

*RESIDENTIAL
DESIGN GUIDELINES
FOR
LA VENTANA*

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1. Introduction

La Ventana is thoroughly planned as a private residential community to realize the extraordinary potential of this special property in the magnificent Texas Hill Country. La Ventana has been designed to create and balance an enduring high quality lifestyle along with the gifts of nature and the protection of a master-planned community. This balance protects the land, the landscape, the habitat, and the property owner, creating an ideal setting for an enhanced lifestyle for all ages.

The La Ventana Design Guidelines are a continuation of the quest to create real values for the home owner and make this the very best place to live. For the property owner's protection, individual buildings or improvements which are poorly designed or not compatible with these goals will not be allowed.

The intent of these Design Guidelines is to maintain a high level of design quality, compatibility and appropriateness for the community. This document describes some of the historical and cultural background of this region and the architectural intentions for this community.

The high level of architectural design begun here is exemplified throughout the La Ventana community. This excellent architectural example, while on a larger scale than an individual house, indicates the materials, forms, proportions, and design idioms which blend with the philosophies and vision of La Ventana.

The Design Guidelines address many of the design issues involved and are intended to be beneficial in assisting architects, builders and home owners in the process of designing and building individual homes.

These guidelines are being promulgated and will be enforced by the La Ventana Property Owners' Association, Inc. (the "LVPOA"). The Design Guidelines are administered and enforced by the Architectural Committee (the "ACC"). The ACC is empowered to act by virtue of the recorded deed restrictions which are part of the rights and responsibilities of ownership in La Ventana. The ACC shall consist of no less than three (3) members. Three members constitute a quorum. Matters of judgment on what is appropriate or inappropriate or excessive will be decided by the ACC. The Design Guidelines are binding upon all persons who construct, refinish, or alter any part of the exterior of a building or make other improvements upon, under or above any property, make any change in the existing surface contour or drainage, or install any utility line thereon or there over. The objective of the Design Guidelines and the ACC is to avoid harsh contrasts between the natural landscape and anything built upon it, to encourage good design related to this culture and climate, and to develop a harmony between buildings and the site.

The deed restrictions applicable to La Ventana include the Master Declaration of Covenants, Conditions and Restrictions for La Ventana, filed in the Real Property Records of Burnet County, Texas, including any amendments thereto (the "Deed Restrictions"). The term "Declarant" shall have the meaning set forth in the Deed Restrictions.

2. The Design Review Process at La Ventana

The following series of steps for reviews and approvals must be followed as you plan and build your residence.

2.1 Get to Know Your Site and the Master Plan for La Ventana

A residence in La Ventana should reflect the philosophy and vision of the community projecting a Tuscan, Old World, Mediterranean, and/or Italian feel. It is a good idea to learn about what is appropriate to the La Ventana communities. Look at these guidelines, look at the examples noted in the bibliography and, most importantly, look at your site. Walk around the site noting its topography, its natural vegetation, its views and its neighbors or potential neighbors. Acquaint yourself with these Guidelines and the other documents mentioned in the introduction which regulate the development to assist in protecting values for every homeowner.

2.2 Choose an Architect or an Architect-Builder

A licensed architect or Design/Builder registered by the TNRCC must design your home. The quality of design in the community will be increased by the specialized design skills and attention to detail which the architect or Builder will bring to your project. Be sure that your architect is familiar with the Design Guidelines, the review process described herein, and the following:

1. The Deed Restrictions
2. The Final Recorded Plat for the appropriate phase of La Ventana
3. The Uniform Building Code and all other applicable codes and ordinances of governmental jurisdictions, including but not limited to the City of Marble Falls. (Approval by the ACC does not constitute or imply compliance with such codes and ordinances.)

2.3 Pre-Design Meeting with ACC

Prior to beginning work on the design of your house, you and your architect or architect-builder is invited to meet with the ACC to discuss your particular site and to identify any special design concerns. This meeting will provide you with guidance prior to the initiation of design work and will acquaint you with the expectations of the ACC with respect to general design quality desired. This is a very important step in the process.

Please schedule your Pre-Design Meeting with the ACC at least one week prior to a scheduled meeting of the ACC.

2.4 Preliminary Design Review

After the pre-design meeting described above, owners will submit their preliminary plans to the ACC for review. The purpose of the Preliminary Design Review is to ensure that your design conforms to these Design Guidelines. An early response by the ACC will help avoid wasted time and professional fees that result from pursuing a design in conflict with the Design Guidelines.

The Preliminary Design Review submittal shall include five copies of the following:

1. Proposed site plan presented at a minimum scale of 1" = 10'-0" indicating property lines, existing and proposed contour lines at 2'-0" intervals, locations of all trees larger than 6" caliper, building location, driveway and parking areas, easements, utilities, utility meter locations, air conditioning compressor locations and any accessory site development of any kind such as walls, swimming pools, or accessory buildings. Required setbacks must be indicated.
2. Proposed floor plans, all exterior elevations, and both longitudinal and cross building sections showing existing and proposed contours, all at a minimum scale of 1/4"=1'-0".
3. An actual site stake out of the building corners, by a certified surveyor with connecting colored tape to show building outline, driveways and other improvements. In determining the proper location for each improvement, the ACC shall consider the location of existing and future improvements on adjacent sites and such other aesthetic considerations as may be deemed necessary.
4. A statement of the square footage of the proposed building, of the building lot coverage and of the total of all impervious cover.

The use of a landscape architect or service is encouraged to help the owner; architect and/or builder identify the critical elements of the site. These elements should appear on the schematic site plan.

A design review fee of \$150.00 shall be included with the Preliminary Design Review submittal and will be used to cover the administrative and professional fee expenses incurred by the ACC.

Please schedule the Preliminary Design Review with the Secretary of the ACC at least one week prior to a scheduled meeting of the ACC. The owner or the owner's representative, including the architect and/or builder is invited to present the Preliminary Design Review submittal to the ACC.

The ACC will review the Preliminary Design Review submittal in detail for compliance with the technical requirements and the intent of the Design Guidelines and provide a response within two weeks.

Modifications to the Design Guidelines may be approved in certain instances; that will be the exception rather than the rule. The logic behind a requested variance should be carefully documented.

The owner submitting plans for approval to the ACC is responsible for the verification and accuracy of all material submitted to the ACC including all dimensions, elevations, and the location of the key features of the natural terrain. Each owner through his architect or builder shall certify to the accuracy thereof before the ACC will undertake the review.

2.5 Final Design Review

The final step in the review process is the Final Design Review. All of the drawings and stakeout requirements of the Preliminary Design Review are required to be updated and presented in appropriate detail for the Final Design Review. Additionally, all dimensions of rooms, exterior doors and windows, heights of all roofs, chimneys, exterior walls and fences shall be shown. All exterior elevations shall include a description of materials and scale indications along with sufficient detail to represent the visual expression of the building and its architectural detail.

