



TRAVIS
C L U B

DESIGN GUIDELINES

ARTISTIC ILLUSTRATIONS



01. AWA



02. AWA



TRAVIS
CLUB

DESIGN GUIDELINES
EDITION 1.0

FEBRUARY 23, 2024

TABLE OF CONTENTS

1. TRAVIS CLUB DESIGN PHILOSOPHY	8
1.1 INTRODUCTION TO TRAVIS CLUB	9
1.2 ARCHITECTURAL EXPRESSION	9
1.3 TRAVIS CLUB PREFACE	10
1.4 INDIVIDUALITY AND THE COMMUNITY	10
1.5 DESIGN GUIDELINE USAGE	11
2. SITE DEVELOPMENT AND LANDSCAPE GUIDELINES	12
2.1 GENERAL DESIGN CONSIDERATIONS	13
2.2 THE HOMESITE CONCEPT	14
2.3 THE HOMESITE DIAGRAM AND DESIGN CRITERIA	14
2.3.1 IMPROVEMENT ENVELOPE	16
2.3.2 IMPROVEMENT SETBACKS	16
2.3.3 DESIGN CRITERIA	17
2.3.4 COMBINING HOMESITES	17
2.3.5 BUILDING SETBACK ADJUSTMENTS	17
2.4 GRADING AND DRAINAGE	18
2.5 RETAINING WALLS	20
2.6 DRIVEWAYS AND AUTO COURTS	21
2.7 GARAGES	22
2.8 PARKING	23
2.9 EXTERIOR HARDSCAPE	24
2.10 WALLS, FENCES AND GATES	26
2.11 LANDSCAPE STRUCTURES	29
2.12 OUTDOOR ARTWORK	30
2.13 POOLS AND WATER FEATURES	31
2.14 EXTERIOR LIGHTING	32
2.15 FIRE PITS	33
2.16 SOLAR PANELS	33
2.17 PLANTING GUIDELINES	34

2.18 IRRIGATION	40
2.19 TREE REMOVAL	41
2.20 EXTERIOR UTILITIES	42
2.21 EXTERIOR SERVICE AREAS	42
2.22 CISTERNS	43
2.23 FUEL MANAGEMENT	43
3. ARCHITECTURAL GUIDELINES	44
3.1 PREVAILING DESIGN AND CONSTRUCTION OBJECTIVES	45
3.2 OVERALL BUILDING AND LANDSCAPE	46
3.3 BUILDING HEIGHT	47
3.3.1 ELEVATION PLANE	47
3.3.2 UPPER-LEVEL AREA CALCULATION	47
3.3.3 STORIES	47
3.4 BUILDING STYLES	50
3.5 BUILDING FORMS AND MASSING	50
3.6 ROOFS	55
3.7 WINDOWS AND DOORS	57
3.8 BUILDING PROJECTIONS AND ACCESSORY STRUCTURES	58
3.8.1 BUILDING PROJECTIONS	58
3.8.2 OTHER ACCESSORY STRUCTURES	58
3.8.3 ACCESSORY DWELLING UNIT	58
3.9 EXTERIOR WALL MATERIALS	59
3.10 COLORS AND FINISHES	62
3.11 DETAILS	64
3.12 ARCHITECTURAL ELEMENTS	65
3.13 FIRE SPRINKLERS	65
3.14 SECURITY MEASURES	66
3.15 ENERGY AND RESOURCE CONSERVATION MEASURES	66

4. DESIGN REVIEW PROCESS	67
4.1 DESIGN REVIEW SUBMISSIONS	68
4.2 DESIGN REVIEW PROCESS	68
4.2.1 OPTIONAL SITE EVALUATION	68
4.2.2 PROFESSIONAL REGISTRATION	68
4.2.3 PRE-DESIGN AND CONCEPT DESIGN	68
4.2.4 PRELIMINARY DESIGN REVIEW	69
4.2.5 FINAL DESIGN REVIEW	69
4.2.6 PRE-CONSTRUCTION MEETING	70
4.2.7 MOCK-UP PANEL OBSERVATION	71
4.2.8 POST-CONSTRUCTION OBSERVATION	71
4.2.9 RIGHT OF WAIVER	71
4.3 NON-LIABILITY	72
4.4 DESIGN REVIEW SCHEDULE	72
5. CONSTRUCTION AND BUILDER REGULATIONS	73
5.1 INTRODUCTION	74
5.2 PRE-CONSTRUCTION CONFERENCE	74
5.3 CONSTRUCTION AREA PLAN	74
5.4 CONSTRUCTION AREA FENCING REQUIREMENTS	75
5.5 BUILDER'S DEPOSIT AND TREE PROTECTION DEPOSIT	75
5.6 CONSTRUCTION OBSERVATION	76
5.7 CONSTRUCTION SCHEDULE	77
5.8 ACCESS TO CONSTRUCTION AREA	77
5.9 VEHICLES AND PARKING AREAS	77
5.10 STORAGE OF MATERIALS AND EQUIPMENT	78
5.11 CONSTRUCTION ACTIVITY TIMES	78
5.12 CONSTRUCTION TRAILERS/TEMPORARY STRUCTURES	78
5.13 ROOF/WALL MOCK-UP AND SANITARY FACILITIES	79
5.14 DEBRIS AND TRASH REMOVAL	79

5.15 EROSION CONTROL	80
5.16 TREE PROTECTION	80
5.17 HAZARDOUS WASTE MANAGEMENT	81
5.18 EXCAVATION, GRADING AND DRAINAGE AREA PROTECTION	81
5.19 BLASTING	82
5.20 FOUNDATIONS	82
5.21 DAMAGE, REPAIR AND RESTORATION/ON-SITE MOCK-UP	82
5.22 CONSTRUCTION SIGNS	83
5.23 NO PETS	83
5.24 SECURITY	83
5.25 NO SMOKING	84
5.26 NOISE	84
5.27 NO FIREARMS	84
5.28 NO ALCOHOL/DRUGS	84
5.29 CONSTRUCTION PERSONNEL CONDUCT	84
5.30 RIGHT TO FINE	84



I TRAVIS CLUB DESIGN PHILOSOPHY



1.1 INTRODUCTION TO TRAVIS CLUB

The intrinsic value of the 1,677-acre Travis Club property lies in the beauty, vastness, and richness of its landscape. Travis Club's plan was designed to preserve the site's natural and scenic resources in perpetuity by limiting development to a small number of carefully selected homesites—just enough residences to create a community capable of sustaining continued preservation year after year.

Travis Club has been designed to offer Owners the opportunity to enjoy a rural lifestyle surrounded by hundreds of acres of ecological community open space, while at the same time enjoying close proximity to Austin and the surrounding Hill Country.

To assist members of the community in the design of their homes, Travis Club has established a set of Design Guidelines to shape the architecture and landscapes to be built here. The underlying objective is to produce a community identity—and sense of place—that celebrates and enriches the ongoing history of the Hill Country and this land.

1.2 ARCHITECTURAL EXPRESSION

Austin, Texas, renowned for its eclectic arts scene, boasts vibrant outdoor areas, green spaces, and waterways, along with live music venues that contribute to a thriving cultural fusion. The city's unique architecture, ranging from historic landmarks to modern structures, mirrors its dynamic cultural identity. Nestled in the scenic Texas Hill Country, the region enhances this experience with its natural beauty, creating a captivating blend of artistic expression and picturesque landscapes.

In harmony with preserving Austin's dynamic vibrancy within the Texas Hill Country and fortifying the community vision, the Design Guidelines emphasize the seamless integration of built improvements. These enhancements shall gracefully and artistically complement the natural surroundings, ensuring the aforementioned quality of life for generations to come.



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1.3 TRAVIS CLUB PREFACE

An important consideration is the relevance of the architectural history of the region. Many of the earlier architecture forms and details developed by the pioneers have been the result of the climate, limited native materials, and earlier local cultural traditions and lifestyle. The intent of the Design Guidelines, however, is not to identify a specific historic “style” or to reproduce replicas of older buildings. Instead, Travis Club’s identity and style will be created home-by-home, as new members of the community work with their design professionals.

Travis Club’s approach to site and building design will offer more progressive responses to prevailing regional and local conditions—climactic, cultural and physical.

All new buildings and landscapes must respond to the basic ideas that created Travis Club:

- Living in harmony with nature by incorporating human settlement into healthy, sustainable ecosystems, and by blending with the natural setting and responding to the climate.
- A like-minded group of people committed to stewardship of Travis Club and building a new community—creating a legacy for their future generations.

In summary, the objective is to create an architecture and landscape that celebrate and enrich the ongoing history of this region and this land.

1.4 INDIVIDUALITY AND THE COMMUNITY

Residents of Travis Club will likely share important values. At the same time, each family will have a unique identity and history that will shape their new home. To accommodate expression of this individuality these Design Guidelines embody two important principles:

- Public/Private—The Design Guidelines prescribe the characteristics of all development that will be seen by other residents, either from adjacent properties or from key community locations or streetscapes. The Design Guidelines are more permissive for less visible areas within the homesites, such as strictly private outdoor environments immediately adjacent to all homes.
- Unified Site Conditions—In order to blend harmoniously within the natural landscape setting at Travis Club and achieve a unified character for the community as a whole, specific guidelines have been created, including:
 - A new live oak woodland is planned, with required tree planting within individual residential lots to increase screening from the streetscape and buffer the individual homesites in an overall tree canopy. Particular attention shall be paid to blending individual landscape character along the highly visible street frontage areas as part of a harmonious whole.
 - A common language of site details shall occur throughout the community that will reinforce the character of Travis Club and provide visual continuity. These common approved details include the address markers, utility screens, driveway aprons and paving within 30 feet of the road right of way, and drainage culverts.

