Drainage and Irrigation	
<input type="checkbox"/>	Fencing - landscape walls	
<input type="checkbox"/>	Retaining wall	
<input type="checkbox"/>	Architectural Plans	
<input type="checkbox"/>	Dimensioned floor plans with rooms, patio's, garage	
<input type="checkbox"/>	Stoops, decks, and walls	
<b>Square Footage Analysis (all structures)</b>		
<input type="checkbox"/>	Lower Level / Second Floor / Other / Total	
<input type="checkbox"/>	Lower Level Covered Area / Upper-Level Covered Area	
<input type="checkbox"/>	Garage	
<input type="checkbox"/>	Guest House	
<input type="checkbox"/>	Other Covered Areas	
<input type="checkbox"/>	Driveway	
<input type="checkbox"/>	Motor court	
<input type="checkbox"/>	Terraces and Walls	
<input type="checkbox"/>	Decks / Retaining Wall Decks and Walkways	
<input type="checkbox"/>	Pool	
<input type="checkbox"/>	Elevations	

<input type="checkbox"/>	Existing grades and proposed grades
<input type="checkbox"/>	Building height
<input type="checkbox"/>	Overhangs
<input type="checkbox"/>	Roof pitch
<input type="checkbox"/>	100% masonry construction
<input type="checkbox"/>	Window design and materials
<input type="checkbox"/>	Front door design and materials
<input type="checkbox"/>	Garage door design and materials
<input type="checkbox"/>	Roof materials
<input type="checkbox"/>	Finished floor elevation
<input type="checkbox"/>	Construction
<input type="checkbox"/>	Staging and construction clean-up proposal
<input type="checkbox"/>	Construction sign approval
<input type="checkbox"/>	Utility trenching routes
<input type="checkbox"/>	Site fencing and landscape walls
<input type="checkbox"/>	Location of street light
<input type="checkbox"/>	Driveway cuts
<input type="checkbox"/>	Location of dumpster, portable toilet
<input type="checkbox"/>	Construction schedule
<input type="checkbox"/>	Sample Boards
<input type="checkbox"/>	Stone / Masonry
<input type="checkbox"/>	Mortar
<input type="checkbox"/>	Exterior trim and window color
<input type="checkbox"/>	Roof tile/metal sample
<input type="checkbox"/>	Sidewalk/driveway/patio/pool deck material
<input type="checkbox"/>	Exterior door and door trim color
<input type="checkbox"/>	Exterior building lighting



## SUMMIT ROCK

### *Committee of Architecture*

Office of Ron Lynn Mitchell

## EXTERIOR MATERIALS

### MEMORANDUM TO ALL BUILDERS AND HOMEOWNERS

**Please note** the Summit Rock Design Guidelines do not reflect all of the policies and/or terms associated with the construction of a new home or the remodel of an existing home located within the community of Summit Rock. **The Design Guidelines are in a continuous process of being expanded upon, amended, and/or revised.** Therefore, it is important that any questions relating to design, materials permitted, and other design matters need to be submitted to the Summit Rock Architectural Committee for review and comment.

All exterior materials are required to be submitted to the ACC in one or more of the three following option formats:

<b>Option One –</b>	Actual sample of material being utilized
<b>Option Two –</b>	(if acceptable to ACC) Brochure or colored photo of material being utilized
<b>Option Three –</b>	Detailed drawing of material design on plans submitted relating to wood and stone products and patterns.

Summit Rock Communities is also subject the various City of Horseshoe Bay Ordinances that are applicable to all property within the city boundaries including the city ETJ relating but not limited to:

Zoning/Platting/Set-Backs/Heights/Square Footage/and other items. **Ordinances are also in the process of being amended and/or expanded upon.** Besides the Ordinances associated with the development of Summit Rock specifically, the City of Horseshoe Bay also has certain ordinances that are applicable to all subdivisions within the city limits and city ETJ. Therefore, we recommend that you review not only Zone 12 (Summit Rock) but ordinances that are applicable to all subdivisions within the City of Horseshoe Bay.

Also, it is important to understand that any oversight or approval by the architectural review process itself does not wave the obligation to observe the design guidelines, design policies, or obligation to abide by all city ordinances.

Hope this information is helpful, and in closing, please allow us this opportunity to thank you for choosing Summit Rock Communities as the location for your new custom or speculative home construction.

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Ron Lynn Mitchell



**SUMMIT ROCK**  
*Committee of Architecture*  
Office of Ron Lynn Mitchell

**SUMMIT ROCK COMMUNITIIES ESTATE HOMESITE YARD/STREET/911 ADDRESS**

**MONUMENT REQUIREMENTS**



Material: Monument Base is to be constructed of masonry material.  
Masonry material is to match exterior of home (stone/rock/stucco/etc.)  
Masonry Light Monument is to be 43" in height from grade.  
Masonry Light Monument base is to be 31" square  
Masonry Light Monument top is to be 22 ½" square  
Masonry Light Monument cap is to be 4" thick with a 2" overhang on 4 sides.  
Overall height of 43" includes 4" thick cap

- **Monument Yard/Street/Address design is to be submitted to Architectural Committee and Approved by Architectural Committee**

**911 ADDRESS DESIGN**

- 911 Address is to reflect 911 Address Numbers and Street Name
- Address Plaque is to be bronze or reversed routed limestone in design
- Address Plaque is to be submitted on Architectural Plans and Approved by Architectural Committee



### **LIGHTING FIXTURE DESIGN**

- Light Fixture is to match and/or coordinate with other exterior lighting fixtures placed on exterior walls, entryways, etc. of main house.
- Light Fixture design must be submitted to Architectural Committee and Approved by the Architectural Committee.

### **DESIGN LOCATION STANDARDS**

- Per Architectural Committee and City Ordinance Yard/Street/911 Address, Free-Standing Post Lights are to be no more than 10 feet from street pavement and no closer than 6 feet from roadway pavement.
- Per Architectural Committee Yard/Street/911 Address Free Standing Post Lights are to be no more than 6' from driveway.
- Location of Yard/Street/Address Monument is to be shown on site plan and submitted to the Architectural Committee and Approved by the Architectural Committee.

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Ron Lynn Mitchell, Declarant/Developer/Architectural Committee  
[rmitchell@hsbresort.co](mailto:rmitchell@hsbresort.co)

# Appendix C Amendments

## **Section 4.3.1 / 4.3.2 / 4.3.3**

All Private Areas (Portion of Lot that is defined as Building Envelope) and Transition Area (Area within the Building Envelope) is required to be irrigated and landscaped upon submittal and approval of Architectural Committee.

All Native Areas (The portion of Lot that lies outside the Building Envelope) effective June 2020 may be cleared, irrigated and landscaped as noted below upon submittal to and approval of Declarant and Architectural Committee. Clearing, irrigation, and landscaping of Native Areas abutting or in view of the golf course must also have approval of Horseshoe Bay Resort Amenity Owner.

Native Area Permitted Landscaping – Sod. Certain trees may be planted upon approval of Architectural Committee. Irrigation of native areas abutting the golf course is not in any manner to affect the wetness of the golf course or cause any drainage issues thereon. Should such issues exist, golf course owner may require adjustments and or removal of irrigation, causing issues relating to the golf course.

