

# The Preserve at Walnut Springs

## DESIGN GUIDELINES

**TABLE OF CONTENTS**

TABLE OF CONTENTS.....	2
DESIGN GUIDELINES – OVERVIEW .....	4
PREFACE.....	4
1. INTRODUCTION.....	5
1.1 – THE PRESERVE AT WALNUT SPRINGS VISION .....	5
1.2 – PRESERVATION OF THE NATURAL ENVIRONMENT .....	5
2. SITE DEVELOPMENT GUIDELINES.....	6
2.1 – SITE PLANNING RECOMMENDATIONS.....	6
2.3 – SITE PLAN REVIEW .....	7
2.4 – PARKING.....	7
2.5 – SETBACKS.....	7
2.6 – DRIVES AND ENTRANCES .....	7
2.7 – FENCING.....	8
2.8 – WASHES AND DRAINAGE EASEMENTS .....	8
2.9 – SWIMMING POOLS .....	8
2.10 – TENNIS COURTS .....	8
2.11 – SITE LIGHTING.....	9
2.12 – MAINTENANCE.....	9
2.13 – NOXIOUS OR OFFENSIVE ACTIVITIES .....	9
2.14 – BUSINESS RESTRICTIONS.....	9
3. ARCHITECTURAL DESIGN GUIDELINES .....	10
3.1 – BUILDING REQUIREMENTS.....	10
3.2 – BUILDING ENVELOPE .....	10
3.3 – AUTHORIZED STRUCTURES.....	10
3.4 – BUILDING HEIGHT .....	10
3.5 – BUILDING SIZES .....	11
3.6 – BUILDING MASSING .....	11
3.7 – BUILDING COLORS.....	11
3.8 – ROOFS .....	11
3.9 – MATERIALS – EXTERIOR SURFACE .....	12
3.10 – SIGNS.....	12
3.11 – ANTENNAE .....	12
3.12 – STORAGE TANKS .....	12
3.13 – UTILITIES .....	12
3.14 – RENEWABLE ENERGY RESOURCES.....	13
4. LANDSCAPE GUIDELINES.....	14
4.1 – LANDSCAPE PLANS .....	14
4.2 – REQUIRED-LANDSCAPE-PLANTING SCREENING .....	14
4.3 – IRRIGATION.....	14
4.4 – LANDSCAPE PLANTING AND RECOMMENDED PLANT MATERIALS .....	14
4.5 – HABITAT ENHANCEMENT.....	15
4.6 – OAK WILT.....	15
5. CONSTRUCTION GUIDELINES.....	16
5.1 – COMPLIANCE DEPOSIT .....	16
5.2 – OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE (OSHA) .....	16
5.3 – TEMPORARY FACILITIES.....	16
5.4 – SANITARY FACILITIES.....	16
5.5 – CONSTRUCTION FENCING .....	16

THE PRESERVE AT WALNUT SPRINGS DESIGN GUIDELINES

---

5.6 – DEBRIS AND TRASH REMOVAL..... 16

5.7 – VEHICLES AND PARKING AREAS..... 17

5.8 – RESTORATION OR REPAIRS OF PROPERTY DAMAGE ..... 17

5.9 – INSURANCE..... 17

5.10 – DUST AND NOISE ..... 17

5.11 – DAILY OPERATION ..... 17

5.12 – CONSTRUCTION TIMELINE ..... 17

5.13 – NO SMOKING, OPEN FIRES, PETS OR FIREARMS..... 17

6. REVIEW AND APPROVAL PROCESS ..... 18

6.1 – PURPOSE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE (ARC)..... 18

6.2 – THE REVIEW PROCESS IN GENERAL..... 18

6.3 – THE REVIEW PROCESS..... 19

6.4 – EXTERIOR CHANGES AND RESUBMITTAL OF DRAWINGS ..... 20

6.5 – INSPECTIONS..... 21

6.6 – NO WAIVER OF FUTURE APPROVALS ..... 21

6.7 – VARIANCES ..... 21

6.8 – APPLICANT RESPONSIBILITIES..... 21

## DESIGN GUIDELINES – OVERVIEW

The Design Guidelines (“Guidelines”) apply to the development and construction of any improvements at The Preserve at Walnut Springs. The purpose of the Guidelines is to identify and establish the aesthetic vision at The Preserve at Walnut Springs; promote residential design that complements the natural environment; and protect and enhance property values. The Guidelines not only provide architectural standards and restrictions regarding height, color, massing and building materials but extend to such matters as setback lines, site planning, fencing, and landscaping. The Design Guidelines are administered by the Architectural Review Committee (“ARC”). No improvements of any kind shall commence on a Lot without the approval of the ARC. The Committee’s job is one of assistance, helping Owners and their Architects/Designers maximize their architectural and living experience at The Preserve at Walnut Springs.

## PREFACE

The Design Guidelines are applicable to all residential Lots and property at The Preserve at Walnut Springs. Properties within The Preserve at Walnut Springs Master Plan may not be developed for non-residential uses with the exception of the amenities detailed on the Area of Common Responsibility. These Design Guidelines do not apply to nonresidential uses, although the structures permitted in the common area shall also be subject to review by the ARC and shall be encouraged to conform to The Preserve at Walnut Springs aesthetic.

As deemed appropriate by the ARC, and in its sole discretion, the Design Guidelines may be modified or supplemented periodically, provided that any such modifications or supplements will retain the values and general aesthetics of The Preserve at Walnut Springs.

These Design Guidelines are subject to the most current Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Preserve at Walnut Springs as recorded in the Official Public Records of Real Property of Blanco County, Texas (the “Declaration”). In the event there is a conflict between the language of the Declaration and the Design Guidelines, the language of the Declaration shall control. The Declarant may elect to create additional or supplementary guidelines to additional property which may be annexed to The Preserve at Walnut Springs. Such Design Guidelines may add to or supplement general standards set forth in these Design Guidelines but will not materially contradict or diminish the aesthetic and procedural standards stated herein.

Section IV of the Declaration establishes the authority of the Design, Environment and Wildlife Committee (DEW) pertaining to all architectural review matters. The DEW delegated this authority, excluding its right to review and approve building envelope siting, to the Architectural Review Committee on March 16, 2015. Unless or until that delegation is rescinded, all references to the architectural controls and authority of the DEW Committee in the governing documents shall be delegated to the ARC. The ARC shall be the primary point of contact for applicants and their representatives. The ARC shall coordinate with the DEW Committee on building envelope siting during the Pre-Design process.