1.5 DESIGN GUIDELINE USAGE

In accordance with the Travis Club Master Covenant, these Design Guidelines set forth the design theme, specific design requirements and guidelines, and construction compliance regulations that apply to Travis Club single-family home development.

These Design Guidelines shall be used by all persons who are involved in any development and landscaping at Travis Club including new construction, additions, and significant alterations. The Design Guidelines shall be administered and enforced by the Architectural Reviewer during the Development Period (overseen by the Declarant) and later by the Architectural Control Committee. Throughout these Design Guidelines

the term Architectural Reviewer refers to either the Architectural Reviewer or the Architectural Control Committee. See the Master Covenant for additional information.

This document has been adopted by the Architectural Reviewer and may be amended from time to time by the Architectural Reviewer. Before submitting plans, it is the responsibility of each Owner, Architect, Contractor or authorized agent to obtain and review a copy of the most recently revised Design Guidelines.

All capitalized terms in these Design Guidelines are defined in the Appendix of this document.





2 SITE DEVELOPMENT AND LANDSCAPE GUIDELINES



2.1 GENERAL DESIGN CONSIDERATIONS

The intent of the site development and landscape guidelines is to encourage site-responsive and environmentally sensitive design while at the same time producing a unified and harmonious community that reflects Travis Club design philosophy.

This section sets forth guidelines and standards for all Improvements with specific attention to site work including the siting of structures, grading, and all landscape improvements including outdoor terraces, walls, fences and lighting.

The guidelines also illustrate how improvements can be integrated into the overall enhanced native oak woodland landscape setting and not detract from its ecological function or visual quality, so that the natural setting continues to dominate the scene. Site design concepts should include:

- Building placement and forms that respond to the sheltering/shading function of surrounding landforms and trees.
- Compositions that recede rather than attract attention.
- A strong integration of building and landscape through the use of designs which soften the demarcation between indoor and outdoor spaces.

Notice Regarding Impervious Cover. There are limits on the amount of Impervious Cover (defined below) that may be incorporated into the Property. No Impervious Cover may be incorporated on a Lot without the advance written approval of the Architectural Reviewer. The amount of Impervious Cover allocated to a Lot will equal the amount of Impervious Cover shown on plans and specifications for Improvements to be constructed on a Lot approved by the Architectural

Reviewer (the "Impervious Cover Allocation"). The plans and specifications for Improvements submitted to the Architectural Reviewer for review and approval will include a calculation of the Impervious Cover for the Improvements reflected thereon. Upon completion of the Improvements reflected on the plans and specifications approved by the Architectural Reviewer, the Owner of the Lot may be required to submit to the Architectural Reviewer, a certification (the "Certification") from a professional engineer or licensed architect of the actual square footage of Impervious Cover constructed or incorporated on the Lot. The Certification will be provided to the Architectural Reviewer no later than ten (10) days after completion of the Improvements. The Architectural Reviewer may cause the Certification to be Recorded. Unless otherwise approved in advance and in writing by the Architectural Reviewer, no Owner or Homebuilder may exceed the Impervious Cover Allocation. In the event an Owner or Homebuilder exceeds the Impervious Cover Allocation without the advance written approval of the Architectural Reviewer, the Architectural Reviewer may require the removal of such excess Impervious Cover from the Lot at the Owner's sole cost and expense. "Impervious Cover" and the calculation thereof will mean and be determined in accordance with the Design Guidelines, Homesite Diagrams and the Stormwater Credits for Individual Lots worksheet.

It is strongly recommended that a Landscape Architect be retained to work with the Homeowner and Architect in the early stages of the site planning and design process. A list of preferred Landscape Architects who are familiar with Travis Club and its objectives is available from the Reviewer.

2.2 THE HOMESITE CONCEPT

A Homesite is a residential lot at Travis Club where a single-family home will be constructed. Each Homesite is defined by its location, views, and unique attributes.

Specific development criteria have been established for each Homesite and provided on the Homesite Diagrams discussed in Section 2.3. Homesites may have a variety of lake, golf, and Hill Country views.

OBJECTIVES

- Integrate the built environment into a landscape-dominated setting.
- Blend the landscape within the individual Homesites and neighborhood streetscape into a unified community landscape design.
- Establish a healthy, sustainable, and natural landscape environment.

2.3 THE HOMESITE DIAGRAM AND DESIGN CRITERIA

Each Homesite has been carefully studied to optimize the relationship of the individual home to the existing landscape, overall streetscape, and viewsheds from public areas and adjacent homesites. The Homesite Diagram provides site information to inform the following:

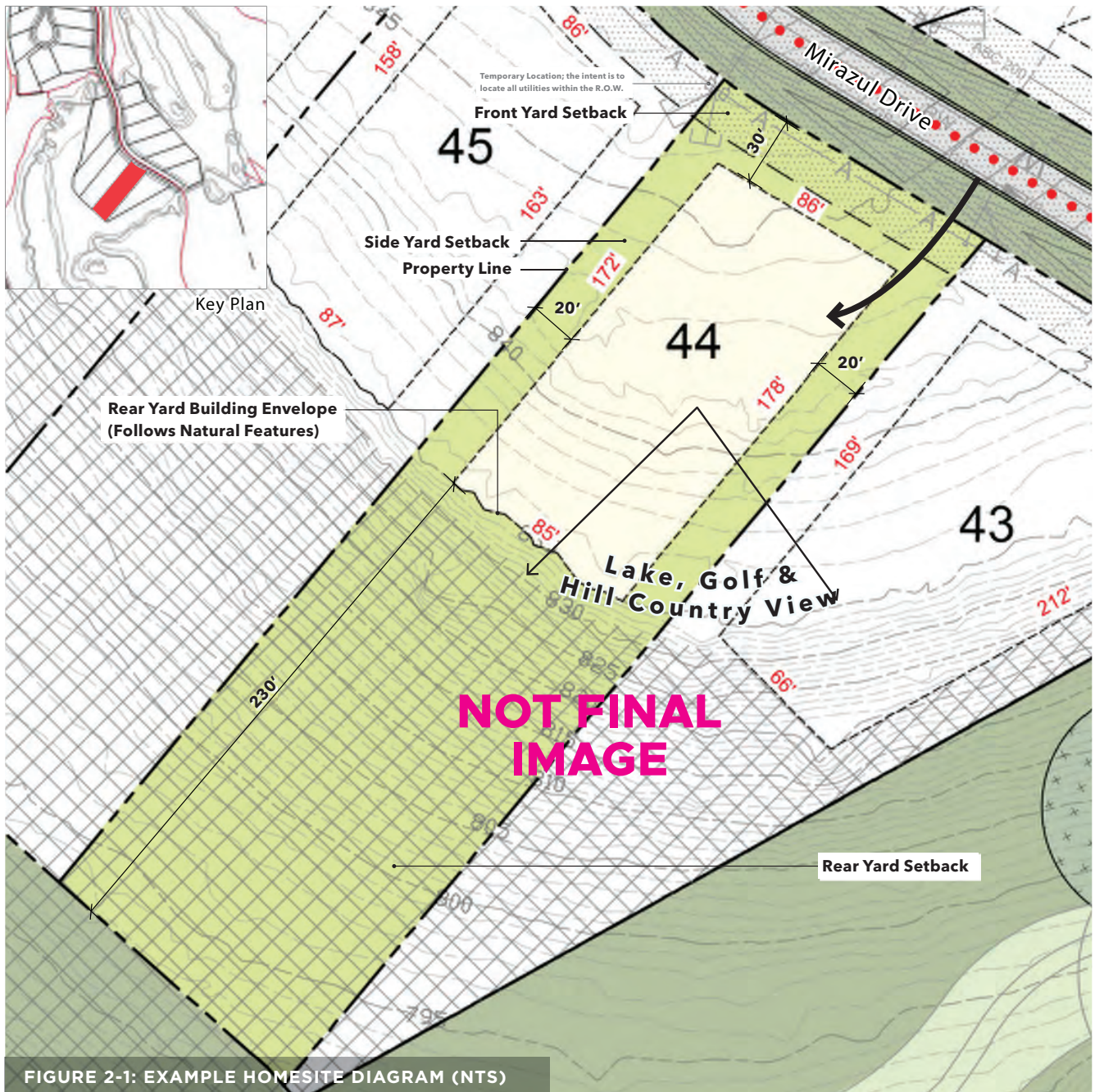
- Ensure a proper relationship between residential areas and the overall project;
- Preserve the dominance of the natural setting by siting buildings where they will blend into the site;
- Minimize grading and tree impact;
- Maintain view corridors;
- Maximize privacy;
- Protect open space, and higher elevation tree line and oak woodland areas; and,
- Orient the home for best views and solar exposure.