A sample board shall be provided which will be reviewed and retained by the ACC. Samples shall be identified with manufacturer's name, color and or number. This board shall include:

1. Roof material and color
2. Wall material (s) and color(s)
3. Exterior trim material(s) and color(s)
4. Chimney material and color
5. Window trim color
6. Exterior door color(s)
7. Stone or rock to be used and mortar color specification.

The construction schedule shall be included.

Thirty days prior to completion of construction, a proposed landscape plan shall be submitted. This plan shall be drawn at a minimum scale of 1"=10'-0" and shall include proposed plant material (name and size), existing plant material (name and size) decks, fencing, pavements, service yards, driveways, any freestanding structures, outdoor lighting, and irrigation systems. Exterior mechanical equipment and all utility connections, entry panels, and meters shall be shown on the plans and shall be located so as to be as unobtrusive as reasonably possible from the street and the neighbors.

At the Final Design Review submission a Compliance Fee of \$350.00 shall be included.

The Final Design Review documents are to be submitted to the Secretary to the ACC at least one week prior to a scheduled meeting of the ACC. If, after visiting the proposed building location and reviewing the plans, the ACC determines that the documents are in order, a written approval will be issued.

2.6 Building Permits

Prior to beginning construction, the ACC will issue a building permit, additionally all required building permits must be obtained by the owner from the City of Marble Falls.

2.7 Building Layout and Site Survey

Prior to pouring the foundation, a survey prepared by a registered surveyor is required and must be placed on file with the ACC, identifying all property lines and the proposed locations of the building outline, the driveway, and structures located on adjoining properties.

2.8 Inspections

During construction, the ACC or another representative or agent of the ACC or the LVPOA may make inspections. It is the responsibility of the homeowner or builder to have third party inspections to ensure that construction conforms to plans.

2.9 Changes

No changes in the plans or materials approved by the ACC may be undertaken without prior approval of the ACC. No work shall be undertaken, other than routine maintenance, which will result in changes, visible or apparent, to the exterior appearance or floor plan without prior written approval of the ACC.

2.10 Completion of Project Review

To ensure that the residence is constructed in accordance with the approved Final Design, a Completion of Project Review is required. The homeowner shall inform the Secretary of the ACC immediately after all other inspections have been completed. The ACC will respond within one week of receipt of such notice with the Completion of Project Review and will issue a notice determining that requirements have been met.

Upon completion and /or occupancy the Compliance Fee shall be returned less any charges incurred for failure to comply with the Final Design Submission and /or the Construction Regulations.

2.11 The ACC

Neither the ACC, nor the Declarant, nor any affiliated persons or entities or their respective successors or assigns, shall be liable in damages to anyone submitting plans or other materials to them for approval or to any owner by reason of mistake in judgment, negligence or failure to approve any plans or other materials. Every owner or other person who submits plans to the ACC for approval agrees, by submission of such plans or other materials, that he will not, and waives any right to bring any action or suit against the ACC or Declarant for any purpose.

These Design Guidelines may be enforced by the ACC, the LVPOA, or the Declarant as provided herein and in the Declaration.

The ACC shall have the right to amend and modify these Design Guidelines at any time in its sole discretion which amendments and modifications will be binding on and enforceable against all owners.

3. Site Design Guidelines

To help owners, architects and builders design and build residences that are compatible with the intentions of La Ventana, a number of guidelines have been prepared for site design, architecture, and landscape design. These guidelines range from suggestions and recommendations to requirements which must be addressed at the Design Review stage and followed through on all subsequent reviews. Certain provisions may be modified by the ACC when an owner, architect or builder can show that the basic intent of the Guidelines will not be adversely affected by the modification requested.

3.1 The La Ventana Final Recorded Plats

Spend some time with the Final Recorded Plat to understand the setbacks, easements and restrictions of record applicable to your lot. Copies are available from the ACC.

3.2 Building Envelope, Orientation, Setbacks, and Heights

Site location of each building is of critical importance to the design success of the individual homes and of the entire neighborhood. Topography affects the views from your home and from your neighbors to the side and above you. Side yard setbacks and staggering of homes on adjacent home sites will provide extra privacy and a sense of separateness.

Because no two home sites are exactly alike and many orientations are involved, the ACC will review each plan for a dwelling and other improvements in relation to the specific characteristics of the particular home site and its surroundings. Characteristics such as topography, adjoining home sites and natural features, or open spaces may require special consideration. The ACC will review each plan for dwellings to be located on home sites adjacent to such features for appropriateness and consider exceptions that would benefit the neighborhood and the dwelling.

Specifically, typical setbacks in La Ventana are: Front: 25'; Rear: 20'; and Side: 5', if not abutting a public right of way, 15' if abutting a public right of way. Enclosing walls may extend into the setbacks except at open spaces. The location and height of any privacy or enclosing walls must be shown on the drawings for design review approval and will be considered individually by the ACC.

Building height measured at the roof peak or ridge may not exceed 35' as described in Section 4.3 above the finished grade. In addition, the eave line may not exceed 22' above the finished grade from which it is measured. See Section 4.6, on roofs and the need for low wall heights, which suggests hip roofs with low eaves and no wide gables facing the street. Chimneys, railings, and such appurtenances may exceed these limits. ACC may require placement of a height pole for use in visually determining heights.

3.3 Driveways and Parking

Driveways shall be a maximum of 15' wide and constructed of masonry pavers, textured or salt finished concrete or of material approved by the ACC. Generally no more than one driveway and curb cut per residence will be approved although circular driveway plans may be submitted for consideration. Driveways must be a minimum of 10' from the side lot line between the curb and the building line, and a landscape buffer between driveways on adjoining lots is strongly recommended. Extension for parking spaces shall be within the building envelope (i.e., the area outside prescribed setbacks) and screened from the street and from neighbors. Boats, trailers, and campers (truck mounted or not) must be contained in a garage compatible with the dwelling. Motor homes may not be stored on site.

3.4 Garages

Garages must have wood doors and integrate into the design of the dwelling with doors on other than the front elevation and placed as inconspicuously as possible. Detached garages must be architecturally composed to complement the main house. Servants' quarters or guests' quarters may be included in the garage building. At least two cars must be accommodated in the garages. Garage doors may not face the street or open space unless expressly approved by the ACC. In addition, two off-street parking spaces shall be provided on the driveway behind the front building line.