## 1. INTRODUCTION

### 1.1 – THE PRESERVE AT WALNUT SPRINGS VISION

The Preserve at Walnut Springs has been planned to harmonize, blend and compliment, rather than dominate the natural environment. The Club Facilities architecture and design evidence this philosophy with structures that combine understated elegance with the natural beauty of the environment.

The philosophy of The Preserve at Walnut Springs is the thoughtful integration of man and the environment. The goal is to create and maintain a “Hill Country” way of life by the subtle blending of the structures with the natural beauty of the land. Preservation and enjoyment of the natural environment is the unifying visual theme throughout The Preserve at Walnut Springs. Designation of open space and clustered development were planned to ensure the enjoyment of large tracts of open space and water features and preservation of view corridors for all residents. The open space lands include all of the water features on the property and a diverse terrain of pasturelands, canyons, and undisturbed view corridors. Lots are carefully situated to maximize the natural beauty of the landscape and support the light density of the development.

### 1.2 – PRESERVATION OF THE NATURAL ENVIRONMENT

The Design Guidelines have been developed to communicate the philosophy of developing with sensitivity towards the preservation and conservation of the environment. These are minimum standards of design, driven in part by the climate, natural habitat, and terrain of the site. They provide direction in the planning, design, and construction of residential structures to ensure compatibility with that environment. The purpose of the Design Guidelines is to provide both Lot owners and their architects/designers direction in the planning, design and construction of residential structures to ensure compatibility and preservation of the surrounding terrain. No residence should stand so apart in its design or construction as to detract from the overall aesthetic concept of The Preserve at Walnut Springs. Creativity in design, innovative use of materials and unique methods of construction are encouraged, as long as the final result is consistent with the vision for the development.

Each Lot in The Preserve at Walnut Springs is unique in terms of its natural opportunities and constraints. - The ARC shall evaluate each proposed design for appropriateness to its Lot and compliance with the objectives of the Design Guidelines.

Each Owner is to retain competent professional services for planning and design. Refer to section 6.8 for additional design service requirements. A thorough analysis and understanding of a particular Lot and the Owner’s special needs and the skill to translate these factors into building form, as well as the ability to convey to the ARC the concept and design of a proposed residence or other improvement, are all expectations of the design review process.

## 2. SITE DEVELOPMENT GUIDELINES

Like most ecosystems, the existing landscape at The Preserve at Walnut Springs is fragile. If disrupted by negative development impacts, it could take years to be naturally restored. The Design Guidelines were developed for all Owners' benefit and are intended to provide protection for the land, its resources and its vegetation.

### 2.1 – SITE PLANNING RECOMMENDATIONS

Planning the location of the Building Envelope and the improvements is an important aspect in the design process. Lot Owners and their professional designers should consider the following site planning recommendations:

- 2.1.1 Locate your improvements away from prominent ridges and just off of hilltops, to further promote the integration of architecture into the unique and natural landscape of your property.
- 2.1.2 Consider the potential impact of future homes and improvements on neighboring and nearby Lots upon the views, noise, and privacy of your own home, and conversely consider the impact of your home upon the views and privacy of your neighbors.
- 2.1.3 Evaluate the daytime versus nighttime quality of your views and arrange your living spaces to correspond to these differences.
- 2.1.4 Position your driveway and garages so they do not dominate the entry experience of your home or significantly impact the views from common areas or from the enjoyment from your living and entertaining areas.
- 2.1.5 Outbuildings such as guesthouses, garden sheds or out-of-door spaces, and any of their associated connecting walkways, should be visually integrated with the main house and the surrounding landscape.
- 2.1.6 Carefully consider site drainage and building runoff. Avoid unnatural modifications of existing drainage. Avoid soil erosion by seeding natural grasses and other planting material on exposed or disturbed soils. Consider capturing building runoff in a cistern for the conservation of water and for future irrigation.
- 2.1.7 Site utilities including but not limited to well heads, septic systems, electrical transformers, and above grade electrical panels and tanks should be sited and screened so they do not adversely affect the view from common spaces.

### 2.2 – SITE PLANNING REQUIREMENTS

While the natural topography at The Preserve at Walnut Springs can vary considerably from Lot to Lot, the following are general guidelines and will apply in the absence of special circumstances:

- 2.2.1 Extensive cut and fill slopes should be avoided and site construction should be a balance of cut and fill to minimize structural foundation exposure following completion of construction; site drainage and grading should be done with a goal of minimum disruption to the Lot. Retaining walls and re-vegetation of slopes are recommended when any land is significantly impacted by cut and fill. Drawings (plans and elevations) of cut and fill areas, retaining walls and proposed re-vegetation, if applicable, shall be submitted to the ARC as a part of the preliminary and final design package.
- 2.2.2 There shall be no interference with the established drainage patterns over any of the Property unless a licensed design professional has submitted modifications for proper drainage and approved by the ARC. All drainage structures under private driveways shall be constructed out of metal, concrete, or rock and have a net drainage opening area of sufficient size to permit the free flow of water without backwater. All drainage structures shall be subject to the approval of the ARC.
- 2.2.3 The maximum amount of impervious cover within the one acre building envelope shall not exceed 11,000

square feet. Impervious cover is defined as the total area surface that prevents the infiltration of water into the ground such as paved roads, concrete and buildings. Impervious cover calculations shall include all roads, driveways, parking areas, buildings, concrete, and other impermeable construction covering the natural land surface. Buildings or structures raised above the ground (e.g., pier and beam foundation) shall be considered impervious cover. Unpaved roads, driveways, and parking areas compacted by vehicle use shall be considered impervious cover. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck shall be counted as impervious. A covered deck shall be considered impervious.

### **2.3 – SITE PLAN REVIEW**

A site plan at 1" =10' or 1" =20' based on the property survey should be provided which details all dimensions indicating all easements, setbacks, utilities, connections and meters, impervious cover calculations, building areas summary, existing trees to remain or to be removed, man-made features, grading and drainage, site restoration, re-vegetation, and any special features.

### **2.4 – PARKING**

Except for special events, no on-street parking will be permitted for residents or their guests' vehicles. Views of on-site guest parking areas from adjacent Lots, street, or public spaces should be mitigated and diffused by the home, screen walls or a combination of screen walls and landscaping. Walls shall be between 36" and 48" high.

