

AFTER RECORDING RETURN TO:

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SUPPLEMENTAL RESIDENTIAL
DESIGN GUIDELINES
[Phase 1, Section 1]

Adopted by La Cima Reviewer:

LA CIMA SAN MARCOS, LLC,
a Texas limited liability company

By: _____

Name: Bryan W. Lee

Title: Manager

THE STATE OF TEXAS

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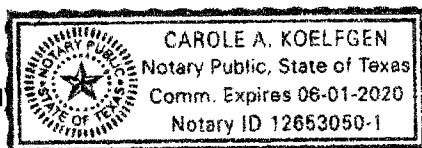
COUNTY OF Tarrant

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This instrument was acknowledged before me on this 21st day of February, 2018,
by Bryan W. Lee, Manager of La Cima San Marcos, LLC, a Texas limited liability company, on behalf of
such company.

(seal)



Carole Koelfgen
Notary Public, State of Texas

Adopted by the La Cima Reviewer in accordance with Section 6.04(b) of La Cima Master Covenant,
recorded as Document No. 17044512, Official Public Records of Hays County, Texas (the "**Master**
Covenant").



SUPPLEMENTAL RESIDENTIAL
DESIGN GUIDELINES
[Phase 1, Section 1]

ARTICLE 1
INTRODUCTION

Any notice or information required to be submitted to the La Cima Reviewer under these Supplemental Residential Design Guidelines hereunder will be submitted to the La Cima Reviewer, 11612 FM 2244, Building 1, Suite 140, Austin, Texas 78738, Phone: (512) 402-1790, Fax: (512) 402-1791.

A. Background

La Cima is a master planned community located in Hays County, Texas, which is or shall be made subject to the terms and provisions of La Cima Master Covenant, recorded in the Official Public Records of Hays County, Texas (the “**Master Covenant**”) and the La Cima Development Area Declaration [Single-Family Residential], recorded in the Official Public Records of Hays County, Texas (the “**Development Area Declaration**”) pursuant to the Recording of one or more Notices of Annexation in accordance with *Section 9.05* of the Master Covenant. The Master Covenant and each Development Area Declaration includes provisions governing the construction of improvements and standards of maintenance, use and conduct for the preservation of La Cima.

B. La Cima Reviewer and Review Authority

The **La Cima Reviewer** consists of one or more individuals who have been appointed by **LA CIMA SAN MARCOS, LLC**, a Texas limited liability company (the “**Declarant**”). As provided in *Article 6* of the Master Covenant, Declarant has a substantial interest in ensuring that improvements within La Cima development maintain and enhance Declarant’s reputation as a community developer and do not impair Declarant’s ability to market and sell all or any portion of the community, and as a consequence thereof, the La Cima Reviewer acts solely in Declarant’s interest and shall owe no duty to any other Owner or La Cima Master Community, Inc. (the “**Association**”).

Article 6 of the Master Covenant includes procedures and criteria for the construction of improvements within La Cima. *Section 6.04* of the Master Covenant and *Section 3.01* of the Development Area Declaration provide that no improvements may be constructed without the prior written approval of the La Cima Reviewer.

C. Applicability

Section 6.04(b) of the Master Covenant provides that the La Cima Reviewer may adopt Design Guidelines to govern the standards for design, construction of Improvements, landscaping, and the

placement of exterior items within La Cima which may consist of multiple written design guidelines applying to all or specific portions of the Development.

Declarant has adopted that certain La Cima Master Residential Design Guidelines, recorded as Document No. 18006343 in the Official Public Records of Hays County, Texas (the “**Development Design Guidelines**”). These La Cima Supplemental Residential Design Guidelines [Phase 1, Section 1] are a supplement to the Development Design Guidelines. In the event of a conflict between the terms and provisions of these La Cima Supplemental Residential Design Guidelines [Phase 1, Section 1] and the Development Design Guidelines, the terms and provisions of these La Cima Supplemental Residential Design Guidelines [Phase 1, Section 1] will control.

The La Cima Supplemental Residential Design Guidelines [Phase 1, Section 1] apply to all residential Lots in La Cima Phase 1, Section 1, a subdivision located in Hays County, Texas according to the map or plat recorded in Document No. 17044947, in the Official Public Records of Hays County, Texas.

ARTICLE 2

PHASE 1, SECTION 1 ARCHITECTURAL AND AESTHETIC STANDARDS

The requirements set forth below are intended to provide general direction and guidance to the applicant. Please be advised that all Improvements must be approved in advance and in writing by the La Cima Reviewer. The La Cima Reviewer will determine whether the applicant has complied with the requirements set forth below.

2.01. Square Footage. The minimum livable square footage for each permitted residence is set forth in the table below:

50' Lots	1600 – 2800 SF
60' Lots	1900 - 3400 SF

- **Calculation.** For the purpose of calculating total square footage, all square footage requirements are based on the square footage of finished spaces. Basements, garages, unfinished attic areas, open or screened porches, terraces, patios, decks, driveways, garages, storage facilities and walkways shall be excluded. Other detached accessory uses such as cabanas or garages are permitted, but will not count toward the minimum square footage requirement.
- **Variances.** The La Cima Reviewer may, at its sole discretion, approve variances to the minimum and maximum square footage allowable on different Lot products.

2.02. Fence Construction. Good Neighbor Fencing, as defined in Section 7.08(e) of the Development Design Guidelines, may use 4x4 cedar wood post.