The Homesite Diagram was developed using existing survey information and an on-site assessment specifically for each Homesite. The Homesite Diagrams are available at Travis Club sales office or from the Architectural Reviewer, “Reviewer.”

The Homesite Diagram (example shown in Figure 2-1) indicates important design parameters including:

- Homesite boundaries, topography and existing features;
- The Improvement Envelope;
- Easements and required setbacks;
- Relationship to adjacent Homesites and features;
- Maximum amount of Impervious Cover;
- Maximum Building Height—Elevation Plane;
- Suggested driveway access; and,
- Other attributes that may affect the residence, out-buildings, and site design.

A discussion of the site and landscape design criteria is further described in this chapter. To adequately evaluate and respond to existing site conditions and confirm the Homesite Diagram, Owners and their Consultants are to obtain a survey that illustrates adjacent right-of-way, property boundaries, easements and setbacks, topography, tree locations, and utility locations.



Travis Club Homesite Diagram: Estate #44

LEGEND	
	Improvement Envelope
	Transitional Area
	Intended Driveway Alignment
	Conservation Area
	Easements
	Common Area Landscape
	Golf Landscape
	Trail



Lot Size	1.27 acre
Building Envelope	14,884 sf
Maximum Impervious Cover*	14,384 sf
Home Type	2 story

Grading related to Master Developer improvements is not shown on Home site Diagrams. Home site must be surveyed by Owner to verify topography per Section 2. Trail alignment may occur in the Rear Yard Setback, and may not be as identified on plan.

* As defined in the Travis Club Master Covenant and defined in the Design Guildlines.

0 60 120'
1" = 60' at 8.5" x 11"

2.3.1 IMPROVEMENT ENVELOPE

The Improvement Envelope is the area established by all setbacks. Improvement Envelopes are intended to provide Owners with flexibility in siting buildings and other Improvements but are not to be “maxed out” so that buildings and other Improvements cover the entire area within the Improvement Envelope. All Improvements are to occur within the Improvement Envelope including, but not limited to: buildings, garages, landscape structures, walls and gates, terraces, pools, auto courts, paths, trails and site grading. Areas outside the Improvement Envelope are identified as Transition Areas. Exceptions within Setbacks (see Section 2.3.2) include the following elements as further described below.

Transition Areas refer to areas outside the improvement zone and include setback areas.

Elements allowed within the Front Yard Setback:

- Driveways and their associated Improvements.
- Electrical transformers, provided they are fully screened from public view and adjacent Homesites.

Elements allowed within the Side Yard Setback:

- Approved Bull Panel Fence, which shall occur at the property line and shall use the Approved Wall and Fence Details (see the Appendix for Approved Details).

Elements allowed within the Rear Yard Setback:

- Approved Rear Yard Fence, Type 2 Deer Fence, which shall align with the property line (or set back from Community Trails as required) and shall use the Approved Detail (see Section 2.10).

may vary from Homesite to Homesite. To develop a unique Homesite-specific site plan, Owners are to further consider desired proximity to the street and right-of-way, potential impacts to adjacent trees, privacy to/from neighboring Homesites, and visibility from public viewsheds such as the golf course, open space and trail system.

The various Improvement Setbacks are defined here:

- Front Yard Setback—The minimum distance between the front property line and all Improvements except for driveways and their associated Improvements. A Utility Easement occurs within the Front Yard Setback adjacent to the road right-of-way and as indicated in the Homesite Diagram.
- Rear Yard Setback—The minimum distance between the rear property line and all Improvements.
- Side Yard Setbacks—The minimum distance between the side property line and all Improvements, except for fencing using the appropriate materials.
- Conservation Area—A specific setback for mapped conservation areas may exist on certain Homesites and are identified in the Homesite Diagram. The Conservation Areas shall remain free of construction, development or other alterations, except for utility and roadway crossings, stormwater structures, trail and cart path systems and low impact open space development. All alterations shall mimic the existing hydrologic conditions. Vegetation management is allowed within the Conservation Area:
 - To enhance the character of the natural area;
 - To replace invasive species;
 - To maintain drainage; and,
 - To manage the fuel load as determined by Travis County’s governing authority.

2.3.2 IMPROVEMENT SETBACKS

The unique topography and vegetation patterns within the community result in Improvement Setbacks that

2.3.3 DESIGN CRITERIA

The following design criteria have been established and are noted on the individual Homesite Diagram for each Homesite.

- Maximum Impervious Coverage Area: The maximum percentage of the total Homesite area that may be covered with building(s) and/or impervious surfaces (Refer to Definition in Section 2.1).
- Home Type (Maximum Building Height): The maximum building height as expressed in "Elevation Plane," and any Homesite Diagram specific restrictions. Also refer to Section 3.3 for Building Height measurement information.

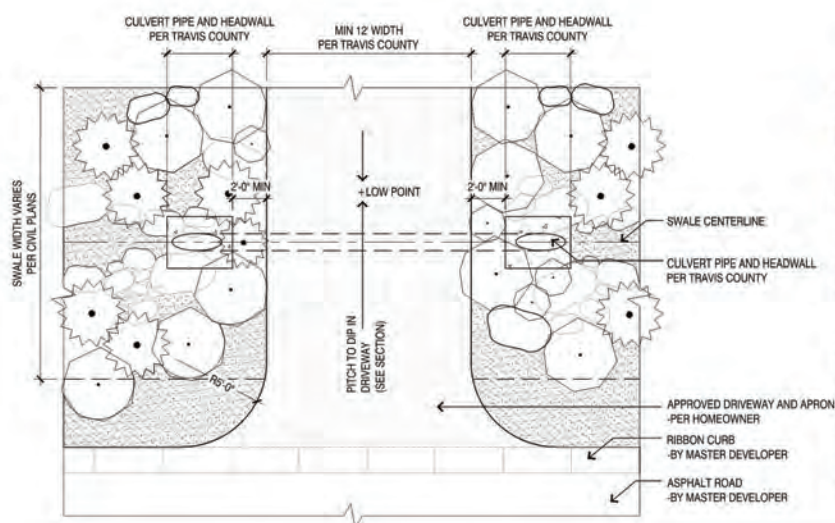
2.3.4 COMBINING HOMESITES

When an Owner combines two or more Homesites, the Reviewer will designate a new Improvement Envelope and design criteria based on the new property lines, existing utility easements, and the objectives of these Guidelines.

2.3.5 BUILDING SETBACK ADJUSTMENTS

All structures are to adhere to the designated setbacks for the Homesite as described by the Homesite Diagram.

All proposals for construction within the Improvement Envelope will be evaluated by the Reviewer on a case-by-case basis for continuity with the Overall Plan, adjoining Homesites, existing vegetation, and the goals of these Design Guidelines.



- NOTES:
1. HOMEOWNER TO PROVIDE NEW BOULDERS AND PLANTINGS TO VISUALLY BLEND NEW CULVERT AND DRIVEWAY WITH EXISTING SWALE MATERIALS. PLANTINGS TO BE A COMBINATION OF LIVE PLANTING AND SEED MIX.
 2. PROVIDE IRRIGATION TO ALL PLANTING AREAS.
 3. CULVERTS AND DRIVEWAYS TO CONFORM WITH TRAVIS COUNTY REQUIREMENTS.
 4. PLANTING AND SEED MIX PER AREA REQUIREMENTS. REFER TO APPENDIX.

DRIVEWAY WITH CULVERT DETAIL

2.4 GRADING AND DRAINAGE

OBJECTIVES

Site grading and drainage is to be designed to minimize grading, control erosion and sediment transport, and avoid significant disruption to the natural topography. All drainage improvements are to avoid a “man-made” appearance and appear to be extensions of existing natural landforms. A geo-technical report is required for each homesite for soil and geologic issues related to structures, foundations, site walls and grading.

GRADING AND DRAINAGE GUIDELINES

Select a Main Level Finish Floor Elevation (FFE) on the site plan that aligns with an existing natural grade line crossing near the middle of the Finished Conditioned Floor Area (CFA) to achieve balanced cut and fill (One Story diagram). Avoid selecting an FFE correlated with a grade line above and outside the CFA to prevent setting a higher building elevation on the Homesite.

More cut than fill is allowed (Two Story diagram), whereas excess fill is NOT allowed. However, your design professionals shall determine whether a walk-out basement and/or a “more cut” scenario is achievable based on the homesite topography and soil conditions (geotechnical report). The Reviewer may grant exceptions to respond to existing topography in order to meet the PREVAILING DESIGN OBJECTIVES.

Cut and fill should not exceed six (6') feet vertically from existing to finished grade. Slopes should not exceed 3:1 unless a steeper slope is justified for a more suitable design. All grading must comply with the homesite diagram and shall preserve existing drainage patterns. Positive slope/drainage away from the structure shall be achieved on all sides. Natural swales, drains to daylight, perimeter foundation drains, and other measures shall be employed to successfully collect and direct roof water and surface drainage away from structures on and off property (neighbors) to an appropriate location at the low side of homesites,

preserving natural drainages where possible.

