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LA VENTANA
RESIDENTIAL
& LANDSCAPE
DESIGN
GUIDELINES

INTRODUCTION

La Ventana is a thoroughly planned private residential community in the Texas Hill Country, specifically Marble Falls, Texas. It has been designed to provide a high quality lifestyle and enhance the natural surroundings of the area in this master-planned community. The design for the 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.

The intent of these Design Guidelines is to maintain a high level of design quality compatible and appropriate for the community. 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 within the community.

These Design Guidelines are being promulgated and will be enforced by the La Ventana Property Owners' Association, Inc (LVPOA). They are administered and enforced by the Architectural Committee (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 will consist of no less than 3 members. For any request for building or landscape addition or change, at least 2 of the 3 members must approve the proposed request. Matters of judgment on what is appropriate or inappropriate or excessive will be decided by the ACC. These Design Guidelines and approvals 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 to the existing surface contour or drainage, or install any utility line thereon.

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 DESIGN REVIEW PROCESS

1. Know your Site and the Master Plan for La Ventana:

A residence in La Ventana should reflect a Tuscan, Old World, Mediterranean, and or Italian feel. Look at these guidelines, the examples noted in this document and most importantly, look at your site. The goal is to create a feeling or congruence with the neighborhood and nature. Overall the goal will help protect homeowner values for every homeowner.

2. Choose an Architect or Architect/Builder:

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

- a. The Deed Restrictions
- b. The Final Recorded Plat
- c. 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 imply compliance with local building codes and ordinances.
- d. An Optional Pre-Design meeting with the ACC. You can request an optional meeting with the ACC with you and your builder to discuss plans.
- e. Preliminary Design Review. Owners will submit their preliminary plans with a \$150 Fee. The Preliminary Plans will include:
 1. Proposed site plans 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, and 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. Actual Site stakeout.
 4. A statement of the square footage of the proposed building, of the building lot coverage and of the total of all impervious cover.

A Design Review fee of \$150 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.

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 will provide a response within two weeks. Modifications to the Design Guidelines may be approved in certain instances, but will be the exception rather than the rule. The logic behind the variance should be included in the request.

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.

3. 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. All dimensions of rooms, exterior doors and windows, heights of all roofs, chimneys, exterior walls and fences shall be shown. There should be sufficient detail to represent the visual expression of the building and its architectural detail.

A Sample Board shall be provided which will be reviewed by the ACC. Samples will be identified with the manufacturer's name, color and/or number. The board will include:

- a. Roof Material and color
- b. Exterior wall materials and color
- c. Exterior trim materials and color
- d. Chimney material and color
- e. Window trim color
- f. Exterior Door Color
- g. Stone or Rock to be used and mortar color specifications

Thirty days prior to completion of construction, a proposed landscape plan shall be submitted. This plan shall be shown at a minimum scale of 1" = 10'-0" and shall include proposed plant material (name and size), existing plan material (name and size), decks, fencing, pavements, service yards, drive-ways, other structures, outside lighting and irrigations 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 other neighbors.

4. Inspections:

During construction, the ACC or agent of the ACC or the LVPOA may make inspections of the property.

5. Changes:

No changes in the plans or materials approved by the ACC may be undertaken without prior approval of the ACC. No works 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 by the ACC.

SITE DESIGN GUIDELINES

1. The La Ventana Final Recorded Plat:

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

2. Building Envelope:

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 view from your home and surrounding neighbors. Side yard setbacks and the staggering of homes on adjacent home sites provides extra privacy and a sense of separateness.

3. Building Orientation:

The ACC will review each plan of the dwelling and other improvements in relation to the specific characteristics of the particular home site and its surroundings. Characteristics such as topography, adjacent home sites and natural features and greenbelts will require individual consideration. The ACC will review each plan for appropriateness and will consider exceptions that would benefit the neighborhood and the dwelling.

4. Set Backs:

Typical setbacks in La Ventana are: Front: 25'; Back: 20'; and Side: 5' (unless abutting a public right of way wherein the rule is 15').

5. Roofs:

Roof Peak may not exceed 35' above finished grade. Additionally, the eave line may not exceed 22' above the finished grade from which it is measured. Generally roofing materials are limited to clay or concrete tile. The roof should be hip roof style and slope at a minimum of 6 in 12 and rarely above 12 in 12. Chimneys should have a decorative chimney cap. Roof colors should be neutral dark to terra cotta colors as approved by the ACC.

6. Minimum Square footage:

The minimum square footage for a single story dwelling is 2200 sq. ft.

The minimum square footage for a two-story dwelling is 2500 sq. ft. The first floor must be 70% of total square feet.

