

Architectural Compliance Form – MISCELLANEOUS STRUCTURE

Application for building a structure on Lot # _____ in Horseshoe Bend

Name _____ Phone # _____

Mailing Address _____ FAX _____

City/State/Zip _____ Email _____

Type of Structure _____

Purpose of Structure _____

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 line 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 the purpose 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 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 Structures Other Than Dwellings

1. Any type of storage building must be set back a minimum distance of seventy-five (75) feet from the lake, seventy-five (75) feet from a public road and twenty-five (25) feet from side boundaries.
2. Storage buildings built on Units without a dwelling shall be painted in such a way as to blend with nature as far as possible.
3. Storage buildings which are built on Units that do not have an existing permanent dwelling may not have any of the following:
 - a. Indoor plumbing
 - b. Toilet facilities
 - c. Permanent heating or cooling systems
 - d. Cooking facilities
4. Any structure, including storage buildings, less than nine hundred (900) square feet may not be used as a dwelling for permanent habitation.
5. 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 dwelling.
6. A dock or pier may extend up to thirty (30) feet beyond the lake edge when the lake is at spillway level and must be approved by the Committee.
7. No stationary rafts shall be permitted on the lake.

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