### **2.5 – SETBACKS**

Minimum setbacks for buildings from the Lot lines must conform to any and all applicable Subdivision Regulations of Blanco County, Texas, and all other applicable governmental authorities. In the event of any variance in regulations, the more stringent requirements shall govern.

The Preserve at Walnut Springs plat records may be found in Vol. 2 Page 1-11 Plat Records, Vol. 513 Pg. 468.

Lot Owners shall refer to their site-specific survey which indicates utility easements and setback requirements.

### **2.6 – DRIVES AND ENTRANCES**

Structures, roads, driveways, or any improvement should be designed with the objective of fitting the existing contours of the site as closely as possible, with minimal excavation. Driveways should be designed to include an apron where it connects to the street.

Freestanding site walls, planters or gate posts may be allowed at the driveway entrance, as long as the improvements are a minimum of 50 feet from the roadway right of way. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, and no driveway entrance feature shall exceed 8' in height and 50' in width along the street. Entry signage shall also be allowed pursuant to Section 3.10.

Entrance driveways should be located to minimize their visual impact on the important natural features of a Lot such as large or significant plant materials, washes, or drainage ways, and to minimize disruption of the existing landscape. Driveways shall be a minimum of 12 feet and a maximum of 16 feet wide at the property line. Only one driveway entrance will be permitted for each Lot. A secondary entrance may be considered by the ARC at its sole discretion.

Entranceway designs, signage and drives are subject to the approval of the ARC.

## 2.7 – FENCING

As a general rule, fences are discouraged on lots where grazing does not occur. At lots where cattle grazing does occur, we recommend fencing the one acre building envelope. Fencing more than one acre is prohibited. Fencing shall have a low visual impact and materials such as metal, wrought iron, native stone and cedar are encouraged. Examples of ARC approved fencing materials and design are available upon request.

No boundary fences around the perimeter of any Lot are allowed; however natural elements such as stone and trees intended to demarcate the perimeter of any Lot shall be permitted. The following are the only fences permitted on any Lot and shall be subject to approval by the ARC.

- 2.7.1 Around approved Building Envelopes, fences not greater than four feet in height constructed of materials approved by the ARC;
- 2.7.2 On garden plots, a garden fence not greater than eight (8) feet in height constructed of materials approved by the ARC;
- 2.7.3 Fences around swimming pools and tennis courts, the permitted size, construction type and color of which shall be approved by the ARC; and
- 2.7.4 A dog run, the size, construction and location of which shall be approved by the ARC, provided that the run is contiguous to and bordered on one side by one of the four permitted Structures within the Building Envelope but in no case shall be less than 100' from the perimeter property line of such Lot.

## 2.8 – WASHES AND DRAINAGE EASEMENTS

Natural drainage ways occur throughout The Preserve at Walnut Springs. Bridging over by drives or the siting of building improvements alongside or above natural drainage ways is appropriate and can be desirable. Building improvements, however, must be designed so as not to be situated within or obstruct 100-year storm flows of greater than 50 cubic feet per second. These easements are areas of special consideration due to the potential for water flows of a high volume and must remain unaltered and unobstructed except as may be approved by the ARC. In such cases, a backwater flood analysis prepared by a Texas licensed civil engineer, ensuring the safety and feasibility of the design, may be required by the ARC. The cost of such study shall be borne by the Owner.

## 2.9 – SWIMMING POOLS

Swimming pools should be designed to be visually connected to the residence through the use of walls or courtyards, and must be screened from view from adjacent Lots, streets, and open spaces. Swimming pools are prohibited outside of the Building Envelope and are considered an "Authorized Structure" pursuant to Section 3.3. Moveable aboveground swimming pools are strictly prohibited, excluding "kiddy pools".

## 2.10 – TENNIS COURTS

Tennis courts or other recreational surfaces should be shielded from view and be inconspicuous in nature. The following criteria should be used:

- 2.10.1 Any grading required to create a level playing surface should achieve a balance of cut to fill.
- 2.10.2 The playing surface must be screened from view.
- 2.10.3 A combination of solid walls and approved colored fencing is recommended and may be required. The height of perimeter protection may be limited if, in the opinion of the ARC, such devices would be obtrusive and/or unattractive.
- 2.10.4 Additional landscaping with indigenous trees and vegetation may be required to mitigate the court's visibility



from nearby streets, Lots and Common Areas.

2.10.5 Night time lighting of a tennis court is not permitted and Section 2.11 shall apply.

All courts must be submitted for review and approval to the Architectural Review Committee.

## **2.11 – SITE LIGHTING**

Excessive and obtrusive lighting can be invasive to neighboring Lots as well as intrude upon evening Hill Country vistas and the night sky over The Preserve at Walnut Springs. Blanco County and the City of Johnson City have adopted dark sky ordinances in an effort to reduce energy consumption and light trespass, and to protect the health and well-being of wildlife and people. Lot Owners shall comply with the local City of Johnson City Lighting Ordinance.

No light shall be emitted from any Lot which is unreasonably bright or causes glare for any adjacent Owner. All exterior lights shall be downcast by design at no less than a 45-degree angle and shall radiate within a limited radius of ground focus not to exceed ten (10) feet. Lights cast upwards towards walls or trees shall not be allowed on any Lot. All exterior lighting must provide for complete shielding of light sources; no bare lamps will be permitted. All interior lights shall be designed to prevent glare or unreasonable brightness from being emitted from any window, door, or other opening in the building. All building plans shall include specifications for both the interior and exterior lighting plans and shall be subject to approval by the ARC at its sole discretion.

## **2.12 – MAINTENANCE**

Each Lot and all improvements thereon shall be maintained in a clean, safe, and environmentally sensitive manner. Boats, tractors, mules/four-wheelers, motorhomes, vehicles other than automobiles, campers (whether or not on a truck) and garden or maintenance equipment shall be kept and enclosed at all times within one of the approved Structures, except when in actual use. Refuse garbage and trash shall be kept at all times in a covered container, and any such container shall be kept within an enclosed Structure or appropriately screened from view. Service areas, storage piles, compost piles and facilities for hanging, drying, or airing clothing or household fabrics shall be appropriately screened from view. No lumber, grass, shrub or tree clippings or plant waste, materials, bulk materials, scraps, refuse or trash shall be kept, stored, or allowed to accumulate on any Lot. Further, an area 150' in radius around buildings shall be kept clear of dead or fallen trees and excess ground fuels to mitigate potential fire danger.