3.5 Fences and Walls

There are many places where fences and walls can be used to provide a sense of enclosure, security and privacy, as well as gracing the landscape of the individual house and the street-scape. The enclosure of swimming pools and pet yards and deer-proof gardens are major design features. Walls and fences must be architecturally compatible, that is integrated into the design of the dwelling rather than simply used to demark a property line. Materials of the fences and walls

shall be the same as the dwelling. Chain link fencing is not allowed. All walls and fences shall have landscaping to the exterior to screen or soften the visual effect of the fence or wall.

3.6 Maintenance of Natural Landscape

A basic design concept of La Ventana is to tread lightly on the land and its natural vegetation. Site improvements must be designed in such a way that the natural vegetation is maintained and enhanced with new compatible materials. Grading is discussed in Section 3.11. (See Plant List in Section 5.7)

3.7 Swimming Pools

Swimming pools shall be below grade, or a balanced cut and fill, and shall be designed to be compatible with the site and dwelling. Adequate screening, security, and maintenance shall be provided. Fencing or walls around the pool shall be permitted as described in Section 3.6 above and integrated into the design of the dwelling and site. Fences must meet all governmental regulations for safety. The initial or subsequent installation of a pool, hot tub, play-scape, sports court, playhouse or other such improvement shall require prior written approval by the ACC.

3.8 Address Signs and Mail Boxes

Address signs are required and shall conform to the Guidelines.

3.9 Exterior Lighting

Exterior lighting is to be kept to a minimum, but consistent with good security practices. No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Use of other than white or color corrected high intensity lamps as exterior lights will not be allowed. Final approval of the proposed illumination plan is required by the ACC at the Final Design Review submittal and is part of the landscape plan submittal mentioned in Section 2.5 above and Chapter 5 below.

3.10 Grading, Natural Drainage and Water Retention

All improvements and landscaping shall be placed on the lot so that the existing topography is disturbed as little as possible. All lots shall be finish graded to prevent ponding of water and surface drainage detrimental to adjacent properties. Drainage shall generally be away from the structures. Newly graded areas shall be protected against erosion by appropriate retention fences or permanent erosion controls. Home site owners and builders are required to minimize disruption from grading and, when possible, to use existing natural drainage paths. Location of topsoil stockpiles and excess material disposal areas are subject to ACC approval. The final site plan shall be prepared to conform to the master drainage plan and shall reflect both existing and proposed topographic contours. Finish grades shall allow for topsoil. No excavations except as necessary for the construction of dwellings or improvements shall be permitted on any home site. All excavations shall be retained by masonry walls compatible to home materials. Culverts, if required, shall be faced with stone and must be expressly approved in writing by the ACC and installed by owner.

3.11 Easements

Easements are located at various points for installation and maintenance of utilities and drainage facilities. These, in addition to others, are reserved as shown on the recorded plat. Within these easements no grading, structure, planting or other material shall be permitted which may damage or interfere with the installation and maintenance of utilities or drainage, or which may change direction of flow or obstruct the flow of water in and through drainage channels in easements. The easement within an owner's property shall be maintained by the owner.

4. Design Guidelines

The intent of these Design Guidelines is to provide a high level of design quality, compatibility and appropriateness for what will be built. This section of Guidelines includes the historical and cultural background of this region and the architectural intentions for this community.

4.1 Historical and Cultural Background

Though early influences in the Hill Country region were Spanish, French, Mexican, German, Alsatian, Czech, Afro- and Anglo-American, it is the transported forms of modified architecture for various Texas climates and topographies which created the culturally resonant architectural idioms of Texas. The Texas Hill Country is where all of the influences meet in an unusual and beautiful natural setting. The critical search in design of the building is to find or conceive the appropriate form and bring it into scale with its surroundings.

Form and scale appropriate to the La Ventana landscape are discussed in the following pages. Appropriate design rather than stylistic extremes is the objective in La Ventana. A range of appropriate architectural variety is encouraged within these Guidelines.

4.2 Architectural Design Concepts

To imagine the architecture of the Texas Hill Country, one would envision masonry buildings with clay, slate or metal roofs, broad overhanging eaves and covered porches. Each of these elements would exhibit a range of volumes, spaces, textures and materials which characterized a unique response to locale and construction techniques fusing old world traditions with local necessity. This ongoing process continues today.

Following these principles, the design for dwellings at La Ventana will emphasize development that is planned to harmonize, blend and compliment, rather than dominate the natural environment. The intention is to create a wonderful collection of individual residences with designs that are compatible with each other and the site.

4.3 Building Height, Massing and Scale

No residence shall stand so apart in its design or construction so as to detract from the overall environment. Any residence which appears excessive in height will not be approved. Residences shall alter, as little as possible, the site from its original condition.

Buildings should be nestled into the land, remaining low, so as to be part of the site rather than perched on it, avoiding unnecessary height. The building and other improvements should step down slopes, using split and multilevel floor plans and masses whenever possible, to follow

existing contours, and achieve a balance of cut and fill so that when construction is finished, the earth around the residence should be as near as possible to the original contours.

- *The building height measured at the roof peak or ridge should not exceed 35' above the finish grade at the point on the finish surface of the home site directly below the roof peak or ridge.*
- *The second story floor area of the residence should not exceed 60% of the enclosed first floor area of the residence (heated or air conditioned), including garages.*
- *This provision is included to discourage excessively large two story massing and to encourage the breakdown of volumes more appropriate to the Texas Hill Country. In addition, the eave line may not exceed 22' above the finish grade at the point on the finish surface of the home site directly below the eave.*
- *See Section 4.6 which suggests low wall heights with hip roofs and low eave lines to minimize the exposed wall.*

4.4 Walls and Massing

In La Ventana, masonry, including stone and stucco varying in scale, technique, detail and texture shall compromise the dominant building material. Stone laying techniques include informal rubble, uncoursed, roughly squared, or randomly coarsed ashlar, running bond, and combinations and variations. Preferred masonry details include segmental arched lintels, one piece stone lintels, sloped stone sills, and highly finished decorative surrounds for windows and other openings. Combinations include formal quoins with rubble or ashlar infill, massive stone chimneys, random laid flagstone floors, carving and other hand finished details.

In massing, a large building mass can be reduced in scale by articulating it into smaller parts. This can give the appearance of having been altered and added to through the years. Separate stone volumes can be joined by a continuous roof to create a composition of volumes covering connecting outdoor spaces, dog trots or dog runs, verandas, loggias, or arcades creating a complex of spaces in one building. The effect is that of a dwelling growing over time and giving a sense of place and time to the community. House designs can give illusions of growth by accretion, representing expanding functions and natural growth over time. Groups of building volumes in loose informal confederations enclose and define space characteristic of the Texas Hill country tradition and represent a historical progression or passage of time.

