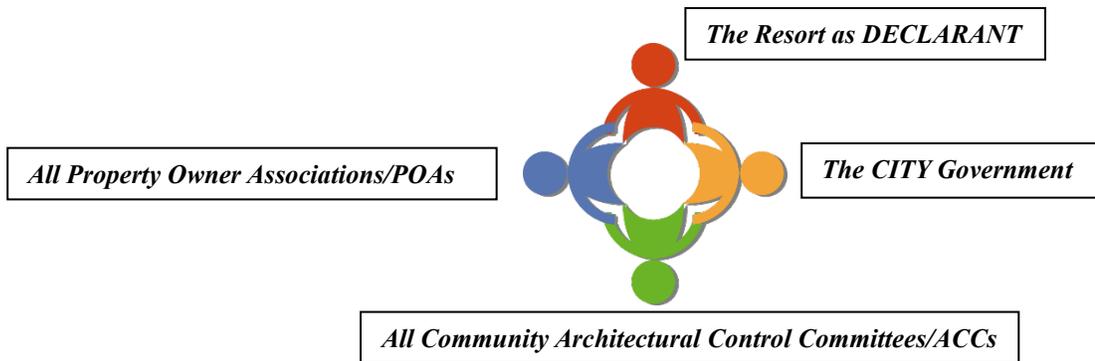
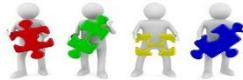


# HORSESHOE BAY'S Partners in support of All Property Owners in Horseshoe Bay



Each of the partners in support of the City of Horseshoe Bay quality of life represent one of the 4 entities that have authority, operations and effects on property owners in the City. Each of the partners – *the Declarant, the Property Owners' Associations (POAs--plural), the City Government, and the Architectural Control Committees (ACCs--plural)* - are a separate and independent entity with their own distinct areas of responsibility. None of these entities overlap with each other, but together form the foundation for all the private and public functions support. All four entities cooperate and work together for a common goal – a safe, vibrant, well managed, lifestyle-resort-retirement Hill Country community.

## WHO DOES WHAT?



### **I. The “Declarant”** (for HSBPOA and all other POAs except *The Trails, Escondido, and Hills*)

When the Horseshoe Bay Resort was originally formed (35 years before a city was incorporated), the Lake LBJ Improvement served as the “declarant” and established the guidelines for how the community would function. These original guidelines defined the financial and operational processes needed for development and maintenance of amenities and services for property owners. These guidelines are not flexible or subject to change without an 80% membership vote from all lot owners. Note: *The Trails, Escondido, and the Hills* were not a part of the original development/subject to the original ‘declarations’ and operate under the guidelines of their ‘declarant/developer’.

The *Horseshoe Bay Resort* now serves as the Declarant with the following oversight role:

- The private amenities owner, HSB Resort Destinations LLC provides the Resort amenities, operations, and management. Development and Operations are largely funded by ownership and member and hotel guest access and use.
- The Amenities Maintenance Fund receives a portion of the maintenance fees paid through POA dues as originally *predesignated* before these POAs (*HSBPOA, Apple Head, Summit Rock, Siena Creek, The Waters, and Tuscan Village*) receive any designated funds, as is required in their subdivision’s Covenants, Conditions and Restrictions (CC&Rs). The new property owners in these POAs prior to purchase receive this information that a portion of their dues will go toward the larger amenities support throughout the community. These amenities includes, but not limited to the maintenance of resort entry areas, golf courses, major mediums, and landscaping.
- The original Declarant (called Lake LBJ Improvement) designated the zoning for all lots on their subdivision plats recorded in the respective County, and which was later adopted by the City when the City adopted its first Zoning Ordinance in 2006. Zoning changes can only be made by request to the City Planning and Zoning and in accordance with all regulations for approval.
- Oversees and directs the operations of all ACCs but three—*The Trails, Escondido, and The Hills*.



## II. *The POAs:*

- Administer and maintain their respective amenities, including Quail Point Lodge, the Mausoleum (privately owned corporation managed by the POA), pools, tennis courts, campground, ponds, entrance ways, medians, and fountains.
- Primarily receive their revenue from property maintenance (POA) fees from each lot of land. Other revenue may include facility rentals, and miscellaneous income. POA fees are collected directly by the HSB Maintenance Fund Inc., a non-profit corporation, except for *The Trails, Escondido, The Hills, Bay Country, or Pecan Creek POAs*. These collect their own.
- Enforce violations of the Codes, Covenants & Restrictions as outlined in POA regulations.
- Complete a resale certification at time of owner transfer.
- *The Trails, Escondido, Applehead Island, Matern Island, Summit Rock, and Bay Country POAs* independently provide the following to varying degrees through their POA dues:
  - Street maintenance and improvements
  - Street rights-of-ways (signage for safety, traffic control, information, and streets).
  - Litter control, Deer management, and Lot mowing.



## III. *City Government:*

Provides the following public services in all subdivisions in the City:

- Ordinance (City laws) administration.
- Utilities Service city-wide (Note: Septic permitting is through the County).
- Building permits: plan reviews and building inspections, plats/replats, variances.
- Maintains the Zoning Map and reviews requested changes.
- Emergency Response/Management, and Code Enforcement (for City Ordinance only).
- Parks programs (Martin Park, Elaine Hurd Nature Center at Mausoleum, HSB Hiking Trail)
- Floodplain administration.
  - Manage (through fee agreements) the following in those POAs not listed above:
    - Street maintenance and improvements for city-owned streets
    - Street rights-of-ways (signage for safety, traffic control, information, and streets)
    - Litter control (2147), Deer management (limited areas), Lot mowing (limited areas)



## V. *The ACCs:*

- Are created and maintained by the appropriate Declarant (developer) and are not directly governed by the respective POA.
- General purpose is to “provide for the maintenance of high standard(s) of architecture and construction in such manner as to enhance the aesthetic properties and structural soundness of the developed subdivision” (Horseshoe Bay POA Declaration of Reservations).
- Review applications for exterior improvements, including landscaping, in their POAs, prior to submission for building permits to the City, to ensure that they comply with the POAs’ CC&Rs.
- Notify designer/builders violating the CC&Rs and request compliance.



The 4 partners work together with clear understandings of their varied roles in support of each sub-division in the City of Horseshoe Bay. Property owners are encouraged to contact their POA for clarification of oversight, use of dues, and any restrictions unique to their sub-division character and guidelines.

The City of Horseshoe Bay is dedicated to the partnership support of all property owners through its mission to:  
“Serve and Protect our Citizens while Preserving our Heritage and Planning for the Future”