## **2.13 – NOXIOUS OR OFFENSIVE ACTIVITIES**

No noxious or offensive activity shall be permitted on any Lot. No unreasonable loud or annoying noises or noxious or offensive odors shall be emitted beyond the perimeter lines of any Lot.

## **2.14 – BUSINESS RESTRICTIONS**

No home office or business which employs more than one employee shall be operated from any residence.

### 3. ARCHITECTURAL DESIGN GUIDELINES

In order to create an identifying character as well as a harmonious community, The Preserve at Walnut Springs has developed Architectural Guidelines. The character of “Hill Country” architecture has been emphasized. Restrictions and guidelines have been developed for materials, size of residence, massing, colors, slope of roofs, and other elements to assist Owners and their Architects/Designers in creating architecture which maintains the spirit of The Preserve at Walnut Springs.

#### 3.1 – BUILDING REQUIREMENTS

No development, including without limitation, the construction or placement of any Structure, road, fence, or other improvement of any kind, shall be erected, placed, altered, added to, reconstructed or permitted to remain on any Lot, and no construction activities or landscaping activities including removal of trees or other vegetation, shall be commenced, unless and until the plans and specifications for such work have been approved by the ARC and a building permit if required for such work has been issued.

Lot Owners and their design professionals shall comply with local adopted buildings codes as adopted by the City of Johnson City, Texas.

#### 3.2 – BUILDING ENVELOPE

All Structures and other authorized improvements shall be constructed within a Building Envelope. Each Owner may designate a Building Envelope within each Lot owned by such Owner at the time of their first filing. The Building Envelope may not exceed one acre in size and can be either a circle or a rectangle. With the exception of habitat enhancements noted below, no Development shall be permitted on any Lot outside of the Building Envelope except for access driveways, utility installations, well, septic systems and bridges. The ARC recommends review of the proposed Building Envelope during the Pre-Design meeting and in consultation with DEW. If not approved in the Pre-Design meeting, Building Envelope approval shall be required as part of the ARC Preliminary Design phase.

#### 3.3 – AUTHORIZED STRUCTURES

The following buildings and structures shall be permitted within the confines of the Building Envelope designated for each Lot, subject to any additional restrictions contained herein: one single family residence, one guest house, a garage or storage structures, a swimming pool, tennis court or similar structure; not to exceed a total of four (4) Structures or as approved by the ARC Committee. If a structure is not attached to the main residence, inclusive of carports and/or detached garages, a structure will be considered independent and count towards the allotted maximum of four (4) total.

The size of buildings and structures is limited to 11,000 square feet of total impervious cover within the one acre building envelope. Refer to section 2.2.3 regarding impervious cover calculations.

#### 3.4 – BUILDING HEIGHT

The terrain of The Preserve at Walnut Springs is varied, with hilltops, valleys and other changes in elevation, making absolute and uniform applicability of height restrictions for residences both inadvisable and impractical. These design guidelines are intended to discourage and/or prevent any residence or other structure which would appear excessive in height when viewed from a street, open space, or other Lot, or which would appear out of character with The Preserve at Walnut Springs aesthetic.

The Preserve at Walnut Springs encourages the siting of residences and improvements away from hilltops or in prominent ridge locations. It is preferred that vistas of the native landscape remain as unimpeded as is practical, and that building improvements not dominate the environment. Despite the maximum heights generally permitted as herein specified, the ARC Committee may, at its sole discretion, disapprove a proposed residence or other structure which may be within the maximum height guidelines.

These considerations will be of particular importance concerning residences to be constructed near or upon tops of hills or ridges.

The overall height of a single-family residence and a garage shall not exceed thirty (30) feet measured in a vertical plane from the existing grade to the highest ridgeline of the roof except that elements of the roof up to thirty-eight (38) feet in height may be permitted at the discretion of the ARC committee. Guest houses and storage structures shall not be greater than sixteen (16) feet in height. Carports and any other structures shall not be greater than twelve (12) feet in height. The height of a garage attached to the primary residence may match those of the attached residence. A storage structure or garage built as a stand alone structure, shall be no greater than sixteen (16) feet in height.

Existing grade is determined by the centerline of the affected cut and fill area, or primary elevation line running through the center of a structure location.

Roof vents and other penetrations shall be as visually unobtrusive as possible.

### **3.5 – BUILDING SIZES**

The primary single-family residence shall have a minimum floor area "footprint" of 2,400 square feet and an unlimited maximum floor area "footprint" subject to Section 2.2.3 and ARC review. For purposes of meeting the minimum 2,400 square footage requirement, up to 15% of the "footprint" may include covered outdoor living space towards. The guesthouse shall have a minimum enclosed floor area "footprint" of 800 square feet and a maximum enclosed floor area of 1,500 square feet and shall not be greater than sixteen (16) feet in height. Guest houses constructed prior to the principal residence must be built to the maximum enclosed floor area size. A garage shall have a maximum floor area of 1,500 square feet. A carport shall have a maximum floor area of 500 square feet.

Refer to section 2.2.3 regarding impervious cover calculations. The size of buildings and structures is limited to 11,000 square feet of total impervious cover within the one acre building envelope.

### **3.6 – BUILDING MASSING**

In order to enhance the concept of predominance of the environment, and in keeping with the spirit of early Texas houses, building masses may be broken into a main mass, with smaller scale appendages, ells or outbuildings. Covered links are encouraged to attach a garage, guesthouse, or other outbuildings which may be used frequently. The creation of a ranch-like compound is encouraged. Porches and sleeping porches may be used to articulate building mass as well as provide adjacent interior spaces with shade and covered out-of-door access. Cisterns can also become an architectural element to assist in creating variance in height and shape to the overall theme.

### **3.7 – BUILDING COLORS**

Exterior color palettes for the body of the house (whether stone, plaster cement stucco, or wood) should be compatible with the landscape around them. Regional stone color is encouraged to promote the historical context for the construction of a "Hill Country" house. Similarly, plaster cement stucco colors which imitate a regional limestone color or are compatible with the colors of the native landscape are encouraged.