Small deeply recessed openings in the masonry walls responding to climate and orientation may be spanned with simple stone lintels. Larger openings may employ segmental arches Semicircular arches or excessively large openings in stone walls are discouraged. Smaller openings generally face north or west while the larger openings face south or east and usually under overhanging eaves or porches. ***Generally, building walls should be 100% masonry. Wood siding may be used under porch overhangs, in small recesses, or at the discretion of the ACC.***

4.5 Orientation and Shade Guidelines

The Lake and City views are mostly to the North and West of La Ventana. Generally, desirable orientation for most rooms is to the South because the sun angle from the South can be controlled by overhangs and porches. The least desirable room orientation in Texas is to the West because

the hot afternoon sun cannot be shaded except by dense trees close by. The East orientation provides the same heat load on the house, but it is at a time of day when it is welcomed in some seasons. The North orientation provides excellent light, little solar heat load, but is sometimes the source of cold winds and should be protected. Careful attention to solar orientation can vastly reduce heating and cooling bills. *Generally, all windows and most walls should have a minimum of an 18" overhang on east, west, and south facing walls. An exception is allowed for windows under four square feet which are recessed at least 12" from the face of the wall. Awnings, "flaps," trellises, and other shading devices are encouraged, as are new technology for windows to reduce glare and to provide for a higher insulation factor.*

4.6 Roofs

Generally, hip roofs at a slope of 6 in 12 and rarely more than 12 in 12 should be used to provide broad eaves and porches to handle the heat of the Texas summer. Lesser pitches occur only when attached as extensions to a roof of 6 in 12 or greater slope. The principle roof form can exist in many permutations, ideally a hip whose ridge runs southwest to northeast, thus facing southeast to catch the prevailing breezes on the many pleasant spring and fall days in the Hill Country.

Gable or hip roof forms can intersect to create "L"s with telescoping additions sheltering semi-enclosed courtyard spaces. Typically, the wing on the west creates shaded afternoon spaces, or encompasses a porch or veranda opening to a patio. The hip roof often features an extended ridge beam which allows the placement of ventilating louvers at each end before transitioning to the hip. This roof form provides for additional ventilation, allowing heat to escape and through convection which draws air through the building. Low pitched shed roofs as parts of additions or flanking wings can extend a primary roof, and occasionally occur behind a finished parapet wall, thus allowing a façade of a building to appear roofless.

Clay tile roofs were also used following the same volumetric parameters and are accomplished with traditional Hispanic details. A variety of porch, loggia, colonnade, arcade, overhanging eave and balcony details elaborated these simple architectural forms. Please note that the use of tile roofs required heavier construction resulting in a more monolithic and massive appearance in the residence.

Generally, roof materials should be limited to terra cotta tiles from approved samples.

Dormers can be useful in bringing light to roof spaces and allow low eave lines.

Chimneys shall conform to requirements for smoke emission and wind conditions and include decorative chimney caps.

4.7 Porches, Verandas, and Balconies

The Texas Hill Country climate is quite comfortable in the shade and with a breeze. By careful orientation, a house can be designed to offer two different lifestyles: one well sealed for heating and air conditioning; the other, open, shady, and breezy with the sounds of the birds and the outdoors. Porches, verandas, balconies, and shaded patios provide a delightful way to live in spring and fall which some prefer to air conditioning.

Usually constructed of wood, a whole subsystem of architectural elements and details can be added to enrich the basic masonry volumes, and to provide shade in response to climate and

function. Informally dressed wood columns with chamfered edges, resting on stone plinth blocks and flagstone paving constitute the typical covered porch or veranda, although stone or wood decking is also used.

A special Hill Country element is the cantilevered second story balcony, structurally integrated with second floor and roof joists, appearing suspended under overhanging eave. This feature offers shade, room to room second story exterior passage, and protection from inclement weather for ground floor access. Railing details, typically simple profiles of nominal lumber in horizontal or vertical arrangements, create pleasing patterns and interest. The porches, balconies and other covered outdoor spaces, so much at home in the Texas Hill Country, mediate between an often harsh climate and the needs of the inhabitants for extensions of useful space from the primary dwelling volume and demonstrate how a successful set of design solutions can be adapted to local conditions.

The combination of responses indicated by building volume, roof forms, and porch and balcony extensions, will make it possible for the architect-builder to assemble a rather large house on a small lot without overpowering the site or adjacent properties.

4.8 Inappropriate Architectural Elements

- Post tension foundations
- Diagonal siding, plywood siding such as “texture one eleven,”
- All brick, masonite or other synthetic wall materials,
- Bright colored roof surfaces,
- Non-native stone or stone which appears glued-on
- Excessive over scaled arched openings, mirrored glass,
- Exposed foundation walls,
- Tall, massive elevations
- Stove pipe chimneys,
- Random roof penetrations, vents or skylights facing the street, white or bubble skylights,
- Large unscreened visible parking areas,
- Vivid inappropriate colors, non earth tone colors,
- Massive unarticulated building volume or unbroken horizontal masses in excess of 24’
- Imported or exotic styles which have not been adequately modified for the Hill Country,

4.9 Appropriate Architectural Elements

In addition to the features described in 4.1, Historical and Cultural Background; 4.2, Architectural Design Concepts; and the ideas that develop from that design evolution, the following features are suggested:

- Shade on wall surfaces and windows. Care shall be taken to minimize direct solar gain. Utilize thermal massing techniques, and masonry construction to provide shade.
- The arrangement of openings and outdoor spaces shall respond to the intentions of these guidelines to design dwellings which utilize responsible energy considerations in the siting of the residence.
- Arcades, colonnades, loggias, passages
- Outdoor spaces which extend living functions seasonally and mediate the micro climate of the site

- Semi-enclosed courtyards within a building or as formed by a group add excellent living space, shade, and a sense of space and place.
- Dwellings which are nestled in and among the trees
- Design the dwelling footprint to save as many trees where possible.
- Although openings spanned with cut stone lintels, jack arches or segmental arches are preferred and more appropriate to the Texas Hill Country, semicircular arched openings used discretely are allowed.
- If possible, overhangs 18” or wider
- Local stone materials with matching mortar
- Clay tile roofs.

4.10 Doors and Windows

All windows and doors shall consist of structural wood units with or without factory applied finishes or cladding, but no aluminum window or door units shall be allowed. Double hung, casement, or fixed wood windows, wood entry doors, French doors, patio doors, garage doors will be encouraged.

Ornamental iron grillwork, gates and doors and the use of glass block requires approval.

Windows will be evaluated by the ACC in terms of ventilation, light and view in relation to the architectural concept as well as to their relationship to adjacent properties.

Care is required in the placement of windows offering defined unobstructed views from the dwelling in terms of privacy and in relation to orientation and shading devices.

