

Mystic Shores Property Owners Association
Unit 6 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
Multi-Use Construction	Lots 653, 654, 655, 656, 657, 658, 659, 660, 661, 666, 667, 668, 669, and 670, inclusive ("Combination Lots"), may be used for either commercial purposes or the dual use as a combination of residential and commercial purposes or for strictly residential purposes. Lots 662, 663, 664, 665, 671, 672, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, and 1036, inclusive, shall be used exclusively for commercial purposes. [Notes: Lot 652 is "Common Area" owned by the Association. See prohibited uses in Section 3.07 of Unit Six DCCRs, which include that all business operations must be carried out within building and no removing or minerals, gravel or earth is permitted.]	SD 3.01 ² (2 nd Amend)	
Residential Construction Combination Lots	All residences constructed on the Combination Lots which Lots are used for both residential and commercial purposes must be constructed as a physical part of and not separate from the commercial building. Buildings connected by "breeze-ways" or similar construction shall not be considered to be a physical part of the commercial building.	SD 3.02	
Square Footage	All main buildings, whether commercial, residential or both, must contain no less than 1800 square feet of interior space, excluding porches and, if more than one story, such building must have a minimum of 1000 square feet of interior space on the ground floor.	SD 3.02	
Commercial Construction Material	The Front and sides of all buildings, excluding gable, eaves, windows and doors, shall be comprised of 100% white Austin limestone in a random pattern, or other similar quality and style materials as may be approved in writing by the ACC and shall be constructed using new construction materials. The rear of the building (defined as the area of the building facing the rear lot line, unless otherwise defined by the ACC) shall be constructed of native rock, stone, metal of an architectural style (excluding flat silver corrugated metal), or other material approved by the ACC. Windows shall not be glazed or reglazed with mirrored or reflective glass without prior written approval of the ACC. Buildings must be on concrete slab or pier foundation.	SD 3.02	
Building Orientation on Lot	If residences or buildings are 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	

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

² SD in this checklist refers to the original Unit 6 DCCRs, as amended. Master DCCRs were adopted for Unit 6 in Third Amendment dated April 1, 2009.

	Requirements	Reference¹	Comply / Comments
Single Family Residence	If owner has elected to have lot be residential, then 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 (2 nd Amend)	
Secondary Dwelling	Silent		
Garage	Silent	DG 8.02	
Roofing	Metal; ACC may consider other materials.	SD 3.02	
Setbacks	Front 25 ft Rear 25 ft Sides 25 ft All setbacks measured from property lines. 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 3.04 DG App A DG 6.01	
Driveway and Parking Lot	Must be surfaced with concrete, concrete pavers, asphalt, 2-course chip and seal, or a combination thereof. Driveways and parking areas must be surfaced upon completion of the main building. Parking shall be sufficient, in the opinion of the ACC, to accommodate all parking needs for employees, visitors and company vehicles without the use of on-street parking. If parking needs increase, additional off-street parking shall be provided by the owner.	SD 3.15 DG 8.01	
Propane tanks	Propane tanks must be buried or completely screened from public view. 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 3.06 DG 10.03	
Septic System, Water & Electricity	All main buildings placed on a Tract must be equipped with septic tank or other sewage disposal system meeting all applicable laws, rules, standards and specifications, and all such buildings must be served with water and electricity	SD 3.04	
Maximum Height Restrictions	35 ft max height in two stories. Accessory building 25 ft max. Heights are determined from the finished floor elevation.	SD 3.04 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	

	Requirements	Reference¹	Comply / Comments
Lighting	All light is to be shielded and confined within the lot lines. See also DG 9.02 for exterior lighting requirements. Refer owner to DG Appendix J.	SD 3.07(a) DG 9.02 DG App J MD 9.4(b)(ii)	
Outbuildings³	Outbuildings include, without limitation, structures not connected to the main building. The location and appearance of outbuildings shall be submitted to and approved by the ACC. The ACC may also consider proposed use of outbuildings and other structures to ensure they will be consistent with use restrictions in the SD. Accessory buildings shall be (1) constructed after the completion of the main building, (2) consistent with the architectural design and character of main building and (3) located and built behind the main building.	SD 3.02 DG 7.01 MD9.4(b)(iv)	
Fencing	All walls, fences and gates must be constructed of masonry, masonry veneer, wrought iron or a combination thereof. The ACC may, in its discretion, allow fencing constructed of wood or pipe and cattle panels so long as such fencing complements the surrounding areas and overall appearance of the subdivision.	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>
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	

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

	Requirements	Reference¹	Comply / Comments
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	All lots require landscaping. Turf used must be buffalo, blue grama, zoysia or bermuda. Other types of low-water requirement turf may be considered. Natural barrier of mature trees required along FM 306.	SD 3.04 SD 3.16 DG 9.01	<i>No DCR</i>
Other Screening Requirements	Storage areas, air conditioning and heating equipment, incinerators, storage tanks, propane tanks, trucks based on the premises, roof objects (including fans, vents, coolant towers, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed within enclosed structures or otherwise completely screened from public view in a manner and at a location approved in writing by the ACC.	SD 3.06	
Power Lines	Any and all lines and/or wires for communication or for transmission of sound or current, not within a building, shall be constructed or placed and maintained underground.	SD 3.06	

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