### **3.8 – ROOFS**

Highly reflective, white or bright colored roofing materials shall not be permitted on any structure. The minimum standards for roof shingles shall be dimensional, 300 pounds per square, 25-year warranty shingles or better. Galvalume, and coated metal standing seam roofing, which dulls over time, shall be permitted. Non reflective metal or tile roofs, including drain gutters and downspouts, shall be permitted.

The roof of all structures shall be constructed of materials approved by the ARC and shall have a pitch not less than 2-1/2:12 nor greater than 10:12”.

### **3.9 – MATERIALS – EXTERIOR SURFACE**

A minimum of 75% of the body of the primary residence must be constructed of native or Texas stone. All materials should blend naturally with the environment.

Other exterior surfaces must generally be of materials that will withstand the climate extremes, and like stone and plaster cement stucco, be natural and unobtrusive to the surrounding landscape. The use of selective exposed wood is allowed but requires careful consideration and detailing particularly as a wall surface material. Wood shake shingles, as well as logs and board and batten, have historical precedent and are encouraged over wide board contemporary siding.

Outbuildings, in general, should be of similar construction to the main body of the primary residence, although other materials may be approved at the sole discretion of the ARC.

No prefabricated or modular structures of any kind shall be permitted. Used materials may be permitted, at the discretion of the ARC, in the construction of any structure. Materials which are specifically prohibited include: metal siding, opaque glass, mirrored glass, vinyl and plastics, reflective materials, reflective exterior art work and sculpture.

All windows on all structures in The Preserve at Walnut Springs shall utilize only clear or lightly tinted glass.

### **3.10 – SIGNS**

The Owner shall install individual address identification devices, as required by Blanco County, for each approved residence. Standard ARC approved signage examples are available upon request. All signage shall meet the County requirements and community standards with a consistent font, style and material selection. Signage may be modified to match the materials and colors as the residence and must reflect its design character. Declarant and any other person or entity engaged in the construction and/or sale of a residence within The Preserve at Walnut Springs shall be permitted to place, during the period of development, construction, sales and resale of houses in the Property one (1) “For Sale/Builder/Etc.” sign of less than four (4) square feet in size. No other signs or advertising devices shall be erected or maintained on any Lot without the express written consent of the ARC.

### **3.11 – ANTENNAE**

Exterior radio or television antennas, or aerial or satellite dish receivers (24” in diameter or smaller”), or other devices designed to receive telecommunication signals, including but not limited to, radio, television, or microwave signals which are intended for cable television, network television reception, internet, cellular telephones or entertainment or business purposes, may be erected or maintained only with the prior written approval of the ARC. Any such telecommunications equipment must be visually shielded from adjacent Lots and street view.

### **3.12 –STORAGE TANKS**

All fuel tanks or similar storage facilities shall be located underground with all visible projections screened from view. However, since rainwater collection is encouraged, above ground water storage tanks are allowed subject to exterior material surface standards, siting which complements the natural environment and screening sufficient to soften visual impact to adjacent properties and common spaces. Use and/or construction shall comply with all applicable codes and ordinances.

### **3.13 – UTILITIES**

Utility lines have been installed underground in the Common Roads. Any further utility lines or extensions thereof required for the Development and use of any Lot shall be made and completed at the applicable Lot Owner's expense and shall be installed underground. Utility lines include, but are not limited to, wires or other devices from the communication or transmission of

telephone or electric current or power, cable television or any other type of line or wire. Temporary power structures associated with the construction of buildings or other structures are permitted pending Architectural Review Committee approval.

### **3.14 – RENEWABLE ENERGY RESOURCES**

The Preserve at Walnut Springs encourages the minimum usage of all nonrenewable energies and encourages the adoption of appropriate passive energy technologies and the utilization of renewable resources. Solar equipment will be permitted so long as the installation of such equipment does not cause a visual or audible impediment to adjacent properties and common spaces or detract from the design of the structures. Solar equipment is to be installed on a structure only. Use and/or construction shall comply with all applicable codes and ordinances.

## 4. LANDSCAPE GUIDELINES

The goal of the Landscape Guidelines is to ensure that the developed areas within The Preserve at Walnut Springs harmonize and blend with rather than dominate or significantly alter the natural environment. The existing native mix of under story growth, cedars (Ashe Junipers), oaks, other trees, and native grasses that give the Hill Country its color and texture are to be preserved and enhanced. The goal of these guidelines is to limit the amount of natural vegetation that is destroyed and to ensure that a natural transition occurs between the Building Envelope, the remaining deeded Lot acreage and the open space surrounding the properties.

Owners are encouraged to create landscape plans that alter the site as little as possible from its original native conditions, protecting existing watershed and drainage ways wherever practical. Limit structures to the area on the site where drainage, soil and geological conditions will provide a safe foundation. Soil type analysis and characteristics shall be obtained to assure proper foundation design.

Damaged vegetation (which includes the ground surface) shall be immediately replaced and/or repaired at the expense of the Owner. Damaged vegetation that is not replaced in a timely manner may be installed by the directive and action of the ARC at the expense of the Owner.

### 4.1 – LANDSCAPE PLANS

To ensure preservation, conservation and restoration of The Preserve at Walnut Springs, a landscape plan must be submitted and approved by the Architectural Review Committee as part of the preliminary and final plans. Plans should be mapped to the overall site plan and should be a minimum scale of 1" = 10'. A plant legend indicating all plant species, quantities and sizes, as well as decks, fencing, pavements, driveways and any freestanding structures must also be included.

### 4.2 – REQUIRED-LANDSCAPE-PLANTING SCREENING

Lots with little tree cover or natural elements screening the proposed residence or proposed structures to views from roads or neighboring properties must soften the façade of the exposed face with a combination of varying plant heights of native species. Landscape plans should incorporate this requirement.

### 4.3 – IRRIGATION

Owners that wish to irrigate areas inside of their Building Envelope must install a rainwater collection system of at least 10,000 gallons to help supplement the use of the well on their Lot or the common well system to which such Lot is connected.

Irrigating plants during the high evaporation periods of mid-day is wasteful of water resources and highly discouraged.

### 4.4 – LANDSCAPE PLANTING AND RECOMMENDED PLANT MATERIALS

Introduction of any non-native plant species which might compete with or harm native species and result in their decline, except where it is shown that the introduction of a non-native species can improve or prevent undue damage to the natural environment (e.g., stream bank stabilization) shall be prohibited. Native plants use less water and are more deer resistant and are well adapted to the soil composition. Native plants, when properly planned, can be not only colorful but strong and effective design elements as well. Native grasses are encouraged. St. Augustine grass is not permitted. The planting of ornamental (non-native) woody or shrubby vegetation for landscaping purposes shall be discouraged.

