

Mystic Shores Property Owners Association
Unit 9 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 & garages): Lots 1023-1025, 1037-1057. 1088, 1089 & 1098 (lakefront lots): not less than 2700 sq ft of living area and if residence is 1-1/2 or 2 stories, a minimum of 1800 sq ft will be on the ground floor. All other Lots: 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 3.1	
Construction Material	Residences (including secondary dwellings) must be built of new construction materials and must be on a poured slab or pier foundation. Lots 1023-1025, 1037-1057. 1088, 1089 & 1098 (lakefront lots): 100% masonry exterior required. All other lots: 75% masonry required. Cement fiberboard ("hardiplank"), aluminum, asbestos, plywood, concrete block or vinyl or metal siding not to be considered masonry. All chimneys must be masonry material.	SD 3.1	
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 3.1	
Secondary Dwelling	One guest/servants' house may be built per lot providing the lot exceeds 2 acres and building is 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 3.1	
Garage	Garage door openings must face away from all roadways (at least 90 degrees). Minimum of 2-car garage, maximum 4-car garage. Must have finished interior (sheet-rocked, taped/ floated and painted). No carports allowed. Porticos may be allowed on case-by-case basis. See additional requirements for detached garage under "Outbuildings" below.	SD 3.1 DG 8.02	
Roofing	Shingle roofs must have at least 30 year life - "limited lifetime warranty" is equivalent.	SD 3.1 DG 6.06	

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

	Requirements	Reference¹	Comply / Comments
Setbacks	Front 50 ft Rear 25 ft Sides 10 ft Front setback is measured from front property line. If plans show structure will be near a required setback a form survey generally will be required. (Note: Special setback requirements for lots 1006-1010, 1012, 1014, 1064, 1066-1069 & 1082-1085.)	SD 3.4 (1 st Amend) DG App A DG 6.01	
Driveway	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 3.2 DG 8.01	
Propane tanks	Propane tanks must be buried or enclosed by solid type privacy fence, built with same masonry as the main dwelling and not exceeding 6 ft. 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.	DG 10.03	
Maximum Height Restrictions	Home 35 ft max height in two stories, except lots 1066-1069 are limited to 25 ft at street level. Accessory building 25 ft max, except workshops, barns and detached garages may be same height as dwelling but no taller. Heights are determined from the finished floor elevation, except those listed above from street level.	SD 3.1 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)	
Outbuildings²	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.	SD 3.1 DG 7.01 MD9.4(b)(iv)	

² Sometimes referred to in the SDs and MDs as accessory buildings.

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	<p>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 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).</p> <p>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.</p>		
Fencing	<p>Walls, fences and gates, if any, shall be on or within the lot property line. No fence shall be more than six feet (6') high, for fences outlined in "a" below, or no more than fifty-two inches (52") high, for fences outlined in "c" below, excluding fences surrounding tennis/sports courts. All walls, fences and gates shall be constructed according to the following standards:</p> <p>a. Lots 1023-1025, 1037-1057, 1088, 1089, & 1098: All walls and fences must be constructed of either (i) rock of the same type as the dwelling on the lot, (ii) masonry of the same type as the dwelling on the lot, (iii) wrought iron, or (iv) a combination of wrought iron, rock and/or masonry, which rock and masonry shall match the dwelling on the lot.</p> <p>b. Lots 1005-1022, 1061-1065, 1074-1087, 1090-1097: Any fence adjacent to Starling Pass or Grosbeak Dr. and sidelines to the front of the house must follow "a" above. Sidelines extending beyond the front of the house towards the rear of the property may be constructed with pipe in accordance with "c" below.</p> <p>c. All other Lots: All walls and fences may be constructed in accordance with "a" above or may be constructed with pipe fencing. For those lots on which pipe fencing is used, the fence posts shall consist of two and three-eighths inch (2-3/8") drill stem pipe with a ten foot (10') 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>Privacy fencing requirements same as above.</p>	DG 7.03	<i>Does not require Design Consultant review ("No DCR")</i>
Wells	<p>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.</p>	DG 7.10	<i>No DCR</i>
Pools	<p>See DG 7.04 for requirements for location and screening.</p>	DG 7.04	<i>No DCR</i>
Flagpoles/ Solar Energy Devices/ Rainwater	<p>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.</p>	DG 7.09, 7.10 & App I	<i>No DCR</i>

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Harvesting Systems			
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.	MD 10.10	
Landscape	Landscaping is required within 180 days of completion of residence for lots with frontage on Starling Pass or Grosbeak Drive. 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. For other lots, landscaping is not required; however, if owner chooses to landscape, plans must be submitted to ACC for prior approval.	SD 3.3 DG 9.01	<i>No DCR</i>

Revised February 2018