4.11 Primary and Secondary Units

Guest houses, servant houses, and “mother-in-law” apartments are permitted and shall be of the same construction as the main residences. Both the main residence and ancillary structures shall be constructed in primarily of masonry; native stone, light beige brick, or stucco may be used as veneer on suitable substructural framing systems.

4.12 Trim and Accent Material and Colors

Exterior masonry trim may be decorative, dressed, cast or carved stone used to accent the main masonry massing and openings. Molded stucco including formed window or door surrounds, accent banding. Wood trim may be used in combination with any of these materials and as incidental to the primary masonry exterior veneer. Exterior wood shall be of a finish and grade appropriate to the design and finished with stain or paint.

Colors of paint and stain for stucco and wood trim include, but are not limited to earth tone colors, such as cream, beige, grey, grey green, taupe, ecru, and other more neutral background colors, however darker colors, such as black, burgundy, bottle green, navy, rust, terra cotta, purple, and other deep tones may be appropriate. Muted pastels may also be used for accentuation of detail and to further enhance design motifs. The intention is to avoid loud, obtrusive, excessively contrasting or bold colors and to use color to enhance the design as opposed to over whelm the architectural effect.

Cornices, porch ceilings, exposed beams and rafters shall be constructed of wood except when masonry and shall be stained or painted in approved colors. Vinyl gutters, trim components, hardi-board, soffits, siding, shutters, vents and other architectural components are not allowed.

Gutters and downspouts shall be consistent with roof materials and finishes. Painted half-round galvanized or natural copper gutters and downspouts are preferred over factory finished “ogee” gutters and downspouts. However, with adequate overhangs incorporated in the design, gutters and downspouts are not required.

No bright natural aluminum should be visible on the residence; roof vents should be painted out to match the principal roof material color. Skylights and other miscellaneous metal materials should be also finished to blend in with the primary roof material.

4.13 Location and Treatment of Utility Connections, Controls, and Meters

All utility services to the main house and all ancillary structures shall be underground.

A central service location not on the street facing elevation, not visible from the street and screened from neighbors, shall be designed for each dwelling which shall contain connections for all utilities, including underground electric and metering devices, underground telecommunications, cable TV, security, and telephone service, water, natural gas or other fuels and shall be accessible and unobstructed for service by the respective authorities. Common trenches shall be used where possible. All control boxes shall be painted to match the house.

Satellite dishes are allowed subject to ACC approval for location and position. Above ground fuel and propane tanks are not allowed.

4.14 Mailboxes

La Ventana mailboxes are to be located at the property line of the adjoining lots to allow for two mailboxes to be located at the same location to reduce stops for postal delivery. All mailbox designs to be approved by the ACC.

5. Landscape Guidelines

5.1 General Design Considerations

Each home site in the La Ventana community is unique. It is the intent of these guidelines to preserve the special attributes of each site and to extend the design of the house into the design of the landscape for the enhancement of both. Buildings are inherently an intrusion on the landscape and it is only through enormous effort of design that they become a visual asset to the landscape they replace by their presence. The buildings in La Ventana have the opportunity to be nestled into the topography to work with the land and into the new and existing landscape in such a way that the pleasure and the value of the residence will be greatly enhanced.

The beauty of La Ventana comes from its unique and sensitive hill country environment and its views of the lake and the city. This ecosystem is populated by rich and diverse native wildlife and plant communities indigenous to this place. The land is articulated by limestone ledges and outcroppings giving precise shape to the rolling hills. The many wonderful distant vistas punctuated with sunset and sunrise views are augmented by the near views of interesting vegetation on rolling land and an occasional view of bright green grass. The challenge of

landscape design here is to integrate the built environment with this wonderful natural setting. It is the intent of these Landscape Guidelines to ensure a fairly uniform planting treatment from home site to home site, one that extends from the home site lot lines through the right of way to the edge of the road pavement.

Within the building envelope, the homeowner is encouraged to use plant material to enhance the architecture, define outdoor spaces in a manner that preserves both on- and off-site views, provide shade to the home and outdoor living areas, and knit the structures to the site.

The functional uses of plant materials that should be considered include screening of the sun from the west, provision of seasonal shade with deciduous trees, screening of undesirable views and winter winds with evergreen trees and shrubs.

The composition of the plant materials should consider present and mature size, enframement of certain views, background and foreground balance, relationship to the architecture and other site textures, and judicious use of color and texture.

Large-caliper deciduous trees and mature evergreens are strongly recommended.

5.2 Natural Landscape and Xeriscape

The use of landscape materials immediately adjacent to a residence is relatively unrestricted. Deer protection will be required for most plants. In other areas removed from the residence, the introduction of materials is limited to species currently found in the local plant community. The deer enforce this limitation. Also, one must realize that this region experiences extreme differences in climate from hot and dry to occasional freezes. The Xeriscape concept is appropriate here because of the reduced water use, hardness to freeze and drought and native Hill Country aesthetic in the character of the plants reduce.

Xeriscape is a concept for the conservation of water through creative landscaping. Xeriscape is based on seven principles that will help save water, reduce non-point pollution, and produce a sustainable environment.

1. Start with a Good Design

Good design can help reduce water use. Slopes, orientation, soil, microclimate, and plants must all be considered. Inventory all existing plant material: trees, significant shrubs, grasses, and wildflowers.

2. Improve the Soil

Soil improvements are essential particularly when using plants that require less water. Organic compost should be mixed into lawn topsoil and plant beds to improve soil moisture and fertility holding capacities. Maintenance can be greatly reduced with the proper addition of composted organic matter.

3. Limit Lawn Areas

A density buffalo grass or varying varieties of zoysia grass are recommended, but St. Augustine and Bermuda are allowed; but, if using St. Augustine or Bermuda, those lawns should be limited to 50% of the lawn area.

4. Use Mulch

Use mulches to conserve ground moisture, discourage weed growth and as a ground cover.

5. Choose Low Water Use Plants

Native and low-water use plants can survive on a minimal amount of water after they are established and generally require little pruning, or fertilizing. Select plant material to match light, soil, and moisture conditions of the site.

6. Water Efficiently

Putting the correct amount of water in the right place at the right time is essential for healthy plants. Place plants with similar watering needs together. Then, separate irrigation zones can be used to water each area: spray irrigation for lawns, drip irrigation for shrubs and ground covers.

7. Practice Good Maintenance

Ongoing attentive maintenance will help preserve the beauty of any landscape and reduce the water loss. Attention to irrigation systems, weeding, pruning, and mowing all help reduce water use. Minimizing chemical pest controls and fertilizer requirements are goals of the prescribed Maintenance Guidelines and will be implemented at La Ventana. Use plant materials that provide disease and pest resistance.