Plants play a major role in the restoration fundamentals central to the Design Guidelines for The Preserve at Walnut Springs. The plant palette available on the PWSHOA website or by request, details a variety of plants indigenous to the Texas Hill

Country. These plants shall be used wherever landscaping is required. This plant list is not all-inclusive, though it is meant to serve as a guide for most Owners. Owners are encouraged to consider the specific topography and landscape of a Lot in selecting appropriate plant material.

Owners are encouraged to hire a landscape designer or landscape architect that has experience in the Texas Hill Country.

#### **4.5 – HABITAT ENHANCEMENT**

Wildlife habitat and wetland enhancements are acceptable physical alterations to a Lot. However, prior to undertaking any enhancement activities, a plan describing the enhancements must be submitted to the ARC for approval by the ARC and DEW. The DEW Committee will review any enhancements to ensure full compliance with the Texas, Parks & Wildlife Department Wildlife Management Plan for the property. In the case of wetland alterations, individuals proposing alterations must ensure full compliance with all applicable wetland protection regulations including the National Clean Water Act via the Section 404 permit process and all engineering and water rights requirements of the Texas Natural Resource Conservation Commission.

#### **4.6 – OAK WILT**

The tree disease caused by the fungus *Ceratocystis fagacearum*, commonly known as Oak Wilt, may be present on the Property and is present in the Texas Hill Country. Both red oaks and live oaks are susceptible to Oak Wilt and the disease has been diagnosed in more than sixty (60) Texas counties. The fungus spreads through the common root system of oaks. Existing trees shall be pruned and treated for diseases and insects in keeping with good arboricultural practice as deemed by the Design Environment and Wildlife Committee (DEW). Owners must cooperate with the Association and the DEW and ARC to control any tree disease present on Owner's Lot. In the event a tree larger than a ten (10) inch caliper, but smaller than sixty (60) inches in circumference, is removed or destroyed, the Owner of the Lot from which such tree was removed or destroyed will replace that tree with at least three (3) hardwood trees of a minimum three (3) inch caliper or seven (7) inch circumference. This restriction does not apply to the Declarant or the Association.

## 5. CONSTRUCTION GUIDELINES

Construction Guidelines have been compiled to ensure that sensitivity towards preserving and restoring the natural landscape is applied throughout the development process. All Owners and Owners' Representatives (including builders, landscape architects, subcontractors, etc.) shall be bound by the Construction and Maintenance Rules and any violation, regardless if by an Owner's Representative, shall be deemed to be a violation by the Owner of the Lot.

The Architectural Review Committee and the Board of Directors of the Walnut Springs Homeowners' Association will oversee the implementation of the Design and Construction Guidelines during the construction of any improvement to the Lot. Violations of the Construction Guidelines will be reported to the Board of Directors of The Preserve at Walnut Springs Homeowners' Association, who will send a letter to the Builder and/or Owner involved. A copy of this letter will also be placed in the Owner file. All fines and enforcement protocols shall apply.

### 5.1 – COMPLIANCE DEPOSIT

The ARC will require a \$5,000 deposit (to be held in an interest-bearing account) as security against any damages caused to the Area of Common Responsibility, streets or adjacent properties. No disturbance or construction on any Lot is allowed prior to receipt of this deposit. A final inspection will be performed by the ARC upon completion of the home per the approved plans and specifications (including landscape installation). Provided that no damage to any of the Properties cited above has been done, the Compliance Deposit or any balance thereof will be returned.

### 5.2 – OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE (OSHA)

All applicable OSHA regulations and guidelines must be strictly observed at all times.

### 5.3 – TEMPORARY FACILITIES

No temporary structures, such as trailers, tents, shacks or other similar buildings shall be permitted on any Lot, except during construction as authorized by the ARC. ARC approval will include the nature, size, duration and location of each structure.

### 5.4 – SANITARY FACILITIES

Each builder shall be responsible for providing and maintaining adequate sanitary facilities for its construction workers. Portable toilets shall be located only within the approved Building Envelope.

### 5.5 – CONSTRUCTION FENCING

To protect the land adjacent to the construction area, a temporary chain or construction fence shall be installed to completely enclose the construction site within the Building Envelope. The border protecting the Open Space and remainder of the Lot shall be maintained intact until the completion of construction. The construction trailer, (if any), portable toilet, construction material storage dumpsters, and all parking areas must be contained within the fenced construction site.

### 5.6 – DEBRIS AND TRASH REMOVAL

Builders shall provide a regulation sized dumpster for debris prior to commencement of construction. Trash and debris shall be removed from the site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are prohibited from dumping, burying, or burning trash anywhere on the Property. Unsightly dirt, mud, or debris from activity on each construction site and common roadways shall be promptly removed and cleaned up on a regular basis.



### **5.7 – VEHICLES AND PARKING AREAS**

Construction crews shall not park on or otherwise use other building sites or Open Spaces. Parking is not permitted on any grass or natural vegetation. The Owner and Builder shall plan parking needs in advance of construction and submit a site logistics, storage, parking plan at the construction meeting.

Washout of concrete trucks or cleaning of any equipment must be contained within the fenced construction site. Washout or cleaning residue shall not be allowed to flow out of the Building Envelope.

All construction visitors shall adhere to the posted speed limit signs and take extra care to ensure maneuverability of larger trucks within the neighborhood to ensure reduction of damage to the landscape, roads and neighboring properties.

### **5.8 – RESTORATION OR REPAIRS OF PROPERTY DAMAGE**

Damage and scarring to any property, Open Space or other Lot, including, but not limited to roads, driveways, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expense will be borne by the Builder or Owner.

### **5.9 – INSURANCE**

Builders shall furnish satisfactory proof of Builders' Risk Insurance to the ARC. No construction of any kind may begin without satisfactory proof of Builders' Risk Insurance to the ARC.

### **5.10 – DUST AND NOISE**

The Builder shall be responsible for controlling dust and noise, including, without limitation, music from the construction site.