For Phase 6A on the Bendito Way, shall have a minimum living area not less than 1200 sq. ft.

7. Driveways and Parking:

Driveways shall be a maximum of 15' wide and constructed of masonry, pavers, textured or salt finished concrete or other material approved by the ACC. Location must be a minimum of 10' from the side lot line and a landscape buffer between driveways on adjoining lots is strongly recommended. The driveway should have room for two off-street parking places. No more than one driveway per residence.

8. Garage Doors:

Garage doors must a minimum of 24 gauge metal or wood materials compatible with the residential structure. They may not face the street unless approved by the ACC. Detached garages must complement the main house. A minimum of a two-car garage is required.

9. Fences and Walls:

Fences and Walls must be architecturally compatible and integrate into the design of the building, rather than simply used to demark a property line. Materials of the fences should be all masonry (stone/stucco) or wrought iron/metal. Chain link fencing is not allowed. All walls and fences shall have landscaping to the exterior to screen and soften the visual effect of the fence or wall.

10. 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. Fencing around pool must meet all government regulations for safety. The initial or subsequent installation of the pool, hot tub, play-scape, sports court, playhouse or other such improvement shall require prior written approval by the ACC. Pool equipment must be screened.

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, structures, planting or other material shall be permitted which may damage or interfere with the installation and maintenance of utilities or draining, 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.

12. Walls and Massing:

In La Ventana, masonry, including stone and stucco shall comprise the dominant building material. 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.

13. Porches, Verandas, Balconies and Courtyards

Porches, Verandas and Balconies are usually constructed of wood to complement the overall design of the dwelling and not to detract from it. Enclosed courtyards within a building or as formed by a group add excellent living space, shade and a sense of privacy and space. Courtyard should be constructed of the same material used in the construction of the dwelling.

14. Doors and Windows:

All windows and doors shall consist of structural aluminum units with or without factory applied finishes or cladding. Double-hung, casement, or fixed aluminum windows, wood entry doors, French doors, patio doors and garage doors will be encouraged. 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.

15. Secondary units:

Guest houses, casitas and mother-in-law apartments are permitted and shall be of the same construction as the main residence.

16. House Colors and Material including Trim:

Exterior masonry stucco and wood trim colors allowed are neutral earth tone colors such as cream, grey, greyish green, taupe and other neutral colors. The intention is to avoid loud, obtrusive, excessively contrasting or bold colors and to use the colors to enhance the design as opposed to overwhelm the architectural effect. Both wall color and trim color must be approved by the ACC and should complement each other.

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. No bright natural aluminum should be visible on the residence and roof vents should be painted out to match the principal roof color.

17. Mail Boxes:

La Ventana mailboxes are to be metal or masonry. All designs must be approved by the ACC.

18. Grinder Pumps:

The City requires that grinder pumps be installed and maintained by the property owner and may be subject to inspection by the City. Owners are responsible for maintenance and operation of the grinder pump.

19. Propane Tanks

All propane tanks should be underground. Any exterior tank that is not underground shall be kept within an enclosed structure or permanently screened from view.

20. Miscellaneous:

Antennas are not allowed. Satellite Dishes are allowed subject to ACC approval for location and position.

Any exterior tank, swimming pool pump and equipment must be screened with fencing or evergreen plants.

No Motor Homes shall be kept on the property

All boats, trailers and campers must be kept within the garage.

All air conditioners should be screened by landscaping or fencing if visible from the street

LANDSCAPE GUIDELINES

The beauty of La Ventana comes from its unique and sensitive hill country environment and its views of the lake and city. The challenge of landscape design here is to integrate the built environment with this wonderful natural setting. It is the intent of the 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.

1. General Design Considerations

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

2. Natural Landscape and Xeriscape

When choosing planting materials deer resistance or deer protection should be considered. Xeriscape concept is appropriate here for the reduced water use, hardiness to freeze and its native Hill Country aesthetic in the character of the plants used. Good design can help reduce water use. Slopes, orientation, soil and plants must all be considered. Native and low water use plants can survive on a minimal amount of water once they are established and generally require little pruning. Select plant material to match light, soil and moisture conditions on the site.

Design and selection of plant material will vary with each residence although there are several principles that should be used in all landscapes in 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 and banana trees are discouraged.

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

3. Landscape Design

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 disturbances.

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 to the site. Finish grading that manipulates rainfall runoff for irrigation is encouraged.

Site lighting including soffit 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.

Exterior lighting is to be minimized in La Ventana and must be designed to conceal the source of the light and allow no bare lamps to be seen from the street or from adjoining neighbors. Holiday lighting is the exception.

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.

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.