5.3 Landscape Design

Texas Hill country plant material is the primary vegetation at La Ventana. It is important that as much of it remains in as natural a state as possible to perpetuate the character of the landscape. Although design and selection of plant material will vary with each residence, there are several principles that should be used in all landscapes at La Ventana.

- Large scale masses of plant material should be used as opposed to single unrelated plants.
- Use plant materials in groupings related to irrigation, light, and fertilizer requirements.
- Minimize the use of hardscape (paving).
- Avoid plant material that contrasts with existing vegetation. Utilize indigenous materials. For example palm trees and banana trees are not allowed.
- Indoor/Outdoor relationships are important.
- Water conserving plant materials and native vegetation are appropriate for ornamental and general landscaping; in small and intimate private use areas such as patios, gardening is typical.

The landscape concept of each residence should be carefully integrated with the architectural theme and site planning. The integration of general landscape design devices such as arbors,

walls, fences and decks are part of the architecture that extends into the landscape. These devices combine with landscape elements typically characteristic of the environment of La Ventana.

- Informal character of native vegetation (deer resistant)
- Rock formations integrated into wall systems and patios
- Large-scale bold statements of plant material and rock formations
- Limestone lintels, balustrades and pavers
- Natural water features

There are several design factors that need to be considered as each landscape is developed.

1. Slope Planting

Disturbed slopes shall be kept to a minimum, where there is disturbance to natural soil or where there are steep slopes; the native vegetation must be reintroduced by “pocket planting” to minimize erosion and the appearance of disruption; stone walls may be necessary to stabilize disturbances.

2. Landscape Transitions

Fundamental to the landscaping at La Ventana is the concept of using primarily native vegetation. In certain areas where ornamentals are used, the transition between native and ornamental must be designed in gradations of plant material and architectural walls to make it appear as natural as possible.

3. Irrigation

Care must be taken not to over-water the native plant material; therefore, an irrigation system must be designed by an irrigation contractor or landscape architect to match water requirements of selected plant materials. Systems are to be permanent underground systems.

4. Site Grading

Stepped patios and yard areas will avoid excessive cuts and fills and unnatural appearance. Grading will generally contour to natural site terrain and minimize disruptions to drainage and topography of the site. Finish grading that manipulates rainfall runoff for irrigation is encouraged.

5. Lighting

Site lighting shall be a 24 volt system. Soffits and tree lights shall be shielded or directed toward vegetation to eliminate off site glare and source visibility. HID, Sodium, or Mercury vapor yard lights are not allowed.

6. Utilities

Electric, cable, propane, transformers, pedestal/meters, etc., shall be screened by evergreen vegetation and/or walls while leaving access for service, etc.

5.4 Landscape Reserves

The following guidelines are established for the landscape reserves along public rights-of-way, common areas, and parks in La Ventana. All tracts will utilize the required setback between the right-of-way and the front property line as a landscape reserve. Additional trees, shrubs, ground cover and irrigation systems are to be placed in the setback within the land parcels according to these requirements:

1. Grass

All areas of landscaped reserves that are not planted with shrubs or ground cover are to be sodded with buffalo grass or native grasses.

2. Irrigation

A pop-up type irrigation system with automatic or manual valving is recommended for the landscape reserves. These units should be placed at a maximum spacing of 20' – 0" on center with a 12' – 0" radius. Drip irrigation is recommended for shrubs and trees. These areas may be used for irrigation by storm water.

3. Maintenance

Since all maintenance of the right-of-way landscape reserves will be the responsibility of the LVPOA, improvements should be designed with ease of maintenance in mind.

The maintenance of the landscape reserves improved by La Ventana will be maintained by the LVPOA and be supported by assessment charges.

5.5 Hardscape

1. Grading

All driveways, sidewalks and patios will be flush with finish grade of interfacing landscape materials. Finish site grading shall not produce runoff detrimental to adjacent properties and native landscape areas. When possible, finish site grading shall be done to retain rainfall for maximum percolation in turn areas.

2. Driveway

Driveways shall be a maximum of 15' wide and constructed of masonry pavers, textured or salt finished concrete or of material approved by the ACC and comply with Section 3.3.

3. Sidewalks

Sidewalks will be a minimum 42" wide and have the same pattern and material requirements as the driveways. Steps, when required, shall have 6" rise and 14" tread.

5.6 Landscape Zones

Selective preservation of desirable trees, shrubs, grasses, etc., shall occur throughout La Ventana building sites. Health and age should be considered when deciding to save plant materials.

1. Manicured

From immediate area of structure up to 50' away is the maximum lawn area allowed, but not required as a minimum. See plant list for lawn selections. Zoysia, Bermuda, and buffalo grass species are preferred for home lawns.

2. Transition Zones

The area between native zone and manicured landscape zones allows for planting of low stature perennials, shrubs, etc., indigenous to the site. These zones will be 15' to 25' in depth.

3. Native Landscape Zones

These areas shall be treated with selective pruning, cleaning of desirable materials, and removal of undesirable and dead materials, i.e., poisonous and thorny plants. Maintenance of the native zones will consist of removal of spent perennial plantings and other dead material. Additional plant material may be placed for erosion control and other purposes. (See Suggested Plant List)

5.7 Suggested Plant List

In addition to this list, other plants meeting Xeriscape definitions with Hill Country character may be substituted for review by the ACC.

SHADE TREES

<i>Scientific Name</i>	<i>Common Name</i>
Gleditsia triacanthos	Honey Locust
Juglans microcarpa	Texas Black Walnut
Juniperus virginiana	Eastern Red Cedar
Pistachio texensis	Texas Pistachio
Prunus caroliniana	Cherry Laurel
Quercus macrocarpa	Burr Oak
Quercus glaucoide	Lacy Oak
Quercus muhlenbergii	Chinquapin Oak
Quercus stellata	Post Oak
Quercus texana	Texas Red Oak
Quercus virginiana	Live Oak
Robinia pseudoacacia	Black Locust
Sapindus drummondii	Western Soapberry
Taxodium distichum	Bald Cypress
Cotinus obovatus	Smoke Tree
Ulmus crassifolia	Cedar Elm

ORNAMENTAL TREES

<i>Scientific Name</i>	<i>Common Name</i>
Aesculus arguta	Texas Buckeye
Aesculus pavia	Red Buckeye
Cercis canadensis alba	Whitebud
Cercis canadensis texana	Texas Redbud

Chilopsis linearis
 Chaenomeles speciosa
 Diospyros texana
 Eysenhadtia texana
 Ilex vomitoria
 Ilex decidua
 Lagerstroemia indica
 Lagerstroemia spp.
 Prosopis glandulosa
 Prunus Mexican
 Rhamnus caroliniana
 Rhus copallina lanceolata
 Rhus glabra
 Sophora secundiflora
 Ungnadia speciosa
 Vitex agnus-castus

