

## City of Horseshoe Bay shared oversight of Building and Quality Living Standards

All residential and commercial properties in the City of Horseshoe Bay are required to abide by the laws of the state and the county with regard to building and operations on their private property. Beyond that, the City of Horseshoe Bay has established ordinances that reflect the standards of living expected by the residents of the HSBay community. These are largely focused on safety, quality of life, protection of natural resources, and building standards. All state, county, and city requirements are enforced through the state troopers, county sheriffs, city police, or HSBay code enforcement as appropriate.

The city of Horseshoe Bay is comprised of multiple Property Owners' Associations/POAs. All homes reside in a POA and are bound by the codes, covenants, and restrictions (CC&Rs) of that POA set by their respective Architectural Control Committees/ACC. Within these POAs are some smaller community HOAs (home owner associations) which may have more restrictions. The HOAs are often multi-family complexes where shared walls and common areas are involved. Architectural and design features, and landscape expectations, are set by the POAs and HOAs alongside their community practice guidance. The most restrictive regulation has authority.

While a property is under construction, the builder/developer is responsible to the city and the ACCs of each POA to ensure they are following the building permits approved by the city and the respective ACC approved designs. The city code enforcement officer will oversee worksite and permit compliance, while the ACCs monitor approved design and landscape components.

Once a building/development is complete and receives its "certificate of occupancy", each POA is responsible for enforcing future compliance with its original ACC permit. If an owner decides to not comply or alters its design, colors, or landscaping – this must be approved by the POA. Similarly, other POA guidelines such as debris, yard art, or blocked easements are managed by the POA. The POA may issue a warning, but may ultimately refer any non-compliance to the Justice of the Peace, Pct 1 and/or file a lien on the property.

- In cases of POA violations, contact your neighborhood POA office.

The city code officers and police will continue to respond to concerns regarding violation of city ordinances or state/county law – as well as emergency, safety calls.

- Concerns for non-emergency city violations (or actions on construction sites), call: 830-598-2633
- Utility concerns/grinder pump red light on, call: 830-598-8741 ext. 1
- For emergencies or fire, call 911

## **Governance in the City of Horseshoe Bay**

**Federal/State/County laws** serve as the foundation for all city/ ETJ regulations, but may be extended by the city and/or POAs

\*Federal, State Troopers, County Sheriffs, city police enforcement

### **City of Horseshoe Bay Ordinances**

(Note: *Home Rule* allows for some more restrictions than state law)

- City ordinances/state law enforced by code enforcement/police
  - City enforces worksite management prior to occupancy

### **Individual POAs (and internal HOAs)**

Set their specific community rules based on resident preferences

Architectural Control Committee/ACC sets architectural standards (ACC enforces them during the building process until occupancy)

- Once property is occupied, the POA enforces its rules
- City Police/Code Enforcement partner in POA/HOA oversight for any city ordinance/state violations

For rules specific to a home's POA/HOA, see the POA/HOA of your community/sub-division as well as the papers received at time of purchase of your property or home. Updates to the POA rules are not managed by the city, but the responsibility of the POA/HOA to communicate to the residents.

All city ordinances are posted on the city website.