All trees, shrubs, ground covers grasses and irrigations system must be maintained at a level consistent with the rest of La Ventana and in compliance with the Landscape and Maintenance Guidelines.

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 the owner's property without permission of the ACC.

La Ventana Residential Design Guidelines Amendment to the Covenants,
Conditions, and Restrictions for La Ventana Subdivision Single Family Residential

THE STATE OF TEXAS X
COUNTY OF BURNET X

Know by all men that these presents that I, Jodi Jack, by resolution of the Property Owners Association Board of Directors of said Subdivision, am authorized by the minutes of the Board, to execute this instrument. The Board meeting occurred on Monday, July 29, 2019.

Jodi Jack dated the 5 day of August, 2019
Jodi Jack, President

La Ventana Property Owners Association

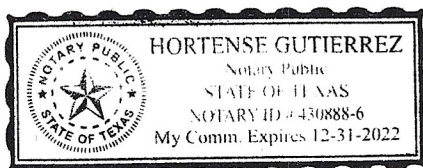
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on the 5th day of August 2019

By JODI JACK, President of La Ventana Subdivision Property Owners Association.



Hortense Gutierrez
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

10/23/2019 1:51:04 PM

FEE: \$66.00

201911341

RES



RESOLUTION ADOPTING SOLAR ENERGY DEVICE REVIEW AND APPROVAL POLICY

FOR

LA VENTANA PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to the provisions of new Texas Property Code Section 202.010, the Board of Directors of the Association adopts this Policy to be effective upon the recording of this Policy in the Official Public Records of Burnet County, Texas and shall continue in effect until superseded or revoked by subsequent written instrument filed of record.

The purpose of this policy is to provide for the timely and efficient review by the Association of applications for installation of a "Solar Energy Device" ("SED") within the La Ventana subdivisions and to establish guidelines for review and approval of applications to ensure compliance with the provisions of state law.

For the purpose of this Policy, "Solar Energy Device" shall mean a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

Applications for installation of any Solar Energy Device shall be submitted to the Association's Architectural Committee (the "Committee") in the same manner as applications for approval of any other Improvement.

An application which meets all of the requirements set out below shall be deemed approved by the Committee thirty (30) days from the date the Owner's application is received by the Association, unless the Committee notifies the Owner in writing within the thirty-day period that additional information is required or that one or more standards have, in the opinion of the Committee, not been properly established in the application.

If installed on the roof of the Owner's home, the SED, as installed is (1) located on the roof of the Owner's home, (2) the SED does not extend higher than or beyond the roofline, (3) the SED conforms to the slope of the roof, (4) the SED has a top edge that is parallel to the roofline, and (5) the SED has a frame, support bracket or visible wiring or piping that is in a silver, bronze or black tone commonly available in the marketplace

If installed in a fenced yard or patio owned and maintained by the Owner, the SED as installed may not exceed the height of a fence which meets applicable height requirements in the governing documents of the Association or restrictive covenants applicable to the subdivision.

The Committee may deny an application for, or impose reasonable restrictions on, the installation of an SED that:

- (1) As adjudicated by a Court, threatens the public health or safety or violates a law;
- (2) Is located on property owned or maintained by the Association;
- (3) Is located on property owned in common by the members of the Association;
- (4) Is located in an area on the Owner's property other than the roof of the home or in a fenced yard or patio owned and maintained by the Owner;

- (5) Does not meet all requirements for installation of the SED on a roof or in a fenced yard or patio owned and maintained by the Owner as set out above;
- (6) Was installed without prior approval of the AC;
- (7) The AC finds that placement of the SED as proposed will substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The finding may not be made if the written approval of the proposed placement of the device by all property owners of adjoining property is provided by the Owner/applicant.

IN WITNESS WHEREOF, Declarant has caused this the Design Review Procedure to be applied by the Architectural Committee (the "AC") of the La Ventana Property Owners Association, Inc., a Texas non-profit corporation.

**CERTIFICATION OF BOARD RESOLUTION
FOR
LA VENTANA PROPERTY OWNERS ASSOCIATION, INC.**

I, the undersigned, do hereby certify:

I am the duly authorized President for LA VENTANA PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association") and, in such capacity, I have access to the records of the Association. The records reflect that the foregoing Resolution of the Board of Directors of the Association was duly adopted by the Board of Directors on ~~February 18~~, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ~~18~~ day of ~~February~~, 2021.

