

**INDIAN HILLS ESTATES PROPERTY OWNERS' ASSOCIATION**

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**Indian Hills Estates POA Guidelines for Improvement of Commercial Lots**

Read the current Deed Restrictions for Indian Hill Estates and follow the conditions that may apply to your lot, including building set-backs.

City, County, State, or Federal law shall supersede or take precedence over any contradiction or legality of the provisions set forth in the Deed Restrictions.

Before making any improvements, submit your Property Improvement Plan (Form #1 plus Form #2, #3, or #4, if applicable) and the following information to the Architectural Control Committee (ACC) for approval.

**Comal County Business Permit**

Please submit a copy of your Comal County Business Permit to the ACC.

**Please refer to the Comal County Engineer’s Office for the Required Building Permits ([www.cceo.org](http://www.cceo.org)).**

**Comal County Private Improvement within the Public Right-of-Way (PIPROW) Permit**

Please submit a copy of your Comal County PIPROW Permit to ACC. You will follow County regulations regarding width and location of driveway.

**Comal County On-Site Sewage Facility (OSSF) Permit**

Please submit a copy of the Comal County OSSF Permit to the ACC.

**Fencing**

A 6-foot privacy fence is recommended for installation by the commercial lot owner on each property line that borders another residential or commercial lot in this or neighboring subdivisions. This will improve security for the property and reduce the nuisance factor (lights, noise, traffic) for neighbors. A fence plan should be included in a Property Improvement Plan to the ACC for approval.

**Lights**

Outdoor lights will be shaded when necessary to prevent excessive glare on other lots and roadways. A lighting plan should be included in a Property Improvement Plan to the ACC for approval.

## **Noise**

All noise that would disturb neighbors will be silent from 10:00 P.M. to 8:00 A.M.

## **Storage of Materials**

It is recommended that all materials/small equipment be stored inside a locked building. This will improve security and the aesthetic appearance of the property. A storage plan should be included in a Property Improvement Plan to ACC for approval.

## **Signs**

To maintain the aesthetic appearance of the subdivision, it is recommended that the following be adhered to.

### Advertising a Business Located on the Commercial Lot

- A sign not attached to a building may not be larger than 4 feet by 8 feet. The height of the sign may not be taller than 8 feet.
- A sign attached to or painted on the side of a single-story building may not be larger than 4 feet by 8 feet. No attached sign may be raised above the peak of the structure's roof.

### For Sale of the Commercial Lot

- A sign not attached to a building may not be larger than 4 feet by 8 feet. The height of the sign may not be taller than 8 feet.
- A plan for any sign should be included in a Property Improvement Plan to the ACC for approval.
- Political signs will be allowed pursuant to the provisions of Texas Property Code.

## **Maintenance**

The lot will be maintained according to the current Deed Restrictions.

## **Water**

The owner will work with Spring Branch Indian Hill Estates Water Corporation to locate water lines prior to construction.