Mystic Shores Property Owners Association
Unit 21 (Rio Central) DCCR/Supplement and Design Guidelines Requirements

Note: This checklist is for the convenience of the Mystic Shores Architectural Control Committee. In the event of any discrepancy between this checklist and the applicable Mystic Shores DCCRs and Architectural and Site Design Guidelines, such DCCRs and Guidelines are controlling.

Owner Name: _____ Lot #: _____ Street Address: _____

	Requirements	Reference[1]	Comply / Comments
Square Footage	Square footage of residence (excluding porches & garages) not less than 2700 sq ft of living area and if residence is 1-1/2 or 2 stories, a minimum of 3000 sq ft.	SD 3.1	
Construction Material	Residences (including secondary dwellings) must be built of new construction materials and must be on a poured slab or pier foundation. 100% masonry exterior required – cement fiberboard ("hardiplank"), aluminum, asbestos, plywood, concrete block or vinyl or metal siding not to be considered masonry.	SD 3.1	
Home Orientation on Lot	If a home is oriented so that the front of the house is not facing the street, the ACC will consider potential adverse effects on adjacent and neighboring homes and lots. Corner lots are considered on case-by-case basis.	DG 5.04	
Single Family Residence	Confirm residence is a single-family dwelling. Look for indications of multiple family residence – no interior stairs in two story residence, multiple kitchens, separate living areas, etc.	SD 3.1	
Secondary Dwelling	One guest/servants' house may be built per lot providing the lot exceeds 2 acres. The building's square footage to be not less than 500 sq ft nor more than 1000 sq ft, built above the 948 contour line, as shown on the recorded plat, and built during or after the primary dwelling.	SD 3.1	
Garage	Garage door openings must face away from all roadways (at least 90 degrees). Minimum of 2-car garage, maximum 4-car garage. Must have finished interior (sheet-rocked, taped/floated and painted). No carports allowed. Porticos may be allowed on case-by-case basis. See additional requirements for detached garage under "Outbuildings" below.	SD 3.1 DG 5.09	
Roofing	All roofing material must be standing metal seams, slate stone, concrete tile, clay tile, or other tiles of a ceramic nature. No composition or wood shingles permitted. Roof fans, attic fans, attic ventilators or other roof penetrations shall be installed on the portion of the roof having the least visibility from the street or other adjoining lots.	SD 3	
Setbacks	Front 50 ft Rear 50 ft Sides 10 ft Front setback is measured from front property line. If plans show structure will be near a required setback a form survey generally will be required.	SD 3.4 DG App A DG 5.02	

[1] MD = Master DCCRs; SD = Supplemental DCCRs; DG = Design Guidelines.

	Requirements	Reference[1]	Comply / Comments
Driveway	Must be surfaced with concrete, exposed aggregate, brick pavers, or a combination thereof. Surface finished upon completion of dwelling. Driveways from rear of dwelling to other structures may be surfaced with crushed aggregate on lots 2283-2288.	SD 3.2	
Propane tanks	Propane tanks must be buried or enclosed by solid type privacy fence, built with same masonry as the main dwelling and not exceeding 6 ft. Shrubbery or vegetation does not constitute a privacy fence. For safety reasons, if an above-ground propane tank is painted, it must be painted a light reflective color as recommended in National Fire Protection Association 58.	DG 5.13	
Maximum Height Restrictions	Home 35 ft max height in two stories. Accessory building 25 ft max, except workshops, barns and detached garages may be same height as dwelling but no taller. Heights are determined from the finished floor elevation.	SD 3.1 DG App A	
Exterior Color	Natural or earth tone/ must complement the surrounding landscape. Earth tone is a color scheme that draws from a color palette of browns, tans, warm grays, and greens. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks.	DG 5.05	
Elevations and Site Plan	Elevations to show finished floor (FF) elevation and ground contour lines with respect to the FF elevation. Site plan to show contour lines of the site; septic tank location and spray fields. Site plan to also show fencing, well location, outbuildings, pool, etc. when applicable.	Application Forms 1, 2 or 3	
Lighting	See DG 5.12 for exterior lighting requirements. Refer owner to DG Appendix B.	DG 5.12 DG App B MD 9.4(b)(ii)	
Outbuildings[2]	Outbuildings include, without limitation, barns, workshops, detached garages, sheds and other structures not connected to the main dwelling. The location and appearance of outbuildings shall be submitted to and approved by the ACC. No portion of the outbuilding may be closer to the front property line than the part of the house that is closest to the rear lot line. The building shall be oriented so that access is indirect and not open on to the street. The ACC may also consider proposed use of outbuildings and other structures to ensure they will be consistent with the single-family residential use restrictions in the DCCRs. Accessory buildings must be made of similar materials as the primary dwelling, with masonry percentage and roof matching the primary dwelling, excluding loafing sheds on lots 2283-2288. The building must be built after the primary dwelling. Detached garages, workshops and barns shall not be larger than 30% of the main dwelling living area (excluding any attached guest/servants' quarters).	SD 3.1 MD9.4(b)(iv)	

