



## **Architectural Control Committee**

### **Article 1 Design Guidelines**

#### **1.1 Minimum/Maximum Square Footage**

- (a) Garden Homes (Lots 54-57 and 61-99) shall not be less than 2,800 and not more than 4,000 square feet in area, exclusive of garages and exclusive of patios, verandas and courtyards. The area of the second floor shall not be more than 50% of the total living area of the first floor. A minimum two-car garage is required for all Garden Homes and must be located at the rear of the home, with the entrance oriented toward the alley.

Canyon View (also known as Preserve View) Homes shall not be less than 3,500 and not more than 6,000 square feet in total area, exclusive of garages, patios, verandas and courtyards. The first floor of any two-story residence on a Canyon View Lot shall have at least 2,500 square feet of total enclosed living area. A minimum 3-car garage is required for all Canyon View Homes. Garage entrances must be located beneath or behind the house or otherwise and cannot be forward facing.

Lake View Homes (Lots 2-11) shall not be less than 4,500 and not more than 7,000 square feet in area, exclusive of garages and unenclosed porches. The main floor of any two or three-story residence on a Lake View Lot shall have at least 2,500 square feet of total indoor living area. A minimum 3-car garage is required for all Lake View Homes. Garage entrances must be located beneath or behind the house or otherwise and cannot be forward facing. Lake View Lots 12-17 shall not be less than 3,600 square feet.

- (b) Detached living structures, such as guest houses, servants' quarters and game rooms, shall be considered for the purposes of square footage calculation.
- (c) Measurements - The square footage calculation for all homes shall be measured to outside stud dimension.

## 1.2 Building Heights

Building Heights shall not exceed 35 feet on any lot. Height shall be measured from natural grade at a point directly beneath the highest point of the structure, exclusive of chimneys.

## 1.3 Roofs

All roofs must be constructed of slate, clay tile, or non-reflective standing seam metals; must be of high grade and quality and must be consistent with the exterior design, color and appearance of other improvements on the property.

Tile and stone roofs must be in muted shades of terra cotta or earth tones, and metal roofs must be of bronze or copper with a matte finish. Bright colors such as blue, green, red or orange are prohibited. Reflective roofs are prohibited.

Prohibited materials include, but are not limited to: wood shingles, composite shingles, tin and aluminum.

The maximum roof pitch is 6:12. Designs that include a mix of pitches, thus creating interest, are encouraged.

Designs that incorporate parapets are encouraged. Overhangs must not extend more than 2 feet beyond the face of the exterior walls.

Parapets are preferred for all Garden Home designs, except as approved by the ACC.

#### 1.4 Masonry and Foundation Exposure

- (a) All residences must be constructed of 100% masonry, using recognized and approved masonry techniques. Exterior walls may include stone, stucco or an approved combination thereof. Brick, colored tile and solid wood may be used only as an architectural accent, subject to ACC approval, and may not be used as a primary building material.
- (b) All stucco must be seamless and integral-color stucco is encouraged.
- (c) Stone may be split-faced or honed limestone, sandstone or granite, or honed canterra. Stone must be in muted tones of cream, tan, brown, taupe or rust.
- (d) All stone setting patterns must be approved by ACC.
- (e) Imitation masonry products, gray brick and the stacked stone (“peanut brittle”) setting technique are strictly prohibited.
- (f) No wood or composite siding will be allowed as a siding material.

No more than 12 inches of the vertical surface of a concrete slab shall be exposed to view from any public or private street or driveway or from another lot.

#### 1.5 Chimneys

Chimneys shall be of 100% masonry construction and must be finished with architecturally appropriate caps of metal such as iron, copper, bronze, stone or brick.

Chimney heights will be subject to the approval of the ACC.

#### 1.6 Stucco Colors, Exterior Paint and Trim

Approved colors of stucco include, but are not limited to, earth tone colors such as beige, taupe, ecru, buff, crème and terra cottas.

All colors must be approved by the ACC. Excessively contrasting or bold color schemes are prohibited.

## 1.7 Windows

Exterior windows must be of an approved style and design.

