

**IRON HORSE CANYON
THE ESTATES
ARCHITECTURAL REVIEW FORM**

**PLEASE SUBMIT WITH 2 SETS OF PLANS, SITE PLAN, SET OF
SPECIFICATIONS AND A CHECK IN THE AMOUNT OF \$150
PAYABLE TO MANN DEVELOPMENT, LTD.**

Owner Name: _____ **Telephone:** _____

Mailing Address: _____

Builder Name: _____ **Telephone:** _____

Mailing Address: _____ **Fax:** _____

Address to be Reviewed: _____

Lot: _____ **Block:** _____ **Unit:** _____

The proposed residence or other improvements meets or exceeds the following criteria:

Square Footage of Living Area:

Single Story – Minimum 2,400 Square Feet: _____

Two Story – Minimum 2,700 Square Feet: _____

Height:

Not to exceed Thirty-five feet (35') from top of foundation to rooftop: _____

Garages:

Minimum accommodation of two (2) / Maximum of four (4),
full-sized automobiles. Rear, Front or Side entries allowed. #: _____

Setbacks:

Shall comply with applicable City of San Antonio ordinances and shall be:

Front – Fifty feet (50') for all structures: Front Setback: _____

Rear – Fifty (50)': Rear Setback: _____

Side – Fifteen feet (15)': Left Setback: _____

Right Setback: _____

Subject to Vegetative Preserve and ACC Approval _____

Masonry:

All buildings shall be constructed with masonry, rock, stucco, brick or masonry veneer for (75%)
of the total exterior wall:

State material and verify percentage: _____

State building material color and trim color _____

Roofing:

Slate, tile, standing seam metal, 300 lb. or composition shingles:

State material and verify weight: _____

State color / type and manufacturer _____ / _____

Flatwork:

Driveways, sidewalks and entry walks should be shown on site plan and shall be constructed of exposed aggregate, brick pavers, concrete or hot-mix concrete.

Flatwork Material: _____

Fencing:

Fencing is not required. Cedar, wrought iron or masonry fencing is allowed. Wire fencing shall be a "King Ranch" type. Max height 54". Fencing will be allowed within the building envelope but must have ACC approval.

Fencing?: Yes / No

Landscaping:

NO vegetation within the "Vegetative Preserve" of any lot shall be removed without written ACC approval. This "Vegetative Preserve consists of 15' on each side and 50' on the front and rear of each lot.

*Driveways and utilities are permissible across the "Vegetative Preserve".

Disposal of Construction Debris and Site Cleanliness:

Applicant agrees to comply with Paragraph 19 LOT MAINTENANCE under LAND USE REGULATIONS in the Declaration of Covenants, Conditions and Restrictions for Iron Horse Canyon. Violations of this provision will result in cost of clean up and other associated charges. Be advised that the City of Helotes has an Ordinance addressing the mandated use of industrial roll-off containers for the collection, hauling and disposal of construction debris. The Ordinance also grants the exclusive right for this service to C-6 Disposal Systems, Inc. (210) 375-0066.

Construction Deposit:

Each builder shall provide a deposit in the amount of \$2,500 with Mann Development, Ltd. This deposit shall be fully refundable at completion of home construction provided that all construction guidelines are adhered to and all clean up is completed. If developer is required to expend any costs associated with maintaining the lot, such amount shall be withheld from this deposit amount. Each builder will be notified of any non-compliant matter and given 5 days to correct the problem before this remedy is exercised.

Variances:

Any variance from the Restrictive Covenants must be specifically requested in writing.

- * **SUBMIT EXTERIOR COLOR AND ROOFING SAMPLES PRIOR TO CONSTRUCTION.**
- * **LANDSCAPE, FENCE AND POOL PLANS ARE REQUIRED PRIOR TO INSTALLATION.**

Refer to the Iron Horse Canyon Declaration of Covenants, Conditions and Restrictions for more specific information regarding architectural requirements. The Declaration of Covenants, Conditions and Restrictions shall take precedence over any other written document or form.

I certify all information presented to be complete, true and correct:

Applicant Signature: _____ Date: _____