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

	Requirements	Reference[1]	Comply / Comments
	Lots 2 acres or less shall have no more than 2 buildings. Lots more than two acres may have maximum of 3 buildings, with the exception of Lots 2283 – 2288 which may have up to 4 buildings. Primary dwelling considered as one building in all cases. Barns and/or stables must be (i) constructed of 26 gauge painted metal siding, with a masonry wainscot, matching masonry of dwelling, a minimum of 36 inches high and (2) maximum of 3000 sq ft with one structure per lot. Loafing sheds permitted if owner has more than 4 acres – see Unit 21 Fourth Amendment Section 3.1 for requirements. ***Note there are numerous exceptions for outbuildings on lots 2283-2288. Consult Fourth Amendment to Unit 21 DCCRs.***		
Fencing	Walls, fences and gates, if any, shall be on or within the lot property line. No fence shall be more than six feet (6') high, for fences outlined in "a" below, or no more than fifty-two inches (52") high, for fences outlined in "b" below, excluding fences surrounding tennis/sports courts. All walls, fences and gates shall be constructed according to the following standards: a. All walls and fences adjacent to any street and sidelines to front of house must be constructed of either (i) rock of the same type as the dwelling on the lot, (ii) masonry of the same type as the dwelling on the lot, (iii) wrought iron, or (iv) a combination of wrought iron, rock and/or masonry, which rock and masonry shall match the dwelling on the lot. Sidelines extending beyond the front of the house towards the rear of the property may be constructed with pipe in accordance with "b" below. b. Lots 2283-2288 sidelines beyond 20 ft from front line and extending to flood plain line (948’ elevation) on each lot may be constructed in accordance with "a" above or may be constructed with pipe fencing. For those lots on which pipe fencing is used, the fence posts shall consist of two and three-eighths inch (2-3/8") drill stem pipe with a ten foot (10') spacing. A single top rail consisting of the same size pipe will be placed on top of line posts. The area between the posts shall be a solid-lock high tensile wire or ranch panel welded to the vertical pipe and top rail. All piping must be painted black with panels and/or solid lock high-tensile wire left in its natural color. c. For all lots with property lines below the flood plain line (948’ elevation): No permanent, immovable structure of any type shall be installed below the flood plain line (948’ elevation). Privacy fencing requirements same as above.	DG 5.17	
Wells	Must meet DG setback requirements, unless well meets pressure cemented exception Pump house is required and constructed with same material as house masonry or hidden by alternative methods as approved by the ACC. Pump house cannot exceed 5’ height.	DG 5.25	*No DCR*

	Requirements	Reference[1]	Comply / Comments
Pools/Hot Tubs	See DG 5.18 for requirements for location and screening.	DG 5.18	*No DCR*
Flagpoles/ Windmills/ Solar/ Generators/ Rainwater Harvesting Systems	One flagpole (freestanding or attached to a dwelling) may be constructed and no more than 20' tall. See DG Sections 5.22 – 5.24 for guidance on wind turbines and windmills; solar; and generators and Section 5.26 for water harvesting and storage systems.	DG 5.27, 5.22, 5.23, 5.24, and 5.26	*No DCR*
Lot Clearing/Site Excavation	Application not required for clearing of ashe junipers (cedars), brush and dead trees. Email notice to management company is required. Site excavation is part of construction process and requires prior ACC approval of construction plans.	DG 4.11	*No DCR*
Exterior Changes /Improvements/ Remodels	Any exterior change to an existing structure requires approval from the ACC before commencing work. Plans for any exterior changes or renovations shall be submitted to the ACC for approval. Repairs to existing structures with substantially the same materials and quality of construction and repainting of existing structures with the same color as previously approved by the ACC for the existing structure do not require ACC approval.	DG 3.08	*No DCR unless adding walls to home*
Aesthetic Considerations	Plans submitted for review may be disapproved upon any grounds which are consistent with the purpose and objectives of the ACC, including purely aesthetic considerations.	MD 9.3(b) MD 9.4(b) DG 3.02	
Drainage	Natural established drainage patterns of streets, tracts or roadway ditches will not be impaired. No creeks or natural drainage areas may be dammed, or water impounded, diverted or used for any purpose. Driveway culverts must be installed and will be of sufficient size to afford proper drainage of ditches without backing up water into ditch or diverting flow. Drainage culvert installation must meet county requirements.	MD 10.10	
Landscape	Landscaping plans must be submitted for ACC approval at least 30 days prior to residence completion and landscaping installed within 180 days of completion of residence. landscaping shall include a well- designed balance of trees, shrubs, mulch/rock beds, and/or lawn grass on portions of the front and sides visible from the road affronting the house. The use of xeriscaping (low water requirement and drought resistance native plants/trees) is encouraged. Plants/sod requiring water must utilize an efficient drip and/or spray irrigation system. All new landscaping turf installed or planted must be Buffalo, Blue Grama, Zoysia or Bermuda grass. Other low water requirement turf products will be considered and may be approved by the ACC.	SD 3.3 DG 5.28	
Golden-cheeked Warbler Habitat	Provide information in DG 6.03 to owners of lots 2275-2277 in Unit 21.	DG 6.03	

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