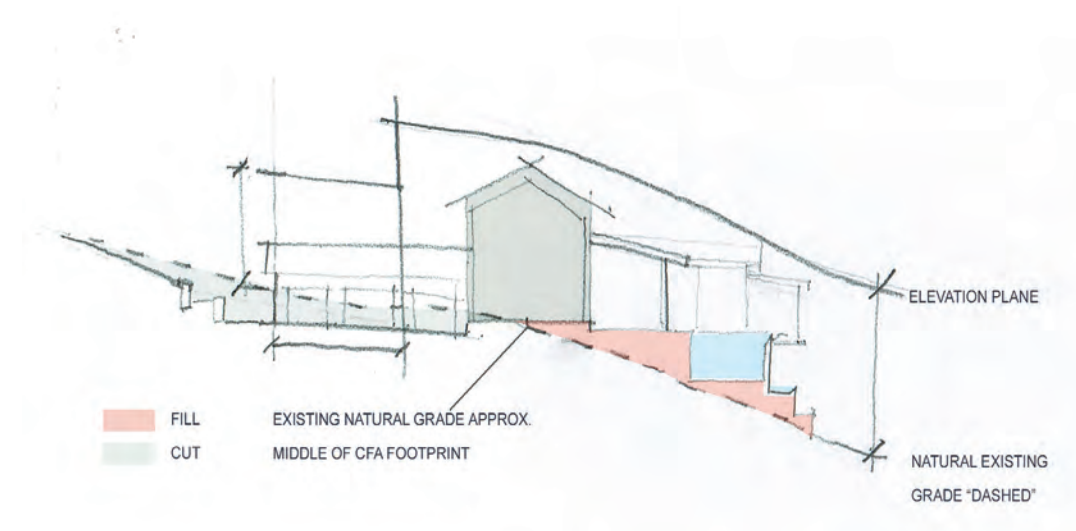
- Efforts shall be made to restrict grading and construction-related impacts to the Homesite. Documents, including a site section, of proposed cut/fill areas, retaining walls, and proposed revegetation shall be submitted to the Reviewer as part of the Preliminary and Final Design packages.
- All existing oaks or other mature trees, excluding cedars, with trunk caliper greater than 6 inches measured at DBH, occurring within the Construction Site are to be protected by fencing during any grading operations to prevent soil compaction within the tree's drip line.

DRAINAGE GUIDELINES CONTINUED

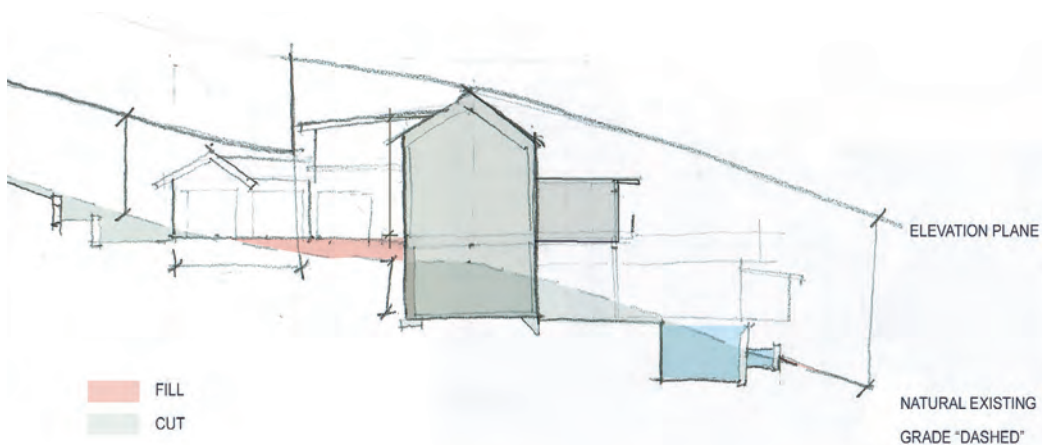
- The site section by Architect shall be coordinated with drainage within each Homesite, designed by a qualified Civil Engineer in coordination with the Landscape Architect.
- Natural drainage courses on the Homesite must be protected and existing drainage patterns maintained wherever feasible. Special attention will be paid to the proximity of drainage outlets and trees to ensure drainage design does not affect natural moisture levels. All site drainage shall be maintained on the lot.
- Increased water flows off the Homesite shall be managed to the greatest extent possible within the Homesite by systems that retain water and encourage percolation.
- New drainage courses are to be designed to appear and function like natural drainage ways.
- Drainage structures such as headwalls, ditches and similar drainage structures visible from off-site must be built of, or faced with, an approved stone material similar to other stone features that are part of the public infrastructure.
- Drainage design must minimize any potential for erosion and consequent downstream water quality impacts. Erosion control and stream protection measures required during construction can be found

in the Construction and Builder Regulations in Section 5.6.1.

- All stormwater dissipation outlets must be constructed with flexible black corrugated drainpipe as designed by the project civil engineer to avoid erosion or damage to roads, walls or other structures.
- Driveways adjacent to roadside drainage swales shall require a culvert detail at the driveway crossing. Refer to the sketch below for more information.



ONE STORY CUT & FILL DIAGRAM



TWO STORY CUT & FILL DIAGRAM

2.5 RETAINING WALLS

OBJECTIVES

- In general, site retaining walls are to have a structural appearance, are to draw from the regional vernacular tradition with regard to materials and style, and are to complement the architectural style of the home.
- Where visible off-site, walls are to complement the family of visible site walls within the community's amenity areas, Golf Course, trails and open space, in order to present a unified aesthetic character throughout the community.
- Within outdoor spaces closely associated with the building, site retaining walls may use vertical and horizontal offsets to step with topography and extend a clean expression that would complement the architecture.
- Site walls that are not closely tied to the architecture should have a more organic expression and character and shall be built to extend and/or blend with the surrounding topography.

GUIDELINES

- All proposed retaining walls shall be approved by the Reviewer. Retaining walls designs, shall be accompanied by the geotechnical report. If walls are greater than 30" in height they shall be designed by a Civil or Structural Engineer.
- Retaining walls are to be located entirely within the Improvement Envelope, excepting walls required for driveway access, or associated with the side yard privacy wall that occurs between adjacent Homesites, or screen walls for electrical transformers in the utility easement.
- Retaining walls are to be built of acceptable materials, and with styles and finishes consistent with the proposed architecture.



ACCEPTABLE MATERIALS

- Natural Stone (horizontally coursed, rectangular modules or split stone with a dry-stack or overgrouted appearance);
 - Rammed Earth;
 - Board Form Concrete w/integral color and texture;
 - Natural Boulders (set into grade, overall height under 3 feet); and
 - Quarry Blocks (Regional Limestone).
- Retaining walls should not exceed six (6') feet, with a minimum of four (4') feet for a vegetated terrace between consecutive retaining walls. Walk-out basement retaining walls are the only exception.

2.6 DRIVEWAYS AND AUTO COURTS

OBJECTIVES

The design intent is to unify the neighborhoods by controlling the look and location of the driveways as they have a strong influence on the visual character of the streetscape. Auto Courts are not intended to be visible from off-site and shall use materials that complement the style of the architecture.

GUIDELINES

- Design of driveways, including layout, materials, patterns, finishes, and colors are subject to review and approval by the Reviewer.
- To unify the streetscape, use only one material for the entire length of the driveway to the auto court. The design of the driveway apron and culvert shall be installed by the Builder according to an Approved Driveway Apron and Culvert detail (see the Appendix).
- All driveways are to follow alignments that minimize grading, tree removal, and other disruptions to the site. The driveway, parking and garage layouts are to minimize the visibility of driveways, off-street parking and garage doors from the streetscape, open space areas, community trails and adjoining Homesites. Driveway length and slope are key components to lower the finished floor elevation of the home.
- Driveways shall be a maximum of 12' wide except at the drainage swale crossing in the streetside easement (14' wide), and the curb line transition to the street, where they may flare to 16' wide. Driveways shall meet all requirements for fire access as established by the Travis County Fire District including the fire truck hammerhead layout, required paving width, approved materials, vehicular gate clearance and access fitted Knox Key.
- Only one driveway entry shall be permitted for each Homesite. A proposed driveway access point is indicated on the Homesite Diagram. Alternate locations may be approved by the Reviewer if the applicant demonstrates that such relocation furthers the objectives of Travis Club community. Cost of driveway relocation, including relocation of existing utilities and existing driveway apron and drainage culvert if already installed, would be the responsibility of the Builder or Owner.
- Maximum gradients on driveways shall not exceed 15%. Slopes 10% and greater must be hardsurface e.g., interlocking pavers with edge constraint or stained concrete, refer to Travis County fire code.
- Design the driveway connection to the right of way/ community road at a low slope for a minimum of twenty (20') feet. Ensure smooth slope transitions for auto clearances.
- Auto Courts should also have a low slope and shall comply with residential Architectural Graphic Standards for maneuverability. The goal is to achieve an easy safe 2-point turnaround.
- Formal driveway planting, such as regularly spaced trees alongside driveways and straight driveways, are unlikely to meet with Reviewer approval.
- Use of paving materials with SRI (Solar Reflectance Index) Values greater than 29 are recommended, as these colors are cooler in sunlight and reduce heat island effect.
- Driveways and Auto Courts may use any of the following materials:
 - Stone;
 - Cobblestone;
 - Concrete Pavers (neutral tones);
 - Brick Pavers (neutral tones, not red);
 - Concrete with integral color and texture;
 - Pervious Concrete with integral color and texture; and,
 - Gravel with a compacted base or cellular stabilization system and edging system.
- The use of permeable pavers is encouraged. Void structure concrete systems are not permitted.

