

**Architectural Compliance Form – DWELLING**

Application for building a dwelling on Lot # \_\_\_\_\_ in Horseshoe Bend

Name \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_ FAX \_\_\_\_\_

City/State/Zip \_\_\_\_\_ Email \_\_\_\_\_

Contractor/Builder \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_ FAX \_\_\_\_\_

City/State/Zip \_\_\_\_\_ Email \_\_\_\_\_

Estimated date construction to begin \_\_\_\_\_

Pursuant to Articles IX and X of the Declaration of Covenants, Conditions and Restrictions, existing Directives of the Association’s Board of Directors, and established practices of the Architectural Committee, the following general and specific requirements and restrictions are imposed upon a Property Owner seeking to construct a dwelling:

**General Requirements and Restrictions**

1. Actual construction cannot begin until AFTER notice of Committee approval is received.
2. All changes in the original construction plan, in the specific areas of Committee responsibility must be reviewed and approved by the Committee before implementation by a Property Owner.
3. It is the responsibility of a Property Owner to fully inform a builder/contractor of these requirements and restrictions and to ensure that construction adheres to the approved plan.
4. All buildings and other structures shall be completed within one hundred eighty (180) days from the commencement of construction.

5. A reasonable effort must be made to utilize available natural barriers, including trees, to minimize the line of sight exposure between a dwelling or structure and the lake or a public road.
6. All streams and springs on a Unit must be left in their natural state. Construction or other activities cannot substantially interfere with the natural drainage of water across a Unit without the written approval of the Committee.
7. Setback line requirements for a lake-front lot or Unit are fifty (50) feet from the lake, fifty (50) feet from the center of a public road, and twenty-five (25) feet from side boundaries. Setback line requirements for a non-lake lot or Unit are fifty (50) feet from the center of a public road and twenty-five (25) feet from side boundaries. Setback requirements for a Little Cypress lot or Unit are fifty (50) feet from the lake, thirty-five (35) feet from a public road and ten (10) feet from side boundaries.
8. No timber having a diameter at breast height of ten (10) inches or more shall be cut within twenty-five (25) feet of the lake unless approved by the Committee. With the approval of the Committee, trees may be removed within said twenty-five foot area for purposes of ingress and egress to and from the lake with said pathway to be no more than twelve (12) feet in width.
9. No approval is required for the removal of timber for driveways, houses, yards or gardens provided the area to be cleared does not exceed one (1) acre of land or seventy (70) percent of the size of the Unit, whichever is smaller.
10. There shall be no fences within one hundred (100) feet of the lake. Fencing and retaining walls on Units of five (5) acres or less must be approved by the Committee. No trees shall be used as fence posts and no wire can be attached to any trees. Any fences which front on FM 2088 or FM 2869 shall be subject to approval by the Committee.
11. Units on FM 2088 and FM 2869 may not use said roads for purpose of ingress and egress to and from their property and will use main entrance to property (See Article X, Paragraph 18, for exceptions.)
12. No unpainted sheet metal or fiberglass structures shall be placed on a Unit.
13. To prevent the unwanted intrusion of light on the Units of other Property Owners and the common areas, deflective shielding is required on exterior lighting systems similar in nature to street lights. The Committee must approve such lighting systems before installation.
14. Access to toilet facilities must be provided for workmen during construction.

**Specific Requirements and Restrictions for a Dwelling**

1. All dwellings shall be constructed of brick, stone, masonry or wood. Any other materials to be used on the exterior of a dwelling must have the approval of the Committee.
2. Dwelling must be used for residential purposes only and be the only detached single family dwelling on the Unit.
3. Dwelling must be a minimum of nine hundred (900) square feet of heated and cooled area. Only heated and cooled areas with a minimum ceiling height of seven and one-half (7 1/2) feet shall be counted in meeting this requirement.
4. Owners or their builders will be required to furnish the Committee with certification of completion of the installation of the septic system stating that the system meets all of the current requirements of the laws of the State of Texas and the Texas Commission on Environmental Quality (TCEQ), formerly the Texas Natural Resources Conservation Commission (TNRCC), relating to such installations. (See also Certification of Completion of Septic System form.) No septic system or field lines shall be permitted to empty into a stream, spring or lake.
5. A dwelling constructed on a pier and beam foundation must be underpinned in brick, stone, masonry or wood. Any other materials to be used on the exterior of a dwelling must have the approval of the Committee.
6. No houses may be moved onto a Unit without approval of the Committee.
7. No manufactured homes or mobile homes shall be permitted on any Unit.
8. Garages or carports shall not be allowed to open toward a public road upon which a dwelling fronts. Carports shall be so constructed as to completely shield contents from view from a street. Garages or carports shall be of the same construction and exterior finish as the house.
9. Fireplaces must have operationally approved spark screens covering chimneys.

By signing below, the signatories acknowledge that the general and specific requirements and restrictions listed in this document have been reviewed and discussed and that the Property Owner agrees to abide by their content.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Architectural Committee Member

\_\_\_\_\_  
Date