

Mystic Shores Property Owners Association
Unit 1 DCCR/Supplement and Design Guidelines Requirements

Note: This checklist is for the convenience of the Mystic Shores Architectural Control Committee. In the event of any discrepancy between this checklist and the applicable Mystic Shores DCCRs and Architectural and Site Design Guidelines, such DCCRs and Guidelines are controlling.

	Requirements	Reference¹	Comply / Comments
Square Footage	Square footage of residence (excluding porches) not less than 2300 sq ft of living area and if residence is 1-1/2 or 2 stories, a minimum of 1400 sq ft will be on the ground floor.	SD 3.01 (4 th Amend) ²	
Construction Material	Residences (including secondary dwellings) must be built of new construction materials and must be on a poured slab foundation, pier foundation or a combination. 75% masonry exterior required – cement fiberboard (“hardiplank”) not to be considered masonry.	SD 3.01 (4 th Amend)	
Home Orientation on Lot	If home is not oriented on lot parallel or substantially parallel to the street the ACC will consider potential adverse effects. Corner lots are considered on case-by-case basis.	DG 6.07	
Single Family Residence	Confirm residence is a single family dwelling. Look for indications of multiple family residence – no interior stairs in two story residence, multiple kitchens, separate living areas, etc.	SD 3.01 (4 th Amend)	
Secondary Dwelling	One guest/servants’ house may be built per lot providing the lot exceeds 2 acres net building area above the 948’ contour line. The building’s square footage to be not less than 500 sq ft nor more than 1000 sq ft. The building must be built during or after the primary dwelling.	SD 3.01 (4 th Amend)	
Garage	Garage door openings must face the side lot lines. Minimum of two-car garage. Detached garage to be built of similar materials as the main dwelling.	SD 3.01 (4 th Amend) DG 8.02	
Roofing	Silent		
Setbacks	Front 50 ft Rear 50 ft Sides 10 ft Front setback is measured from where public road pavement ends. If plans show structure will be near a required setback a form survey generally will be required. Any setback waiver must be in writing and be recorded in Comal County deed records.	SD 3.03; DG App A DG 6.01	
Driveway	Must be surfaced with concrete, concrete pavers, asphalt, 2-course chip and seal, or a combination thereof. Surface finished upon completion of dwelling.	SD 3.15 DG 8.01	
Propane tanks	Propane tanks must be buried or enclosed by solid type privacy fencing at least 6 ft high. For safety reasons, if an above-ground propane tank is painted, it must be painted a light reflective color as recommended in National Fire Protection Association 58.	SD 3.07 DG 10.03	

¹ MD = Master DCCRs; SD = Supplemental DCCRs; DG = Design Guidelines

² SD in this checklist refers to the original Unit 1 DCCRs, as amended. Master DCCRs were adopted for Unit 1 in Fifth Amendment dated April 2, 2009.