2.7 GARAGES

Garages are required to be sufficient to accommodate enclosed storage of all the resident's vehicles, including golf carts.

All parking needs shall be accommodated within the Homesite.

OBJECTIVES

- To minimize the visibility of garages.
- To design car storage to be the minimum needed to achieve program requirements.
- To create garage areas that are natural extensions of the residence.
- To utilize materials which complement the architecture and other site materials.

GUIDELINES

- Each garage door shall be for a single vehicle, with a maximum width of nine feet (9'). Garage door cladding shall be an approved material per Exterior Materials section.
- Where the gross residential floor area exceeds 4,000 square feet and the house has more than four bedrooms, a minimum of one additional enclosed parking space per additional bedroom must be provided in addition to guest parking.
- On Homesites where an Accessory Dwelling Unit (ADU) is provided, an additional parking spot may be provided. It is not required for this additional spot to be enclosed.
- Only two garage doors may be on the same wall plane. Additional garage doors require a horizontal offset, minimum four feet (4').
- Carports are not permitted.
- Garages are to be sited and located to minimize visibility from the street and adjacent Homesites. Side entry and/or angled entry garages are required.
- Each Homesite is to provide a minimum of two enclosed car parking spaces within the garage and adequate space for golf cart storage if desired.



FRONT ELEVATION: GARAGE

04. AWA

- Garages may not be converted into indoor uses such as dens,
- Recreation rooms, family rooms, bedrooms, workshops, etc. without specific written approval from the Architectural Reviewer.
- Requirements for local Fire District vehicle access and turn-around must not overlap with designated parking spaces.
- An additional garage space for a small boat or trailer that fit through a standard single vehicle garage door that is 8' tall are permitted.

2.8 PARKING

All parking needs shall be accommodated within the Homesite including guest parking. Extensively paved areas or areas for the long-term external storage of vehicles, will not be approved.

OBJECTIVES

- To minimize the visibility of cars in the landscape.
- To utilize materials which complement the architecture and other site materials.
- To consider pervious material solutions.

GUIDELINES

- On Homesites where an Accessory Dwelling Unit (ADU) is provided, an additional parking spot may be provided. It is not required for this additional spot to be enclosed.
- Two (2) guest parking spots are required on-site with their visibility limited from off-site. Preferably vegetative screening should be used to minimize visibility.
- Carports/covered guest parking is not permitted.
- All Owner and guest parking areas are to be screened from off-site views and contained within the Improvement Envelope. A minimum of two guest parking spaces (in addition to the two enclosed spaces) are required. Parking spaces shall have a minimum dimension of 9' x 20'.
- Garages are to be sited and located to minimize visibility from the street and adjacent Homesites. Side entry and/or angled entry garages are required.
- Requirements for local Fire District vehicle access and turn-around must not overlap with designated parking spaces.
- No on-street parking is allowed. Temporary guest parking and service vehicle parking shall use the Auto Court and driveway.
- On-Homesite parking of boats, trailers, RVs, or similar types of secondary recreational vehicles and covered structures for such vehicles are prohibited.



2.9 EXTERIOR HARDSCAPE

The climate and natural setting at Travis Club suggest a functional and spatial organization of the home as a series of indoor rooms, each associated with an outdoor room, that provide opportunities to experience an indoor-outdoor lifestyle.

The use of architectural devices such as loggias, arcades, foyers, courtyards, porches, patios and pavilions is encouraged to help in the transition from indoors to outdoors. Landscape and site design should similarly explore ways to promote and integrate indoor-outdoor spaces.

OBJECTIVES

- Courtyards, terraces, paths, and outdoor stairs are to be designed to blend with the natural topography, while also being closely integrated with the architectural design. Site walls and the building foundation are to be used to create outdoor rooms and spaces.



GUIDELINES

- Use of paving materials with SRI (Solar Reflectance Index) Values greater than 29 are recommended, as these colors are cooler in sunlight and reduce heat island effect.
- Consideration of pervious materials is recommended in order to minimize impervious coverage on each Homesite.
- Approved exterior hardscape materials include:
 - Stone;
 - Cobblestone;
 - Concrete pavers (neutral tones);
 - Brick pavers (neutral tones);
 - Concrete w/integral color & texture;
 - Pervious concrete w/integral color and texture;
 - Decomposed Granite with a stabilizer;
 - Cement or Clay Tile; and,
 - Gravel.

TRAILS

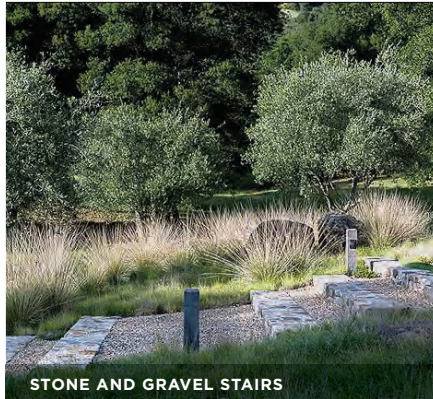
On the Homesites, individual trails are allowed in the rear yards, subject to approval by the Architectural Reviewer. In general, private trail connections to off-site community trails are prohibited.

All trails on Homesites must be a natural surface (compacted earth), no wider than 4 feet and designed to preserve the overland flow of stormwater runoff. Trails on the individual Homesites may not be illuminated and may not be visible from off-site.

It should be noted that community trails may cross a portion of the front or rear yard of the individual Homesites. Refer to the Homesite Diagram and Community Trails Plan.



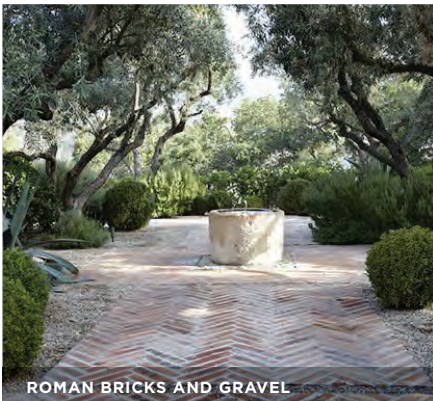
FLAGSTONE AND GRASS



STONE AND GRAVEL STAIRS



GRAVEL WITH BRICK HEADER



ROMAN BRICKS AND GRAVEL



LIMESTONE PAVING



STONE PAVERS



CUT STONE SLABS



CONCRETE PAVING



GRAVEL PAVING

2.10 WALLS, FENCES AND GATES

OBJECTIVES

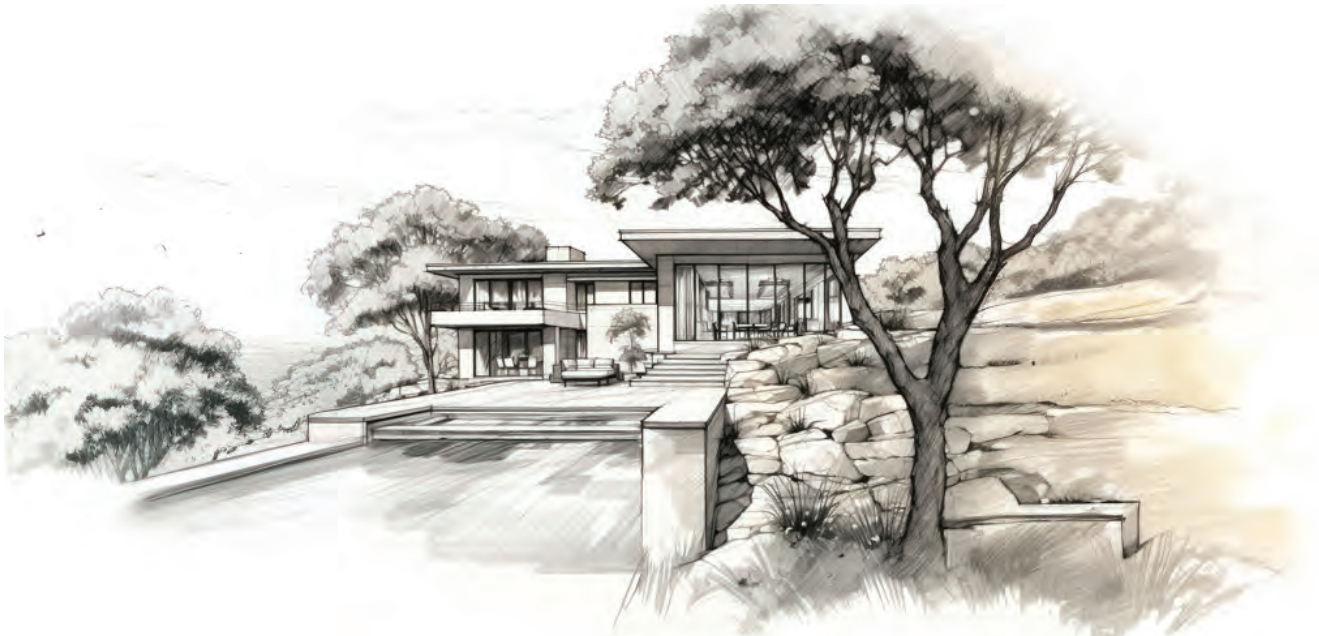
Walls and fencing may be desired for various reasons:

- To create outdoor rooms.
- To afford privacy and safety.
- To contain pets and/or young children.
- To deter deer from entering the property.

