



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

FACT SHEET-HORSESHOE BAY AND HORSESHOE BAY WEST
Standards Applicable to All Lots

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

Masonry Requirements:	HV Lots must have exterior walls of no less than one hundred (100) percent masonry along the 825' contour and golf course fronting walls and no less than fifty (50) percent masonry facing streets and side walls not facing the street. All structures on non HV Lots with the exception of buildings and structures constructed by the Declarant or Amenity Owners must have exterior walls of no less than fifty (50) percent masonry covering all exterior walls. Masonry is defined as rock, stone, stucco and brick. The exterior portion of all walls that are not required to have masonry covering shall be stained or painted excepting acceptable woods or Hardy Plank that are commonly used without such finishes but have a finished appearance per approval of the HSBAC.
Exposed Slab Limit:	Exposed slab may not exceed twelve inches (12). The exterior wall finish must be carried down to the top of the exposed limit. Painting and landscaping are not sufficient to meet this requirement.
High Visibility Lots:	Due to their location in the community, size or elevation, certain lots have the potential to have a significant visual impact when viewed from the amenities (golf courses, clubhouses), waterfront, main boulevards and entries or common areas. These lots shall be referenced as High Visibility Lots (HV Lot) and defined by specific streets. Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are required to discuss the development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation in their application. HV Lots are to incorporate the following special design considerations.
Roofs:	Minimum Roof Pitch 4:12 - 12:12. Metal roofs may not be placed on an all-stucco exterior unless the dwelling unit exceeds thirty-five hundred (3500) square feet. All roofs on buildings and structures on any Lot, Tract, or Land shall be either clay or concrete tile, hand-split thick butt shakes, or standing seam metal, and shall be properly installed on a suitable slope. Asphalt, asbestos, and/or fiberglass shingles shall NOT be permitted, except on those lot numbers designated with a "K".
Main Building Height:	Thirty-two (32) feet above the highest natural contour of the applicable lot, except that the maximum building height for lots contiguous with the shoreline shall be thirty-five (35) feet above the highest natural contour of the applicable lot.
Accessory Buildings:	May not occupy more than fifty (50) percent of the required rear yard. In addition, all accessory buildings must be located at least 10 feet from the main building, except in the case of a boathouse - which may be at the water's edge, must not exceed a maximum height of fifteen (15) feet above grade or above a pier/walkway.

Fences:	No fence, wall, or hedge shall be constructed on any Lot, Tract, or Land nearer to any front street than is permitted for the house or building on said Lot, Tract, or Land, nor nearer at any point than thirty (30) feet from the 825-foot contour line of Lake Lyndon B. Johnson. The height, construction material, and style of each fence or wall shall be subject to approval by the ACC Committee, provided no fence or wall exceeding 7 feet in height shall be built on any Lot, Tract, or Land. Fences visible from the golf course shall also include stone columns at a maximum of (30') thirty feet spacing between columns. Columns are to be 14" – 16" squares. Stone features are to be 4"-6" above iron pickets. No chain-link, "Cyclone" or "Hurricane type" fence shall be constructed on any Lot or Land.
----------------	---

Garages:	At least one (1) garage of no less than four hundred (400) square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by breezeway. Each garage shall be equipped with a garage door. Except that those R2 and GH lots shall have two hundred (200) square feet of garage, and those Horseshoe Bay South lots zone 4B and those lots zoned M1, shall provide at least one garage or carport of no less than two hundred (200) square feet.
-----------------	---

Golf Cart Paths:	Golf Cart Paths are not to exit directly onto Golf courses from Lots, but only through property owner's driveway.
-------------------------	--

Landscaping:	Plans submitted must include detailed landscape plans with plant legend. Designs should be water conscious, climate zone appropriate and sustainable. HV lots are required to have an elevated landscape design.
---------------------	---

STANDARDS APPLICABLE TO R-1 SINGLE FAMILY DWELLING LOTS

Minimum Dwelling Size:	2400 square feet of living space for HV Lots. 1800 square feet for Non-HV Lots except Area 1 and Area 2 as defined in City zoning ordinances which may have a minimum of 1400 square feet of living space, excluding garages, covered porches, covered contiguous patios or other similar appendages. Those lots defined as 4B in City zoning ordinances may have a minimum of 1200 square feet of living space, excluding garages, covered patios, covered contiguous patios or other similar appendage.
-------------------------------	--

Maximum Area of Dwelling:	No more than fifty (50) percent of the total lot area shall be used for the dwelling and other structures. Except that R4 lots may not exceed sixty-five (65) percent of dwelling and other structure coverage. Note: The city will restrict the total amount of impervious surfaces by lot size.
----------------------------------	--

Front Yard Setback:	Twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.
----------------------------	--

Side Yard Setbacks:	Total side yard setback of not less than fifteen (15) feet with not less than
----------------------------	--

Rear Yard Setback:	Fifteen (15) feet from the rear lot line to the nearest building line. Structures on waterfront lots may be located at the 825' contour.
---------------------------	---

STANDARDS APPLICABLE TO GH GARDEN HOME LOTS

Minimum Dwelling Size:	1400 square feet of living space, excluding carport, garage covered porches, and contiguous patios. HV Lots shall required no less than 1800 square feet of living space, excluding garage, covered porches, and contiguous patios.
-------------------------------	--

Front Yard Setback:	Twenty (20) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.
----------------------------	---

Side Yard Setbacks:	Total side yards of not less than five (5) feet on each side of the lot. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line.
----------------------------	--

Rear Yard Setbacks:	Fifteen (15) feet from the rear lot line to the nearest building line.
----------------------------	---

STANDARDS APPLICABLE TO R-2 TWO FAMILY RESIDENTIAL LOTS

Minimum Dwelling Size:	1200 square feet for HV Lots, and 950 square feet of floor area for each unit excluding garage, covered porches, covered contiguous patios. Except that those located in Area 1 or Area 2 as defined by City ordinances shall have a minimum of 750 square feet for Non-HV Lots.
-------------------------------	---

Front Yard Setback:	Twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.
----------------------------	--

Side Yard Setback:	Total side yards of not less than five (5) feet on each side of the lot. Corner lots shall maintain a minimum setback of fifteen (15) feet from the side street line.
---------------------------	--

Rear Yard Setback:	Fifteen (15) feet from the rear lot line to the nearest building line.
---------------------------	---

STANDARDS APPLICABLE TO R-4 MULTIPLE RESIDENTIAL LOTS

Maximum Unit Size:	1,500 square feet. An option is allowed for up to twenty (20) percent of the units to be a minimum of 1,000 square feet.
---------------------------	---

Parking Regulations:	All multifamily dwellings or structures must provide a minimum of two (2) parking spaces for each dwelling unit or apartment. Such parking spaces shall be ten (10) feet wide and twenty (20) feet long. Under no circumstances will any parking be permitted within the setback areas adjacent to streets or on the streets.
-----------------------------	--

Front Yard Setback:	Twenty-five (25) feet from the front property line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.
----------------------------	---

Side Yard Setbacks:	Five (5) feet in depth from all side property lines to the building line of any structure. Corner lots shall maintain a minimum setback of twenty-five (25) feet wide from the side street line.
----------------------------	---

Rear Yard Setback:	Fifteen (15) feet from the property line to the nearest building line.
---------------------------	---