Approved window styles include, but are not limited to:

- (a) Picture windows – large, immobile, single glass panes, rectangular or square, hung vertically
- (b) Casement windows
- (c) Round or oval windows with single, immobile glass panes

All windows must be of metal, wood clad, or solid wood construction. Wood window frames must be stained, not painted, and metal frames must be of a matte finish, in bronze, copper, or pewter tones. Stone window surrounds are encouraged.

Prohibited window styles and finishes include, but are not limited to:

- (a) Single or double-hung
- (b) Windows with vinyl or plastic frames
- (c) “Colonial” grid windows with many individual glass panes
- (d) Reflective or mirrored glass
- (e) Snap-in interior window grids
- (f) White wood window trim

## 1.8 Doors, Entries and Gates

All front doors must be constructed of solid wood, iron, steel, copper or bronze, or a combination thereof, with or without windowpanes and casing.

Hollow core exterior doors are expressly prohibited.

Entries must be architecturally integral to the house; they must not

appear to be added to or attached to the front of the house.

Entries must be of a scale that is appropriate to the house. No two-story or oversized entries will be allowed.

Exterior gates must be constructed of solid wood, iron, steel, copper or bronze.

Garage doors must be of solid wood construction and must be single bay types. No more than two contiguous garage stalls will be allowed.

#### 1.9 Driveways and Walkways

All driveways and walkways must be constructed of concrete, pebble aggregate concrete or brick pavers. Concrete driveways must be stained, stamped, or scored; no plain grey concrete will be allowed.

Driveways will be a maximum of 12 feet wide, exclusive of motor courts and garage entries. Walkways will be a maximum of 5 feet wide.

#### 1.10 Exterior Lighting

- (a) Exterior illumination may be in the form of gas or incandescent electric lights (amber or yellow hue only) and must be designed with adequate shielding to avoid glare onto streets or common areas.
- (b) Fixtures may be of bronze, antiqued brass, pewter or patinaed copper.
- (c) Fixtures on alleyways must be of hanging lantern style.
- (d) Fluorescent, flood and white lights are strictly prohibited.
- (e) Fixtures of shiny metal such as new brass, chrome or aluminum are prohibited.
- (f) Landscape lighting must be kept to a minimum and should be used only to highlight architectural or landscaping detail or provide security. Low sodium lighting should be used (not to exceed 75 watts).

- (g) Holiday lighting shall be permitted during the month of December of each year. All holiday lights must be removed by January 10<sup>th</sup> of the following year.

#### 1.11 Landscaping

- (a) Landscaping must be selected, installed and maintained in accordance with the City of Austin “Grow Green” Guidelines; Xeriscapes are encouraged.
- (b) Automatic underground irrigation systems are required for all areas visible from a street or alleyway.

#### 1.12 Walls

Each lot shall be attached by a wall to its companion lots.

All walls must be accepted and approved by the ACC.

All walls shall be of predominantly masonry construction. Metals such as wrought iron, bronze or weathered copper may be used as an accent on front walls. No wood will be allowed on fencing.

#### 1.13 Fencing

Fences bordering the preserve behind Canyon View lots must be designed and built in accordance with the regulations set forth in the PUD, Section 6B. Fences at bottom of Lake View Lots are at option of owners and subject to ACC approval.

#### 1.14 Gates

Gates shall be of metal or wooden construction as approved by the ACC.

#### 1.15 Address Markers

Required address markers shall be available for purchase from the ACC. They will be placed on the wall in front of each residence, to the right of the gate at a height of 42”, and will be illuminated by an incandescent fixture installed in the wall above the marker.

1.16 Garbage containers and enclosures

Garbage containers must be kept out of public view at all times, except on trash collection days. Containers may not be set out for collections prior to 6:00 am on collection day. Required containers are available from the ACC.

1.17 Exterior Air Conditioning Equipment

All air conditioning units must be screened from the view of the street, alleyways, and neighboring residences with masonry walls or vegetation. If vegetative screens are used, the plants must be large enough at the time of planting to screen the air-conditioning unit within the first growing season.

## **Article 2**

### **Review and Approval Process**

2.1 Pre-Design Meeting

The Architectural Control Committee (ACC) offers one complimentary pre-design consultation to offer guidance and to initiate the design development process. At this informal meeting the Owner and Architect are encouraged to discuss questions about these guidelines and present ideas about the proposed residence.