All walls, fencing and gates are to be built entirely within the Improvement Envelope except for driveway gates and rear yard approved perimeter fencing. All walls, fencing and gates are subject to Architectural Reviewer approval.

GUIDELINES

- Walls and fencing are to complement the regional vernacular traditions, and shall minimize their visual presence through careful layout, design, and landscape treatments. Walls and fences shall be compatible with walls and fences on adjacent Lots and/or Common Areas. Existing walls abutting the applicant's property must be shown on the applicant's plans at the preliminary and final review.
- Walls of regional limestone, cream-colored or light toned, with a dry-stack appearance or as sawn rectangular modules arranged in horizontal courses, are generally desired. Use of other materials shall include materials tied to the architecture as part of the overall architectural design expression.
- Walk-out basement retaining wall shall have a maximum height of 8'-0" below existing natural grade and a 10'-0" max height. All other walls are generally limited to 6'-0". Freestanding site walls are generally not allowed.
- Perimeter Fencing, if utilized, shall generally use a "bull panel" style of fence, consisting of a Corten metal frame and Corten rigid mesh. Conventional metal picket style, cyclone mesh, wood slat or other types of fencing are generally not allowed by the Architectural Reviewer as they may detract from the community character.
- Optional Rear Yard Fencing is allowed and may enclose the Rear Yard along the side and rear property lines and shall set back a minimum distance of 15' from trails. Refer to Figure below.



05. AWA

2.10.1 FRONT YARD CONDITIONS

Individual designs for fences, walls and gates shall be considered on a case-by-case basis by the Architectural Reviewer and shall be located within the Improvement Envelope.

Fences and Site Walls are to return to the façade of the main house at a distance of five (5) feet behind the front face of the building.

WALLS

- The maximum height of walls enclosing Auto Courts are generally 6'-0" feet, excepting walls that define entry courts and outdoor rooms closely tied to the architecture, which may have a maximum height of 8 feet. Minor height exceptions may be considered by the Architectural Reviewer on a case-by-case basis to screen utilities, electrical transformers, wood storage, recycling containers and the like.
- Low retaining walls of natural stone, and exposed cut slopes that repose naturally are preferred to complement the natural character of Travis Club. Refer to Section 2.6 Retaining Walls.
- The following wall materials are allowed:
 - Natural Stone: split stone with a dry stack or overgrouted appearance or chopped/sawn stone in rectangular modules with a primarily horizontal layout or horizontal courses. Stone is to have a structural appearance;
 - Rammed Earth;
 - Board Form Concrete w/integral color;
 - Corten (low walls under 3'); and,
 - Chopped stone blocks as regional light-colored limestone (no dark brown, black, dark gray or red colors).



ENTRY MONUMENTS

Entry monuments may occur within the Homesite and should be related in form, materials and style to the main Residence and associated structures. Monuments shall be understated and not make a statement when viewed from the street, common areas, or neighboring Homesites.

ADDRESS MARKERS

For address markers, refer to Appendices.

DRIVEWAY GATES

Driveway gates are allowed, provided there is adequate room for the entering vehicle to clear the roadway while using the call system; and adequate room within the Auto Court for vehicles to park and exit without opening the gates. Driveway gates shall meet additional access requirements of a Knox Key per the local Fire District.

Driveway gates shall not be entirely solid and shall have a minimum of 25% open area for light penetration. Gates shall have a maximum height of 5', with monuments that are a maximum of 6'.

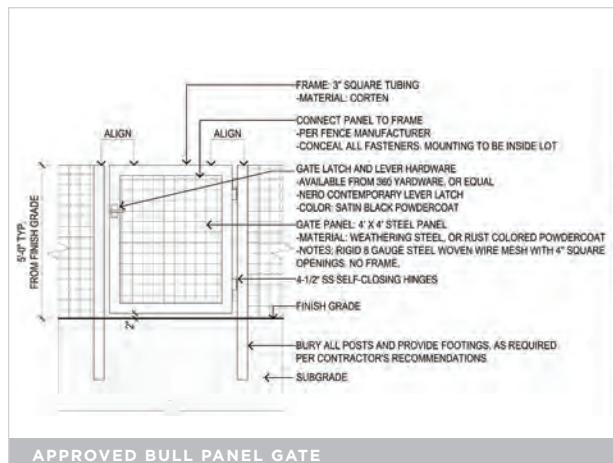
GATES

Gates shall utilize understated, tasteful designs that complement the architecture and the design and materials of the associated wall or fence. Gates shall meet the same maximum height restrictions as the fences or walls.

2.10.2 REAR YARD CONDITIONS

Fences and walls may occur in the Rear Yard subject to these Guidelines.

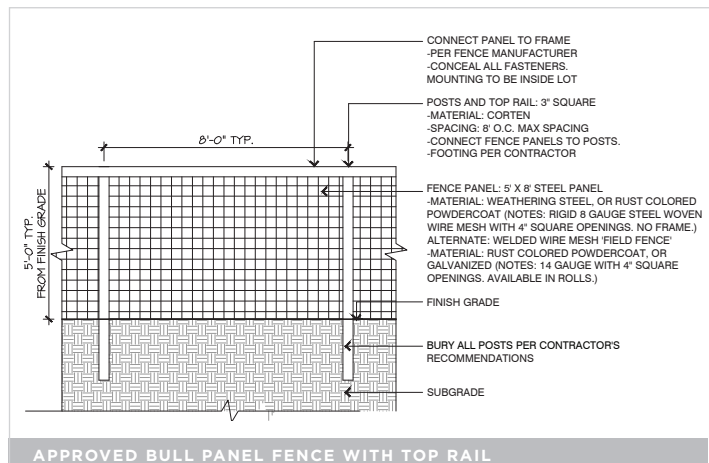
- Walls may be used in combination with fences to enclose a portion of the yard near the Residence for required pool fencing or to contain pets on the Homesite.
- Pool Safety fencing shall meet all local codes and shall utilize a design coordinated with the architectural style and materials of the home. Conventional picket style metal or cyclone fencing and wood board fencing are not allowed. Pool enclosure fencing is to be screened by plantings and shall not be visible from off-site.
- Dog Runs shall be located within the Improvement Envelope in the Rear Yard or Side Yard and must be set back a minimum distance of 25' from adjacent Homesites, the golf course, community open space and trails. Pet enclosure fencing is to be screened by plantings and shall not be visible from off-site.
- Fences are allowed to enclose the perimeter of the property in the Rear Yard of the Homesite, although this fencing is optional and not required.
 - If desired, such fencing forms a continuous perimeter and ties in with the side yard privacy walls.



- The perimeter fence is intended to use at the sides of the Rear Yard between adjacent Homesites. The fence is designed to be consistent throughout the community and may not be modified. The fence shall slope with grade, according to site conditions. Low fire-safe plantings in drifts shall subtly screen the base of the fence with a maximum height of 2'-0".
- The Optional Rear Yard Fence is intended for use in locations where the rear yard fronts directly on the golf course or community open space (not another Homesite). The fence is designed to be consistent throughout the community and may not be modified by addition of barbed wire, angle supports and wire or other elements that would increase its height or visibility off-site.

GATES

- Gates are permitted only as a component of an approved fence or wall and will not be approved outside the Improvement Envelope excepting a gate provided for landscape maintenance and to eliminate deer in the event they have entered the property.
- Need self-closing hardware.
- Square tubing gate to align with fence conceal fasteners.



2.11 LANDSCAPE STRUCTURES

OBJECTIVES

- Landscape structures are to create simple, interconnected forms that respond to the landforms and scale of the Homesite and setting.
- Structures should avoid being large or obtrusive building forms that dominate the landscape.
- Visibility from adjacent Homesites, streetscapes and/or community open space considerations and shall be subject to Architectural Reviewer review.
- All structures shall be appropriate in scale and considered in the overall design of the site and outdoor spaces. Structures are to be designed together with a planting design that softens and integrates the structure with the outdoor areas.
- Ceiling fans are allowed within landscape structures. Commercial exhaust fans are not allowed.
- Shade structures may not exceed 240 square feet and are subject to review.
- Freestanding structures such as outdoor kitchens, pizza ovens, swing sets, shade structures, enclosed trampolines, playhouses, play structures, greenhouses and storage buildings shall be located within the Improvement Envelope and shall not exceed 150 square feet. These structures shall have a maximum ceiling height of 10' with a maximum ridge height of 12'.
- Outdoor speakers are allowed in the Rear Yard only and shall be restricted to the Improvement Envelope and shall not emit off-site noise that exceed 55 decibels (BA) during the day and 45 dBA at night, as per Travis Club noise ordinance.