Desert Willow
 Red Flowering Quince
 Texas Persimmon
 Texas Kidneywood
 Yaupon Holly
 Possumhaw Holly
 Crepe Myrtle
 Crepe Myrtle
 Texas Mesquite
 Mexican Plum
 Carolina Buckthorn
 Flameleaf Sumac
 Smooth Sumac
 Texas Mountain Laurel
 Mexican Buckeye
 Chaste Tree

SHRUBS

Scientific Name

Aesculus pavia
 Agave americana
 Anisacanthus wrightii
 Aster spp.
 Berberis trifolialata
 Eupatorium havanenses
 Coreopsis basalis
 Dasyliiron wheeleri
 Forsiera pubescens
 Garrya ovata
 Hesperaloe parviflora
 Ilex comitoria 'Nana'
 Juniperus horizontalis 'wilton'
 Lagerstroemia indica
 Lantana horrida
 Leucophyllum spp.
 Leucophyllum frutescence
 Mahonia trifoliolata
 Malvaviscus arboreus
 Mahonia swaseyi
 Nandina domestica
 Nolina lindheimeri
 Origanum vulgare
 Pavonia lasiopetala
 Pinus eldarica
 Pistacia chinensis
 Poliomintha longiflora
 Pyracantha coccinea
 Ratibida columnavis
 Rhus virens
 Rhus aromatica

Common Name

Red or Scarlet Buckeye
 Century Plant
 Flame Acanthus
 Aster
 Agarito
 Shrubby Boneset
 Coreopsis
 Texas Sotol
 Texas Elbow Bush
 Silk Tassel
 Red Yucca
 Dwarf Yaupon
 Blue Rug
 Dwarf Crepe Myrtle
 Texas Lantana
 Cenizo Texas Sage
 Texas Sage
 Agarita
 Turks Cap
 Texas Mahonia
 Nandina
 Nolina
 Flowering Mexican Oregano
 Pavonia
 Afghan Pine
 Chinese Pistache
 Mexican Oregano
 Pyracantha
 Mexican Hat
 Evergreen Sumac
 Flameleaf Sumac

Rosmarinus officinalis
Salvia greggii
Sophora affinis
Symphoricarpos orbiculatus
Yucca aloifolia
Yucca elata
Yucca recunifolia

Rosemary
Cherry Sage
Eve's Necklace
Coralberry
Yucca
Spanish Bayonet
Softleaf Yucca

PERENNIALS & GROUND COVERS

Scientific Name

Achillea millefolium
Adiantum capillus-veneris
Aster frikartii
Crytomium falcatum
Dracopis amplexi caulis
Dryopteris spp.
Galillardia pulchella
Gelsemium sempervirens
Helianthus annuus
Hemerocallis fulva
Hymenoxis scaposa
Ipomopsis rupestris
Iris species
Lantana species
Leucophyllum frutescens compactum
Liatris pycnostachya
Lonicera sempervirens
Lonicera japonica
Lupinus texensis
Mahonia repens
Melampodium leucanthemum
Nolina texana
Ophiopogon japonica
Oxalis violacea
Pennisetum setaceum rubrum
Phlox drummondii
Plumbago auriculata
Poliomentha longiflora
Rosmarinus officinalis 'prostratus'
Rudbeckia hirta
Salvia coccinea
Salvia leucantha
Salvia lyrata
Salvia roemeriana
Salvia farinacea
Santolina chamaecyparissus
Santolina virens
Scutellaria Wrightii
Sedum acre
Thelypteris ovata

Common Name

Yarrow
Maidenhair Fern
Fall Aster
Holly Leaf Fern
Clasping-leaved Coneflower
Wood Fern
Indian Blanket
Carolina Yellow Jasmine
Sunflower
Daylily
Four Nerve Daisy
Standing Cypress
Iris
Trailing Lantana
Dwarf Texas Sage
Gayfeather
Coral Honeysuckle
Japanese Honeysuckle
Bluebonnets
Creeping mahonia
Black Foot Daisy
Bear Grass
Mondo Grass
Violet Wood Sorrel
Purple Fountain Grass
Drummond's Phlox
Plumbago
Mexican Oregano
Trailing Rosemary
Black Eyed Susan
Scarlet Sage
Mexican Sage
Lyre Leaf Sage
Cedar Sage
Mealy Sage
Gray Santolina
Green Santolina
Skullcap
Sedum
Rivear Fern

Thymus vulgare
 Tradescantia spp.
 Verbena species
 Verbena bipinnatifida
 Verbena tenuisecta
 Verbena elegans 'asperata'
 Vinca major
 Vinca minor
 Yucca rupicola
 Wissadula hososervicea
 Zexmenia

Thyme
 Spiderwort
 Verbena
 Wild Verbena
 Verbena
 Hardy Verbena
 Bigleaf Periwinkle
 Vinca
 Twisted-leaf Yucca
 Velvetleaf
 Zexminia Hispiva

PRAIRIE GRASSES

Scientific Name

Andropogon gerardi
 Andropogon scoparius
 Bouteloua curtipendula
 Buchloe dactyloides
 Hilaria belanngri
 Miscanthus sinensis
 Muhlenbergia lindheimeri
 Muhlenbergia porteria
 Muhlenbergia reverchoni

Common Name

Big Bluestem
 Little Bluestem
 Sideoats Gramma
 Buffalo Grass
 Curly Muhly
 Maiden Grass
 Big Muhly
 Bush Muhly
 Seep Muhly

LAWN GRASSES

Scientific Name

Buchloe dactyloides
 Zoysia
 Cynadon spp.

Common Name

Buffalo Grass, Density, Prairie & 609 varieties
 Zoysia Grass
 Bermuda

VINES

Scientific Name

Bigonia capreolata
 Clematis species
 Glesemium sempervirens
 Lonicera sempervirens
 Parthenocissus quinquefolia
 Wisteria sinensis

Common Name

Crossvine
 Clematis
 Carolina Yellow Jasmine
 Coral Honeysuckle
 Virginia Creeper
 Chinese Wisteria

5.8 Irrigation, Fertilizers, and Pesticides

All new landscape material shall be irrigated. Irrigation shall be by an automatic system and be timed for early morning (1:00 a.m. to 6:00 a.m.) applications. System shall be designed with separate bed, lawn, and native area sections and stations. Irrigation duration shall be determined by seasonal needs. Under no circumstances shall the irrigation extend beyond the rear and side property lines. Head locations near the public right of way shall not spray water onto paved surfaces, nor shall irrigation be allowed to run off the site. Native plant zones are not required to

have permanent irrigation; care should be taken to not over irrigate native plants. Irrigate in an efficient, environmentally sensitive manner.