### **5.11 – DAILY OPERATION**

Construction and maintenance activities shall be limited to the hours of 7:00 am to 6:00 pm, Monday through Friday. Any traffic related to Construction and Maintenance Activities shall be restricted to the hours of 7:00 am to 6:30 pm, Monday through Friday. Non-audible interior Construction and Maintenance Activities (and all traffic related thereto) shall be allowed from 8:00 am to 5:30 pm on Saturdays. No construction is allowed on Sundays or on New Year's Day, Easter, Independence Day, Thanksgiving or Christmas.

### **5.12 – CONSTRUCTION TIMELINE**

All construction shall be completed within two (2) years from the commencement date of construction. For purposes hereof, the commencement date of construction shall be determined in accordance with applicable Texas law governing the inception date and priority of statutory mechanic's and materialman's liens.

### **5.13 – NO SMOKING, OPEN FIRES, PETS OR FIREARMS**

No smoking, open fire for purposes or grilling, pets or firearms shall be allowed within the construction area.

## 6. REVIEW AND APPROVAL PROCESS

An Architectural Review Committee (ARC) has been created and the Design Environment and Wildlife Committee (DEW) has delegated to it oversight of the overall residential development of The Preserve at Walnut Springs in accordance with these Design Guidelines and the Amended and Restated Declaration of Conditions, Covenants and Restrictions as recorded in the Official Public Records of Real Property of Blanco County, Texas for The Preserve at Walnut Springs.

### 6.1 – PURPOSE AND AUTHORITY OF ARCHITECTURAL REVIEW COMMITTEE (ARC)

In order to assist each Owner in the planning and designing of a residence (or any other improvement of the Lot) within the Preserve at Walnut Springs aesthetic, a comprehensive design review process has been established and will be administered by the Architectural Review Committee. As provided by the Declaration, the Design Environment and Wildlife Committee is charged with the responsibility of maintaining the standards set forth in the Design Guidelines and as provided herein the Design Environment and Wildlife Committee has the authority to issue all formal approvals or disapprovals of projects and enforce the Design Guidelines. Each residence and/or improvement on the Lot must meet the criteria of the Design Guidelines. The DEW Committee has, by formal resolution and committee approval, delegated this purpose and authority to the ARC.

The ARC will review designs only after determining the Owner has submitted all information necessary for each stage of the review process. After receiving a complete package, it will take one of the following actions: a) Approval, with or without conditions; b) Approval of a portion of the application and disapproval of other portions; or c) Disapproval of the entire application. The ARC Committee will inform the applicant in writing of its actions within 30 days.

### 6.2 – THE REVIEW PROCESS IN GENERAL

The architectural review process was developed to provide adequate checkpoints in an effort to: ensure compliance with the overall philosophy of The Preserve at Walnut Springs, and to minimize time and money spent on residential designs which do not adhere to the Design Guidelines. The Architectural Review Committee encourages all Lot owners to meet with the ARC early and often throughout the Architectural Review process so as to ensure clear communication and prevent unnecessary delay or expense.

The ARC will conduct reviews of projects during regularly scheduled meetings or at such other times as they deem appropriate. Electronic submittal packages are encouraged to facilitate review and reduce costs for all parties. The ARC will respond in writing no later than 30 days after a complete submittal is received. Results of reviews will not normally be discussed over the telephone. Any response an Owner may wish to make in reference to issues raised by the ARC should be addressed to the ARC in writing.

#### 6.2.1 Review and Inspection Fees

Review and Inspection Fees have been established by the ARC to defray the cost of design review in the architectural and construction process. A non-refundable review fee shall be due upon submittal of the Step 2: Preliminary Design documents. The ARC is authorized to retain the services of one or more consulting architects, landscape architects or land planning consultants to advise and assist the ARC in performing design review functions. Such consultants may be retained to assist the ARC on a single project, on a number of projects or on a continuing basis. The compensation of such consultants, if any, shall be included in the fee charged by the ARC for design review. Additional fees shall be charged by the ARC for excessive or multiple iterations of reviews and such fees shall be levied against an Owner as a Specific Assessment. Additional meetings and review resulting from multiple changes to the plans or minor review of changes to previously approved plans shall result in a minimum per meeting charge of \$250. All out of pocket expenses incurred by the ARC shall be reimbursable by Owner at any time with 30 days advance notice including but not limited to

the installation of story poles upon request of the ARC. The ARC reserves the right to modify Architectural Review fees at any time with 30 days advance notice.

**Current Review and Inspection Fees for construction are available from the ARC upon request and will be reviewed during the Pre-Design Meeting. 6.3 – THE REVIEW PROCESS**

The architectural review process is divided into four required phases: 1) Pre-Design Meeting, 2) Preliminary Design Review Meeting, 3) Final Design Review Meeting, and the 4) Pre-Construction Meeting. Construction may commence only once Final Approval has been obtained, the Pre-Construction Meeting has been completed and all supporting documentation executed. Each of the four phases is reviewed below:

6.3.1 Pre-Design Meeting

The pre-design meeting is with the owner, architect/designer, the ARC and a representative of the DEW Committee. Builders are also welcome. Items required for this meeting include site analysis plan including preferred building envelope location, desirable view corridors, significant vegetation, rock outcroppings, utilities and drainage, setbacks and buffers, orientation and rendering of proposed structures and location of adjacent properties. Site analysis should be completed utilizing the site survey on record. This is also an opportunity for the owner and or architect/designer or builder to resolve any questions about building requirements or interpretation of the Design Guidelines or the Design review process.

To assist the Architectural Review Committee in its evaluation of the plans, the Owner shall, if requested, install story pole(s) and preliminary staking at the locations of the corners of the building envelope and the final design of residence or major improvements and at such other locations as the ARC may request. Charges for story pole installation shall be borne by the applicant and are separate from review fees.

6.3.2 Preliminary Design Review Meeting

For the preliminary design review meeting the applicant should submit a site plan, building envelope, preliminary elevations, floor plans, landscape plan and any applicable Design Review Fee.

6.3.2.1 The site plan should be at a scale no less than 1" =30" on a 24"x36" or a 30"x42" sheet and shall delineate the one acre building envelope pursuant to Section 3.2.