GUIDELINES

- Where possible, landscape structures are to be designed to appear as extensions of buildings or building components and subordinate to the main house.
- The same Design Guidelines that apply to architecture apply to the design of landscape structures. Refer to Section 3.0.
- Landscape Structures (Gazebos, Sheds, etc.) are not permitted in the Front Yard

2.11.2 SPORTS COURTS AND BOCCE

- “Junior” basketball hoops are generally allowed in the Front Yards, if under a height of 9' measured from the top of the rim to the ground. Both the hoop and court area are to be located within the Improvement Envelope and generally out of view from the streetscape or adjacent Homesite.
-





- Bocce courts are allowed and shall be located within the Improvement Envelope. Associated lighting shall be at-grade and unobtrusive and shall not be visible off-site.
- Tennis Courts and Pickleball Courts are not allowed on individual lots.
- Impervious coverage of sports courts and bocce to be included in the impervious cover calculations.

2.12 OUTDOOR ARTWORK

- Art and other freestanding objects must be located within the Improvement Envelope and should not be visible from adjacent Homesites or public areas such as the golf course, community open space and trails. Approval by the Architectural Reviewer of all outdoor artwork is required prior to installation.
- Artwork may not be illuminated excepting artwork within an enclosed outdoor room where not visible from off-site.

2.13 POOLS AND WATER FEATURES

OBJECTIVES

- Design water features and fountains as focal points of outdoor rooms, and to provide evaporative cooling in outdoor social gathering spaces.
- Designs shall be appropriate in scale with their outdoor settings and shall have simple details and quality materials that complement the architectural and landscape style of the Residence.

GUIDELINES

- In-ground pools and spas, and outdoor fountains and small water features are allowed and shall be submitted to the Architectural Reviewer at the preliminary and final design phase.
- Pools, spas and fountains, including associated equipment and heaters, shall be located entirely within the Improvement Envelope.
- The following elements are not allowed:
 - Ponds;
 - Streams;
 - Large Reflecting Pools;
 - Waterfalls;
 - Slides over 8 feet;
 - Fire Elements; and,
 - Colored Lights.
- Pools, spas and water features are to have an integrated site and landscape design, with screening by plantings and site elements so as to not be visible, nor audible, from off-site.
- The exposed edges of infinity edge pools shall use a material and color approved by the Architectural Reviewer that blend into the surrounding context.
- Swimming pools shall be recessed into grade. Swimming pools and spas are not allowed to be constructed more than 18" above finish grade.
- Pools and spas shall comply with local codes for health and safety.
- All pool or water feature equipment shall be fully enclosed, either enclosed within the footprint of a building or enclosed by site walls a foot higher than the equipment.
- Additional earthwork or grading is not allowed within Side Yard Setback Zones to accomplish pool and water feature designs. Excess dirt shall be located in a re-graded rear yard or front yard area that is not visually obtrusive, mimics the natural topography and preserves existing mature trees.
- Six (6') foot exposed retaining wall height shall be enforced for pool foundation walls/infinity edges measured to existing grade, water catchment, or vegetated terrace.



2.14 EXTERIOR LIGHTING

Exterior lighting is permitted to the extent required for safety within the Homesite but should be kept to a minimum so as to preserve the night-time ambiance throughout Travis Club. Exterior light sources and brightly illuminated interior and exterior surfaces that are visible from beyond the Homesite are to be avoided.

OBJECTIVES

- Preserve the dark night-time sky.
- Establish a warm and inviting character, while ensuring safety.
- Restrict light spill to within the Homesite.

GUIDELINES

- Exterior lighting cut sheets are required to be submitted for Final Design Review approval.
- A landscape lighting plan is required to be submitted to the Architectural Reviewer for review and approval.
- All outdoor lighting shall be designed to be Dark Sky compliant. Refer to the International Dark Sky Association and IENSA Model Lighting Ordinance.
- Exterior building and site lighting shall be the minimum needed to provide for general illumination, safety and security of entries, patios, courtyards and outdoor spaces associated with landscape structures.
- Except for low-level driveway lights, all lighting must occur within the Improvement Envelope. The use of driveway lights clearly defining a pattern along the driveway alignment is not allowed.
- Only LED lamps shall be use for exterior lighting. Lighting shall maintain a warm color temperature of no more than 3000 Kelvins. All light sources are to be “white light” excepting seasonal holiday lighting.
- All exterior light fixtures must be fully shielded so that the source of light is not visible. All fixtures shall be equipped with dimmers. Exterior lighting must be directed onto vegetation or prominent site features, and not the buildings.
- String lighting is permitted in the Improvement Envelope in the Rear Yard only. String lighting shall be residential in scale and located a minimum distance of 30 feet from any public area or neighboring Homesite. String lighting that is catenary and tied to buildings or structures is preferred over solutions with exposed posts. Temporary string lighting for events is allowed but shall be promptly removed within 24 hours.
- Seasonal holiday lighting can be above 3000 Kelvins and is allowed for a limited season defined as November 15-January 15. Seasonal holiday lighting is restricted to the Front Yard Zone.
- Types of lighting that are allowed:
 - Porch lighting;
 - Shielded sconces at the garage façade;
 - Concealed downlights in the soffit or eyebrow trellis over garage bays;
 - Shielded sconces on columns;
 - Small, shielded path lights at front walkways;
 - Tree downlighting for feature trees is limited to arrival areas, courtyards and outdoor social spaces (lights are to be aimed downwards only); and,
 - Pool, spa and water feature lighting is limited to safety levels, and when in use.

2.15 FIRE PITS

Fire Pits are allowed but shall require the following:

- Open wood-fire pits, with or without mesh screens, are not allowed due to fire safety concerns.
- Fire Pits shall be located in a fire-safe setting such as an outdoor room or social gathering space on a terrace. Fuel shall be propane gas.



06. AWA



2.16 SOLAR PANELS

In general, solar panels shall be mounted on the roof of buildings and shall be oriented to not create an off-site visual nuisance. In particular, advance planning is required to correctly design their layout.

Panels shall not have highly reflective surfaces or light-colored contrasting frame elements to their design and shall be laid as “flat” as possible to the roof structure. Use of flat roofs with concealing low parapets are allowed. Panels may not orient at a different angle to the roof pitch. Location of solar panels shall be demonstrated at preliminary and final Architectural Reviewer review and requires approval.

Solar installations are preferred over standing seam metal roofs with no roof penetrations using clip systems. Panels should be installed with trim skirts and should look integrated into the roof system. Panels should have no visible metallic/silver wiring or connections.

2.17 PLANTING GUIDELINES

The desired landscape character shall draw inspiration from the Texas Hill Country setting as described by these Guidelines. The intent is to create a unified natural setting for the homes and neighborhoods that blends with the natural settings and landscapes of the streetscape, golf course and community open space.

All new plantings shall follow these Guidelines. Refer to the Appendix for the Approved Plant Lists.

OBJECTIVES

- The approach to planting design within the individual Homesites shall align with the landscape character and objectives of the overall community landscape design.
- Per Lower Colorado River Authority (LCRA) Conservation Landscaping 25% of the Homesite area is to be preserved in its natural state. This shall be generally located in the Rear Yard and adjacent Side Yard areas.
- Invasive species are to not be planted.

HOMESITE PLANTING GUIDELINES

- Plantings shall be selected from the Approved Plant List provided for each Zone within the Homesite. Planting shall provide complete coverage of the landscape area.
- Proposed landscape plantings not on the Approved Plant List shall be identified on all landscape submissions with a full description of the plant and its proposed use. The Reviewer reserves the right to disapprove of any plant found incompatible with the overall design intent of Travis Club.
- Reviewer approval of landscape plans, including irrigation design and water use calculations, is required at both preliminary review and final design review, and/or landscape re-design, and prior to landscape installation.
- Certain tree planting requirements apply to the various Zones within the Homesite, as described in these Guidelines.

- Xeriscape principles are recommended, matching the moisture requirements of specific plants to microclimates found on the Homesite. Plantings are to be zoned according to water requirements. For example, areas of higher water use are more appropriate in limited areas close to the main residence, transitioning outward to moderate water use areas, and transitioning to natural areas with only temporary irrigation.
- Manicured and groomed yards, ornamental planting, terraces and pool areas are to be located in spaces defined by buildings, walls and plantings with more well-defined edges, that are not highly visible from off-site.
- Plant materials may be used to provide shade, texture or a focal point for outdoor rooms. Shrubs may be used informally or as low borders. Trees may be used to provide scale for building masses, and for dappled shade at outdoor gathering places.
- Native plantings are required for natural areas within the Homesite. Native plant palettes are to be sensitive to plant communities and their specific requirements.
- A gradual transition should be made from the more horticulturally controlled and ornamental areas near the house to a more naturalized landscape beyond the Improvement Envelope. This transition may be achieved by gradually introducing more native plant material and softening the lines of improved areas moving away from the Residence.
- Automatic irrigation systems are required for all disturbed, re-vegetated site areas. Irrigation may be temporary, with piping shallowly covered by soil. Temporary irrigation may be abandoned after one to two growing seasons, when plantings have become established. Trees must be on separate irrigation zones to allow deep watering.
- Many landscape plant materials are attractive to wildlife. Deer, in particular, can be destructive to ornamental plants. Protective measures to control intrusion by wildlife must comply with all Guideline standards pertaining to walls, fences, lighting, and

noise. Young trees in open areas shall have protective tree staking and may also require protective deer fencing.