Jodi Jack, President

Jodi Jack, President

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF BURNET

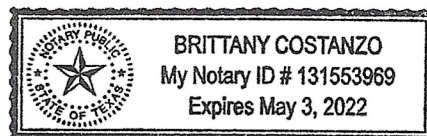
This instrument was acknowledged before me on this ~~February 18~~, 2021 by Jodi Jack, Secretary for LA VENTANA PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Brittany Costanzo

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

*Jodi Jack
906 La Ventana Drive
Marble Falls, TX 78654*





FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

3/22/2021 9:50:34 AM

FEE: \$30.00

202104328

RESO

LaVentana Property Owner's Association, Inc. ("LVPOA")
Application to Architectural Committee

- * Application will be reviewed and voted on within 30 calendar days of receipt of the application by the Architectural Committee.
- * Submittal of this application alone does not grant property owner approval of the proposed project. Please do not start construction until you have been notified in writing of the approval from the Architectural Committee.
- * Approval of this application does not eliminate the need to obtain the appropriate building permits from the City of Marble Falls, TX, or any other applicable government authority.
- * The LaVentana Property Owner's Association, Inc. will not be held responsible or liable for the property owner's choice of licensed or unlicensed vendor(s) or contractor(s) for this proposed project.
- * Application must be accompanied by the plan review fee of \$150.00, payable to La Ventana POA.

The application fee may be waived for minor projects at the discretion of the Architectural Committee.

Date: _____

Name: _____ Phone Number: _____

Address: _____ "

Architectural Committee

Return to: LaVentana Property Owner's Association, Inc.
By mail: P.O.Box 1144, Marble Falls, TX OR
Submit to an Architectural Committee Member

Proposed Exterior Improvement/Addition/ Alteration: _____

Expected Start Date of Proposed Project: _____

Materials to be used: _____

Brief Description (including height, shape & color); use the back of this sheet or attach a separate drawing/blueprint showing the location and dimensions of the improvement, addition or alteration and the distances from the structure to your home and property lines, if applicable:

Authority. Article X, §10.05 of the Declaration of Covenants, Conditions and Restrictions for La Ventana Residential Property. Prior to commencement of any construction of any Improvement in the Property, the Plans and Specifications therefore shall be submitted to the Architectural Committee, and construction thereof may not commence unless and until the Architectural Committee has approved such Plans and Specification in writing.

.....
For Architectural Committee Use Only

Date Received: _____

Reviewed: _____

Date Project Approved on: _____ OR Date Project Not Approved on: _____

Reviewed by: Architectural Committee _____ (Signature)
_____ (Signature)
_____ (Signature)

La Ventana Property Owners Association, Inc. ("LVPOA")

Variance Request Form

Applicant Name _____ Date Requested _____

Applicant Address: _____

Applicant Contact Phone Numbers: _____

Requesting Variance for the following Address:

Reason for variance:

Date by which variance is needed: _____

Please submit this form and all applicable documentation to support the variance request (i.e. plot plan showing the encroachment into the building setbacks.)

Applicant Name (print)

Signature of Applicant

VARIANCE IS: ___ granted ___ not granted DATE: _____

LVPOA Representative

LVPOA Representative

LVPOA Representative

Architectural Committee Home Plan Approval Checklist for: _____

Restriction:	Proposed Home Plan	Submitted for Approval / Approved Y/N	ACC Initials
Exterior;	100% masonry Stone Color/Type	____/____	____
Paint Colors	Wall	____/____	____
	Trim	____/____	____
Windows	_____	____/____	____
Front Door	_____	____/____	____
Garage Door wood or 24 gauge metal	_____	____/____	____
	Side facing unless front approved due to lot size	____/____	____
Roof	clay or concrete tile	____/____	____
	Color	____/____	____
Roof Pitch	hip roof slope of 6-12 inches	____/____	____
Total Sq. Ft.	2,500 living area for 2 story	____/____	____
	2 nd floor less than 70% total sq. ft.	____/____	____
Height	not to exceed 35'	____/____	____
Setbacks	Front: 25' Back: 20'	____/____	____
	Side: 5' (15' if abutting public right of way)	____/____	____
Driveway:	maximum of 15' wide	____/____	____
	Shall have 2 off street parking places	____/____	____
Sidewalk:	minimum of 4' wide to connect with adjoining property	____/____	____
Landscaping:	_____	____/____	____
Variance requested for:	_____	____/____	____
ACC Signatures for final approval:	____/____	____/____	Date _____ Date _____

Architectural Committee Approval Checklist

Approval is requested by: _____

Address: _____

For the following exterior home/landscape changes or improvements:

Proposed plans and examples submitted for approval on: date _____

Home plans Approved by: ACC initials: _____

Landscape plans Reviewed by: L&M Initials/Signatures: _____

Approved by: ACC Initials: _____

ACC Signatures for final approval: _____