In consultation with Beau Theriot and his design team, Owner and Architect will begin to tailor the residence to the unique features of the lot, with consideration to the views, existing significant vegetation, topography and privacy of neighboring residences, while incorporating the desires of the Owner.

To schedule an appointment for a pre-design consultation, please call 512.266.3993.

Plans and Specifications shall be submitted to the Architectural Control Committee in care of Beau Theriot, 6535 Comanche Trail, Austin, Texas, 78732.

2.2 Design Review and Approval

Each owner will submit proposed plans to the ACC for review prior to the production of construction documents.

Plans, specifications and fees will be submitted to 6535 Comanche Trail, Austin, Texas, 78732, in care of Lisa Moore.

The design review submittal must include 2 copies of the following:

- (a) Proposed site plan at a minimum scale of 1"=10', showing the home site, the construction envelope, all building and improvement locations, driveway location, utility locations, air conditioner location, existing and proposed site grades, and the locations of adjacent home sites. Site plan shall also include the location of all hardwood trees over 6" caliper and all cedars over 8" caliper.
- (b) Landscaping plan with detailed descriptions of plants being used.
- (c) Proposed elevations of all sides of the residence, showing all roof heights from natural grade and finished grade, a roof detail, dimensions of all exterior doors and windows, and heights of all chimneys.
- (d) Floor plans at a minimum 1/4" scale, showing the dimensions of all rooms.
- (e) A description of any variances or changes in the home site or construction envelope that may be requested.

Additionally, Owner shall submit a single sample board showing:

- (a) Roof material, color, manufacturer, and style number.
- (b) Window schedule, manufacturer, style number, and color.
- (c) Exterior wall material, color, manufacturer, and style number.
- (d) Exterior trim material, color, manufacturer, and style number.
- (e) Chimney material, color and chimney cap design.

- (f) A picture or sketch of the front door, manufacturer and style number.
- (g) A picture or sketch of the garage door(s), manufacturer and style number.
- (h) A picture or sketch of exterior gates, manufacturer, material and color.
- (i) Exterior wall and trim / accent material and color.
- (j) Mortar color, description of setting technique and mortar joint technique.
- (k) Pictures of exterior lighting fixtures, manufacturer and style number.

The ACC may request in writing the Owner submit to it such additional materials, construction samples and information the Committee consider relevant in reviewing the plans and specifications. ACC may postpone review of plans and specifications until all requested information is received.

- 2.3 Upon receipt of all plans, specifications and other such information requested by the ACC, submittal shall be stamped "Complete", with the date thereof and Owner will be notified of such in writing. The Committee will act upon such plans and specifications within thirty (30) days. If the Committee fails to act within thirty days of the written notice of its receipt of a completed submittal, such inaction shall constitute a de facto approval of such plans and specifications.
- 2.4 If the ACC approves Owner's plans and specifications, it shall mark both sets of plans "Approved" with the date thereof and will retain one set for its records and return one set and Owner's sample board to the Owner. The Owner must commence construction of the Improvements shown in the approved plans and specifications within ninety (90) days of the Committee's approval or such approval shall lapse. Upon the written request of an Owner, the ACC shall grant up to two (2) thirty-day extensions of the approval.
- 2.5 If the Architectural Control Committee disapproves such plans and specifications, it shall mark both sets of plans "Disapproved" with the date thereof and retain one set for its records and return one set and the sample board to the Owner, with a written statement of all the items which were found not to comply with these regulations. The Owner shall then submit to the ACC two (2) revised sets of Plans and Specifications, with

notations sufficient to identify the revised portions and the Committee shall act upon these revisions within thirty (30) days of receipt.

***No Liability for Design Defects. Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications, neither the ACC, the members thereof, nor Declarant assume liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications.***

## 2.6 Inspections

During construction the ACC or an agent of the ACC will make periodic inspections to ensure compliance with the proposed plans.

## 2.7 Changes

During construction, no changes in the exterior plans or materials previously approved by the ACC may be undertaken without the prior written approval of the ACC.

Once the residence is complete, no exterior alterations including, but not limited to, colors, materials additions, or deletions, shall be undertaken, which will result in significant changes to the exterior appearance, without prior written approval of the ACC.

As of 8/5/05 – 11:00 am  
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