	Requirements	Reference¹	Comply / Comments
Maximum Height Restrictions	Home 35 ft max height in two stories. Accessory building 25 ft max. Heights are determined from the finished floor elevation.	SD 3.03; DG App A	
Exterior Color	Natural or earth tone/ must complement the surrounding landscape. Earth tone is a color scheme that draws from a color palette of browns, tans, warm grays, and greens. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks.	DG 6.05	
Elevations and Site Plan	Elevations to show finished floor (FF) elevation and ground contour lines with respect to the FF elevation. Site plan to show contour lines of the site; septic tank location and spray fields. Site plan to also show fencing, well location, outbuildings, pool, etc. when applicable.	DG App - Application Forms	
Lighting	See DG 9.02 for exterior lighting requirements. Refer owner to DG Appendix J.	DG 9.02 DG App J MD 9.4(b)(ii))	
Outbuildings³	Outbuildings include, without limitation, barns, workshops, detached garages, sheds and other structures not connected to the main dwelling. The location and appearance of outbuildings shall be submitted to and approved by the ACC. No portion of the outbuilding may be closer to the front property line than the part of the house that is closest to the rear lot line. The building shall be oriented so that access is indirect and not open on to the street. The ACC may also consider proposed use of outbuildings and other structures to ensure they will be consistent with the single family residential use restrictions in the DCCRs. Accessory buildings must be made of similar materials as the primary dwelling. The building must be built after the primary dwelling.	SD 3.01 DG 7.01 MD9.4(b)(iv)	
Fencing	Walls and fences shall not be closer to front property lines than the front line of the house on all lots except for lots 67, 78, 80, 81, 82, 83, 84, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197 & 198, which must build fences on the Cranes Mill roadside property line. Said fence must be constructed with stone columns and wrought iron. Fences on all lots must be built with the same materials; painted the same color; and adhere to the same design criteria as provided to buyer by seller. The maximum height of any fence shall be six (6) feet. No barbed, smooth, hog, chicken, chain link or like material/wire fencing is permitted on the property except that light gauge wire fencing may be attached to the inside bottom portion of other approved fencing, as long as the light gauge wire does not exceed thirty-six (36) inches in height. Requirements are same for perimeter and privacy fencing. [Note: ACC research in February 2013 showed that the stone column requirement has been waived many times.]	SD 3.05 DG 7.03	<i>Does not require Design Consultant Review ("No DCR")</i>
Wells	Must meet DG setback requirements, unless well meets pressure cemented exception Pump house is required and constructed with same material as house masonry or hidden by alternative methods as approved by the ACC. Pump house cannot exceed 5' height.	DG 7.10	<i>No DCR</i>

³ Sometimes referred to in the SDs and MDs as accessory buildings.

	Requirements	Reference¹	Comply / Comments
Pools	See DG 7.04 for requirements for location and screening.	DG 7.04	<i>No DCR</i>
Flagpoles/ Solar Energy Devices/ Rainwater Harvesting Systems	See DG Appendix I for summary of applicable Texas laws. See DG 7.09 for energy generation devices requirements and DG 7.10 for rainwater storage tank requirements.	DG 7.09, 7.10 & App I	<i>No DCR</i>
Lot Clearing/Site Excavation	Application not required for clearing of ashe junipers (cedars), brush and dead trees. Email notice to management company is required. Site excavation is part of construction process and requires prior ACC approval of construction plans.	DG 5.02	<i>No DCR</i>
Exterior Changes /Improvements/ Remodels	Except as noted in next sentence, prior ACC approval is required for painting of residence, outbuilding or fence; exterior repair of brick/stucco or any exterior; gutter installation; stone fence or retaining walls; and concrete work, paving or staining. Repairs to existing structures with substantially the same materials and quality of construction and repainting of existing structures with the same color as previously approved by the ACC for the existing structure do not require ACC approval.	DG 3.08	<i>No DCR unless adding walls to home</i>
Aesthetic Considerations	Plans submitted for review may be disapproved upon any grounds which are consistent with the purpose and objectives of the ACC, including purely aesthetic considerations.	MD 9.3(b) MD 9.4(b) DG 3.02	
Drainage	Natural established drainage patterns of streets, tracts or roadway ditches will not be impaired. No creeks or natural drainage areas may be dammed or water impounded, diverted or used for any purpose. Driveway culverts must be installed and will be of sufficient size to afford proper drainage of ditches without backing up water into ditch or diverting flow. Drainage culvert installation must meet county requirements.	SD 3.12 MD 10.10	
Landscape	Landscaping is required within 180 days of completion of residence. Landscaping must be well-designed balance of mature trees, shrubs and lawn grass around perimeter of home. This area must be watered by an irrigation system. Plants must screen most of exposed foundations. Turf used must be buffalo, blue grama, zoysia or bermuda. Other types of low-water requirement turf may be considered.	SD 3.16 (4 th Amend) ⁴ DG 9.01	<i>No DCR</i>

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⁴ Homes with plans approved before April 14, 2005 (date of recording of 4th Amendment in Comal County) are not required to have landscaping.