

Mystic Shores Property Owners Association
Unit 7 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	<p>Lots 728-737,778-789,791-794, 803 and 804: All dwellings must have at least 2700 sq. ft. living area, excluding porches and garages. 1 ½ and 2 story houses must have at least 1800 sq. ft. living area, excluding porches and garages, on ground floor. [Note: Lots listed above front Mystic Parkway.]</p> <p>All other lots: All dwellings must have at least 2300 sq. ft. living area, excluding porches and garages. 1 ½ and 2 story houses must have at least 1400 sq. ft. living area, excluding porches and garages, on ground floor.</p>	SD 3.01 ²	
Construction Material	<p>Lots 728-737,778-789,791-794, 803 and 804: All improvements, including but not limited to dwelling, must be constructed using new construction material and must be comprised of 100% masonry, excluding windows, eaves, and doors. [Note: Lots listed above front Mystic Parkway.]</p> <p>All other lots: All improvements, including but not limited to dwelling, must be constructed using new material and must be comprised of 75% masonry. All chimneys must be constructed of masonry regardless of percentage of dwelling.</p> <p>Masonry does not include hardiplank materials, aluminum, asbestos, plywood, concrete block or vinyl or metal siding.</p> <p>Residences (including secondary dwellings) must be on a poured slab foundation, pier foundation or a combination.</p>	SD 3.01	
Home Orientation on Lot	<p>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.</p>	DG 6.07	
Single Family Residence	<p>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.</p>	SD 3.01	
Secondary Dwelling	<p>Guesthouse or servant's quarters allowed on lots more than two (2) acres if (1) built above the 948 contour line, as shown on the recorded plat, (2) contains a minimum of 500 square feet and a maximum of 1000 square feet, (3) built after or while the main dwelling is being built and (4) masonry percentage and roof match main dwelling.</p>	SD 3.01	

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

² SD in this checklist refers to the original Unit 7 DCCRs, as amended. Master DCCRs were not formally adopted for Unit 7; however, POA attorney has advised that master DCCRs apply to Unit 7.

	Requirements	Reference¹	Comply / Comments
Garage	All dwellings must have a garage, whether detached or attached, and such garage must hold a minimum of 2 cars and a maximum of 4 cars, have finished interiors (sheet rocked, taped/flouted and painted) and face away from all roadways (at least 90 degrees). No carports allowed. Porticos may be allowed on a case-by-case basis. See additional requirements for detached garage under "Outbuildings" below.	SD 3.01 DG 8.02	
Roofing	Shingle roofs must have at least 30 year life - "limited lifetime warranty" is equivalent.	SC 3.01 DG 6.06	
Setbacks	<p>Building sites are designated on lots 747, 749-755 and 760-763 and no building(s) of any kind shall be located in areas outside the designated sites. The setback of building sites from the front property line on lots 747, and 760-763 are as follows:</p> <p>Lot 747 has a setback of 150'; Lots 760 and 761 have a 75' setback; and Lots 762 and 763 have a 125' setback.</p> <p>Lots 749-755 shall have a designated building site as follows:</p> <p>Lot 749 building site area shall be between 50' from the front property line and 150' from the front property line.</p> <p>Lot 750 building site area shall be between 50' from the front property line and 135' from the front property line.</p> <p>Lot 751 building site area shall be between 50' from the front property line and 110' from the front property line.</p> <p>Lot 752' building site area shall be between 50' from the front property line and 150' from the front property line.</p> <p>Lot 753 building site area shall be between 50' from the front property line and 120' from the front property line.</p> <p>Lot 754 building site area shall be between 50' from the front property line and 115' from the front property line.</p> <p>Lot 755 building site area shall be between 50' from the front property line and 150' from the front property line.</p> <p>Lot 755 shall have a 75' setback off the property line dividing it from Lot 754.</p> <p>On all Lots in which there are no designated setback line, no building of any kind shall be located on any other lot nearer than 10 feet to the side property lines; and no nearer than 50 feet to any property line fronting a public road and no nearer than 50 feet to the rear property line.</p> <p>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.</p>	SD 3.03; DG App A DG 6.01	

	Requirements	Reference¹	Comply / Comments
Driveway	On lots 728-737, 778-789, 791-794, 803, and 804 all driveways must be surfaced with either concrete, exposed aggregate, or brick pavers. Remaining lot driveways must be surfaced with concrete, exposed aggregate, brick 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 of same masonry material as the dwelling and no more than 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	
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, with masonry percentage and roof matching the primary dwelling. The building must be built while or after the primary dwelling. Detached garages, workshops and barns shall not be larger than 30% of the main dwelling living area (excluding any attached guest/servants quarters).	SD 3.01 DG 7.01 MD9.4(b)(iv)	

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

	Requirements	Reference¹	Comply / Comments
	Lots 2 acres or less shall have no more than 2 buildings. Lots more than two acres may have maximum of 3 buildings. Primary dwelling considered as one building in either case.		
Fencing	<p>Lots 728-737,778-789,791-794, 803 and 804: All walls and fences must be constructed of either (i) rock of the same type as the main dwelling, (ii) masonry of the same type as the main dwelling, (iii) wrought iron, or (iv) a combination of wrought iron, rock and/or masonry, which rock and masonry shall match the main dwelling.</p> <p>All other lots: All walls and fences may be constructed in accordance with the prior paragraph or may be constructed with pipe fencing. For those lots on which pipe fencing is used, the fence posts shall consist of 2-3/8" drill stem pipe with a 10 foot spacing. A single top rail consisting of the same size pipe will be placed on top of line posts. The area between the posts shall be a solid-lock high-tensile wire or ranch panel welded to the vertical pipe and top rail. All piping must be painted black with panels and/or solid lock high-tensile wire left in its natural color.</p> <p>Gates on all lots must be of a decorative nature and be constructed of metal and/or steel. Standard aluminum ranch gates are not permitted.</p> <p>Walls and fences shall not be closer to front property lines than the front line of the house on all lots. The maximum height of any fence shall be six (6) feet, excluding tennis/sports court fencing. No wood, barbed, smooth, hog, chicken, chain link or like fencing material is permitted on the property except for tennis/sports court fencing (which must be green coated chain link fence material).</p> <p>Requirements are same for perimeter and privacy fencing.</p>	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>

	Requirements	Reference¹	Comply / Comments
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	On tracts 728-737, 778-789, 791-794, 803, and 804 all homes must be landscaped. Other lots do not require landscaping; however, if owner chooses to landscape, plans must be approved by ACC. Landscaping, if required, must be completed 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. No more than the 10% of any front yard area on any property, excluding driveway(s) and sidewalk(s), may be covered by rock material.	SD 3.16 (DG 9.01	<i>No DCR</i>

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