6.3.2.2 The roof plan and floor plans should be at a scale no less than 1/8" =1'-0". Roof plans shall show all areas of roof pitch, porch roofs, roof mounted equipment, all skylights and solar collectors, exterior elevations of all sides of the residence, at the same scale as the floor plans, with both existing and proposed grade lines shown, and all exterior materials and general colors indicated. Elevations (heights) of all roof ridge lines, cupolas, or parapets shall be shown. Impervious vs. pervious calculations and a breakdown of building areas are to be included.

6.3.2.3 Indicate water cistern used for irrigation on the site plan. Include cistern location, size and dimensioned distance to residence, setbacks and property lines. Provide image or drawing of cistern indicating size, material finish and proposed screening.

6.3.2.4 On the site plan and landscape plans, indicate existing trees to be removed and their species, and caliper size on the site. Include new trees on the plan and include their species and caliper size.

6.3.2.5 A scaled preliminary landscape plan shall be presented for areas within the building envelope. If landscape screening will be required outside of the building envelope, this should also be identified on a preliminary

plan.

6.3.2.6 Ancillary improvements contemplated on the Lot must be shown in this phase.

6.3.2.7 Any other drawings, materials, or samples requested by the ARC.

6.3.2.8 A visual model indicating the site and structures shall be included in these review documents to demonstrate visibility of the site and relationship to the landscape on the Lot. A 3d color model is strongly recommended.

### 6.3.3 Final Design Review Meeting

After preliminary approval is obtained, the following documents are to be submitted to the Architectural Review Committee for final approval.

6.3.3.1 Complete construction documents for the residence including all data required in the Preliminary Design approval stage.

6.3.3.2 Exterior elevations and/or renderings of all sides indicating the exterior finishes of the structures, including but not limited to roof, siding and paving materials, exterior lighting, renewable energy equipment, fencing materials and cistern finishes (if applicable).

6.3.3.3 A complete landscape plan at the scale of 1" = 10'. This plan should show areas to be irrigated, if any, drainage, locations and sizes of all existing and proposed plants, habitat enhancement plan, if applicable, and any additional improvements such as pools, rock sculptures and other structures.

6.3.3.4 An approximate construction schedule indicating approximate dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.

6.3.3.5 Locations of any temporary facilities, including construction dumpsters and sanitary facilities.

### 6.3.4 Pre-Construction Meeting

After or in conjunction with Final Design approval, the Owner shall schedule a meeting with the Contractor, professional designer, and a member of the ARC committee to discuss any questions regarding the Maintenance and Construction Rules, the Owner / Builder Agreement and construction plan and timeline. Builder's Risk Acknowledgement and Compliance Deposit shall be required at this time.

Construction may only begin after all four phases of the Review Process have been completed and after the Final Design approval letter has been issued. The ARC or an authorized agent shall also inspect staking of the corners of all proposed structures, the driveway and grading of the site (if any) prior to commencement of construction.

## 6.4 – EXTERIOR CHANGES AND RESUBMITTAL OF DRAWINGS

Any exterior changes to the approved drawings before, during, or after the construction of an improvement must first be submitted for approval by the Architectural Review Committee. Any relocation of the building envelope shall also first be submitted for approval by the Architectural Review Committee. In the event of any significant change or disapproval by the

Architectural Review Committee, a resubmittal must follow the same procedure as the original submittal and will incur additional design review fees.

## **6.5 – INSPECTIONS**

The Architectural Review Committee may inspect all work in progress and the completed project at any point in time. If non-compliance with the approved plans is identified during inspection, a written warning stating the area of non-compliance along with a stipulated remedy period shall be issued. If upon the expiration of the remedy period, the Owner shall have failed to remedy such noncompliance, the Architectural Review Committee shall notify the Owner. The ARC may take such action to remedy this noncompliance as is provided for in these Design Guidelines or the Declaration including, but without limitation, injunctive relief or the imposition of a fine. Final inspection by the ARC is a requirement for refund of the Compliance Deposit.

- 6.5.1 Owner and Contractor are to inform ARC when the site and building are ready for the following inspections by an ARC appointed member or authorized agent to verify the Design Guidelines are being met.
  - 6.5.1.1 Building pad and foundation pre-pour.
  - 6.5.1.2 Framing
  - 6.5.1.3 Upon building completion
  - 6.5.1.4 Upon landscaping completion

## **6.6 – NO WAIVER OF FUTURE APPROVALS**

Approval by the Architectural Review Committee of any drawings or specifications or work done or proposed, or in connection with any other matter requiring such approval under these Design Guidelines or the Declaration, including a waiver by the ARC, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the ARC may disapprove an item shown on the Final Submittal even though it may have been existent in previous submittals and was not disapproved. The Owner and his/her representative shall make known to the ARC any variances from the Design Guidelines. Should the ARC overlook or not be aware of any item of noncompliance at any time during the review process, construction process or during inspection, the oversight of the ARC in no way relieves the Owner from compliance with these Design Guidelines, the CC&Rs and all other applicable local and state codes, ordinances and laws.

## **6.7 – VARIANCES**

The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless approved in writing by the ARC; (b) be contrary to the Declaration; or (c) estop the ARC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance. Previous approval of similar variances does not guarantee future variance approvals.

## **6.8 – APPLICANT RESPONSIBILITIES**

The applicant is required to retain the services of licensed and credentialed professional consultants to prepare plans and documents complying with the local and state building codes, and to work in a cooperative fashion with DEW and ARC committees throughout the approval process. A Texas-licensed architect or engineer is required for all new structures as noted in Section 6.8.1 below. Additional credentialed professionals may be required depending upon the proposed design and existing site conditions.

- 6.8.1 Architect / Engineer

Structures must be designed by a Texas-licensed architect or engineer to assure compliance with these Guidelines and the local building codes adopted by the City of Johnson City and the State of Texas. Construction documents must be prepared by a Texas-licensed architect or engineer. All final construction architectural documents submitted for pre-construction review must bear a signed and sealed stamp of the licensed architect or engineer.

6.8.2 Land Survey

If the site contains extensive grading changes, trees designated for removal or for screening, a land survey may be required to convey the existing conditions for the new site development. A survey must be completed by a Texas-Licensed survey company and bear the seal of the licensed surveyor.

6.8.3 Landscape Architect or Designer

The landscape plan must be prepared by a licensed landscape architect or a landscape designer familiar with native Texas Hill Country species. The approved plant palette included in the appendix should be considered in the landscape design. An experienced Landscape Architect may be retained to complete grading and drainage plans where extensive grading changes or cut/fill are not required.