5.9 Maintenance

All trees, shrubs, groundcovers, grasses and irrigation system must be maintained at a level consistent with the rest of La Ventana. All dead or dying plants or grasses shall be replaced immediately by and at the sole cost of the owner.

5.10 Revegetation and Landscape Restoration

All areas disturbed during construction must be revegetated to blend with the non-disturbed grasses. No rocks, plants, or trees shall be removed from any portion of La Ventana community other than from the owner's property without written permission from the ACC. See Section 4.9 for replacement of trees removed.

5.11 Exterior Lighting

Exterior lighting is to be minimized in La Ventana and must be designed to conceal the source of the light. Use fixtures which conceal the source of the light and allow no bare lamps to be seen from the street or from adjoining neighbors. Holiday lighting is an exception. Bare HID "Yard Lights" are not allowed. See Section 3.10.

6. Construction Regulations

To ensure that sites will not be irreparably damaged while a residence is being built and that disruption of the neighborhood will be minimized, the following construction regulations shall be enforced by La Ventana during the construction period. These regulations shall be part of the construction contract documents for each residence, and all contractors and owners agree to abide by the regulations.

The owner or contractor agrees to provide the ACC, prior to construction, with a detailed plan showing how the home site will be protected and the area in which all construction activity will be confined including size and location of construction material storage, limits of excavation, drive areas, parking, portable toilet location, temporary structures, dumpsites, storage of debris, fire extinguishers, utility trenching and construction sign. This plan shall identify the methods for site protection, such as erosion control, tree protection and precise limits of construction beyond which the natural conditions may not be disturbed.

6.1 Construction and Safety

In order to insure a safe, neat, and orderly construction site, the ACC and the Declarant have established certain construction and safety regulations identified in these Design Guidelines for the benefit of all owners and residents which are in addition to, and shall in no way diminish, the owner's obligation to comply with all governmental regulations.

It is of the utmost importance that anyone conducting construction activities exert extreme care in preventing conditions that are unsafe or that could constitute fire or other hazards. The Declarant and the ACC will not tolerate any activity that, in their opinion, constitutes or could cause such hazards.

6.2 Construction Trailers and Portable Field Offices

Any owner or builder who desires to bring a construction trailer, field office or the like to La Ventana shall first apply for and obtain written approval from the ACC. Such temporary structures shall be located only in locations approved by the ACC and shall be promptly removed upon completion of construction.

6.3 Storage of Materials and Equipment

Owners and builders are permitted to store construction materials and equipment on the construction site during the construction period. All materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the owner's or contractor's responsibility and at their risk. Owners and builders shall not disturb, damage, or trespass on other home sites or adjacent property. No building materials may be placed on any home site more than 15 days before beginning construction.

6.4 Site Cleanliness, Debris and Trash Removal

Owners and contractors shall provide a container for debris and shall clean up all trash and debris on the construction site on a timely basis. Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and contractors are prohibited from dumping, burying or burning trash anywhere in La Ventana. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore or affecting other home sites or adjacent property. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways or other portions of La Ventana.

6.5 Sanitary Facilities

Each builder shall be responsible for providing adequate sanitary facilities for its construction workers.

6.6 Drainage, Retention and Erosion Control During Construction

Drainage during construction must be controlled so as to cause no erosion on the home site and on adjoining home sites. Retention fencing or permanent erosion controls must be installed before any site clearing is begun.

6.7 Noise and Dust

The use of radios, tape and CD players must be restrained so as not to be heard on adjoining home site, or street.

6.8 Excavation and Blasting

Excess excavation materials shall be removed from La Ventana. If any blasting is to occur, the ACC must be informed at least 7 days in advance to allow it to make such investigations as it

deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting.

6.9 Restoration or Repair of Property Damaged

Damage and scarring to other property, including, but not limited to, other home sites, roads, driveways and/or other improvements, will not be permitted. If any such damage occurs, it shall be repaired and/or restored promptly at the expense of the person or entity causing the same, provided, however, that the owner shall ultimately be liable to the ACC, the Declarant, and the owner incurring the damage for the actions of its builder and builder's subcontractors and agents. Upon completion of construction, each contractor shall clean its construction site and repair any property damaged, including, but not limited to, restoring grades, repair of streets, driveways, drains, culverts, signs, lighting and fencing. The ACC may withhold repayment of any construction completion or damage deposits and use those funds to make necessary repairs.

6.10 Vehicles and Parking

Construction crews shall not park on or otherwise use, other home sites. Private and construction vehicles and machinery may be parked in areas designated by the ACC.

6.11 Miscellaneous and General Practices

The following practices are prohibited;

1. Changing oil on any vehicle or equipment on a home site;
2. Allowing concrete supplies and contractors to clean their equipment on any home site;
3. Removing any plant material, topsoil or similar items from any property of others within La Ventana;
4. Carrying any type of firearms on the property;
5. Using disposal methods other than those approved by the ACC;
6. Careless disposition of cigarettes and other flammable material;
7. Any loud or excessive noise from sound equipment such as radios and loudspeakers;
8. Temporary construction signs shall be limited to one sign per site. The sign will be freestanding, and shall be provided by the ACC; at the cost of the owner;
9. A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location; and
10. Contractors, subcontractors and their employees are prohibited from bringing dogs and other pets to the construction site.

6.12 Responsibility of Declarant

Declarant assumes no responsibility for soil conditions including, without limitation, rock formations, high water table, or expansive soils nor any environmental condition, including, without limitation, endangered species, or critical environmental matter protected by governmental regulations. Each owner shall be responsible for obtaining any required soil tests and surveys.

6.13 Responsibility of Owner

All owners shall be solely responsible for the conduct and behavior of their representatives, builders, contractors, vendors, and suppliers.

6.14 Insurance

Builders shall furnish to the ACC satisfactory proof that builder's risk insurance and workmen's compensation insurance, if applicable, will be in force for the construction period.

6.15 Time for Completion

The exterior of any single family detached structure, garage or outbuilding shall be completed within twelve (12) months following the start of construction, unless an extension for completion is approved in writing by the ACC.

6.16 Non-Compliance

The owner will submit all structures to inspection by the ACC as required to determine compliance with these Guidelines. In the event of noncompliance with the Guidelines, the ACC shall have the right, but not the obligation, to hire a contractor or contractors to perform the work and furnish the materials necessary for compliance at the owner's expense plus 10% for administration. In the event that the owner does not pay same, the Declarant and/or ACC shall have the legal right to file a statutory lien against the property and proceed in law or equity to sell the property to obtain said charges. All money received over and above said charges and court costs shall revert to the owner. A failure to enforce any restriction shall in no event be deemed a waiver of this right to do so afterward.

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