- Removal of native Oaks of a certain size, and any mature trees requires replacement as mitigation, according to these Guidelines and the Travis County Tree Ordinance. Refer to Section 2.17 for more information.
- Landscape planning and installation must complement fuel management and not contribute to fire risk. Use of reduced fuel species and proper maintenance of trees and shrubs to reduce fuel, and use of non-combustible organic mulches or paving next to buildings are suggested ways to reduce fire risk. Placement of trees shall allow sufficient space between the building roof and the tree canopies. Vines are not allowed on buildings or site walls. Vines on arbors may be allowed subject to approval by the Reviewer and Fire District.
- All landscape areas shall require use of an organic mulch that is non-flammable, such as gravel. Mulch or rock may not be used as the predominant element in landscape areas and shall not be accepted. Use of earth-toned or light-colored gravel is required to blend with the native site stone.
- Areas previously landscaped by the Developer shall be protected from damage during construction. Any damage to previously landscaped areas by the Homeowner's Contractor shall be promptly replaced with plant material of the same size, quantity, and species.
- All plant material shall meet the requirements of the American Standards for Nursery Stock – ANSI 260.1
- Prohibitive plant lists are found in the following sources:
 - Central Texas Invasive Plants, Austin Invasive Management, Volunteer Field Guide. Link: https://www.austintexas.gov/sites/default/files/files/Watershed/invasive/2013_Invasives_guide_small.pdf

- Blackland Collaborative Report found in the Appendix list Invasive Management.

- All planted areas shall be provided with amended soil based on soil testing to establish nutrient content.

GUIDELINES FOR SHRUB AND GROUNDCOVER PLANTING

- Vines are generally not allowed on site walls, building walls or trellises within the Side Yard Zone, unless specifically allowed by the Fire District reviewing authority.
- Lawn areas are allowed in the Side Yard Zone, where there is adequate space and light.
- Large lawn areas shall not be visible off-site.

GUIDELINES FOR TREE PLANTING

- Tree Planting Setbacks: Minimum of 15' from buildings, 5' from privacy wall or fence, 5' from utilities, 15' from Conservation Area, 15' from the rear yard setback line.
- Tree Size: Trees shall be a minimum of 4 inch caliper.
- Plantings are to transition to natives moving away from the developed site area at the lower slopes and outer edges of the Homesite.

2.17.1 PLANTING WITHIN THE STREETSCAPE ZONE AND FRONT YARD ZONE

OBJECTIVES

The oak woodland landscape character at Travis Club shall extend across both the Streetscape Zone and adjacent Front Yard Zone. The Homeowner, working with their Landscape Architect, are to develop a landscape planting design within the Homesite and Streetscape consistent with the Landscape Master Plan for Travis Club and these Guidelines.

GUIDELINES FOR MINIMUM REQUIRED TREE PLANTING IN STREETSCAPE ZONE AND FRONT YARD ZONE

- Streetscape Zone within the road right of way required tree planting: (1) Live Oak or Escarpment Oak per every 35' minimum of lineal feet of Homesite frontage, set back 8' from the road. Where drainage swales occur, plant street trees outside the drainage swale; either in the R.O.W., or P.U.E.
- Front Yard Zone: required tree planting (1) Live Oak or Escarpment Oak for every 1,200 square feet of landscape area in the Front Yard Zone (note: the area measurement shall include the Utility Easement along Travis Club Avenue, where tree planting is allowed. It shall not include the Utility Easement within private roads, where tree planting is not allowed).
- Minimum of 8' from edge of street paving, 6' from driveway edge and site walls, 5' from utilities,
- Tree Species Mix: 100% of trees in Streetscape Zone are to be Live Oak or Escarpment Oak. 70% of trees in Front Yard Zone are to be Live Oak or Escarpment Oak, 30% of trees are to be Lacey Oak or other native Oaks per the Front Yard Tree List. Trees are to be planted informally as a woodland.
- Credit shall be given for existing trees. Trees within the home improvement area do not count for tree replacement.



- An example of a Streetscape and Front Yard Zone tree planting.

GUIDELINES FOR SHRUBS AND GROUNDCOVER PLANTING

- Plantings within the streetscape are intended to have a subtle unified and natural character in scale with the available space.
- Plantings may have a more formal character at the arrival court, entry court or outdoor rooms within the Front Yard Zone.
- Lawn areas are not allowed except within a courtyard.

DRAINAGE SWALE PLANTING

Drainage swales are constructed by the Developer and will have limited hydroseeding applied. Homeowner swale planting improvements are to use an Approved drainage swale seed and/or live planting. Also refer to the Appendix for the Approved drainage swale seed mixes specific to certain locations and required accent shrub and boulder quantities and sizes. Landscape improvements to the drainage swale shall be included in the landscape design for the Homesite, with review and approval by the Reviewer.

UTILITY EASEMENT PLANTING

Plantings within the utility easement may include Approved shrubs, groundcovers, perennials, grasses and small emphatics, excluding trees. Note: Plantings may be disturbed during utility repairs, and replacement plantings would be the responsibility of the Homeowner.

2.17.2 SIDE YARD ZONE PLANTING

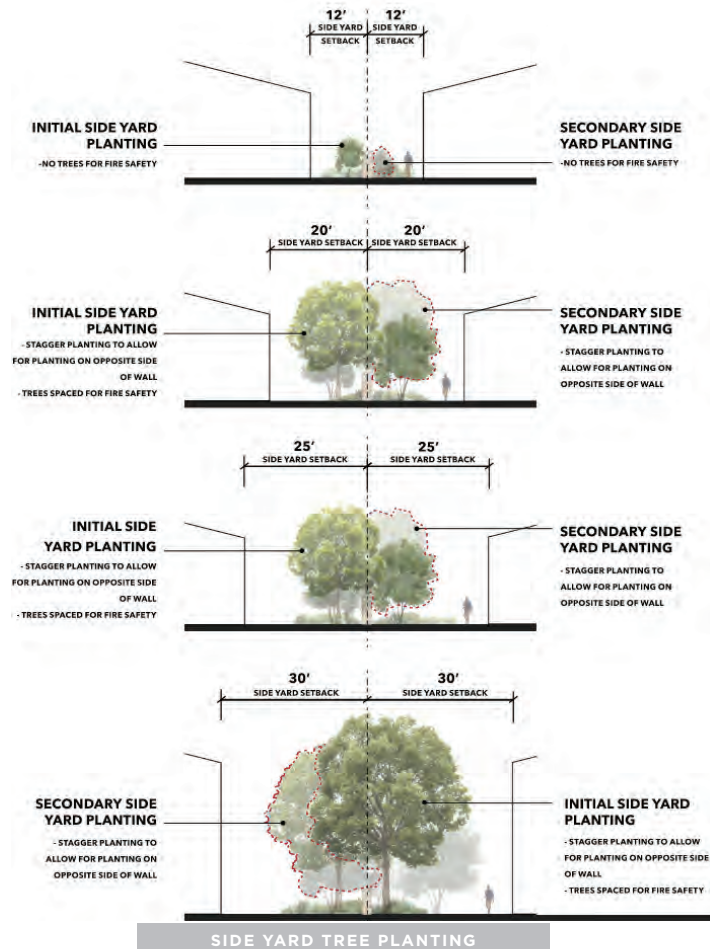
OBJECTIVES

- The Side Yard Planting is intended to provide privacy between the Homesites, a buffer to soften the adjacent fences and appear as a continuous canopy when viewed from the open space and golf course below.



GUIDELINES FOR TREE PLANTING

- Required tree planting (1) small scale tree for every 800 square feet of landscape area.
- Tree Species: Smaller scale round-headed or narrow, upright trees shall be selected. For fire safety it is important to locate canopies clear of neighboring roofs and develop a 6' height clearance of the canopy above finished grade.
- Tree locations are to be staggered between adjacent Homesites to maintain space between trees.
- See Figure below for Side Yard Planting dimensions and guidelines.



2.17.3 REAR YARD ZONE PLANTING

GUIDELINES FOR MINIMUM REQUIRED TREE PLANTING IN REAR YARD ZONE

- Rear Yard Zone: required tree planting (1) Live Oak or Escarpment Oak for every 1,200 square feet of landscape area. Existing Live Oaks and Escarpment Oaks greater than 6' diameter measured at 24" above finish grade may count towards the tree planting requirement.
- Ornamental tree species are allowed within the Rear Yard Zone at gathering spaces such as terraces, courtyards and pool terraces. Such trees are optional and not required.
- Trees may be used as focal elements, or to add shade at the south and west exposures to buildings or outdoor terraces. Trees shall be planted in places that do not hinder views from adjacent or nearby Homesites.

GUIDELINES FOR SHRUB AND GROUNDCOVER PLANTING

- Vines are not allowed on building site walls or fences. Vines maybe allowed on trellises, if approved by the Reviewer and Fire District reviewing authority.



- Plantings may be used to soften perimeter fencing as low masses under 2'. Formal hedges are not allowed to screen perimeter fences due to fire risk.
- The lower rear yards are primarily steep slopes with existing trees and planting to be preserved as Natural Areas.
- Protective fencing shall be required during construction to protect existing trees and vegetation.



2.17.4 CONSERVATION AREA PLANTING

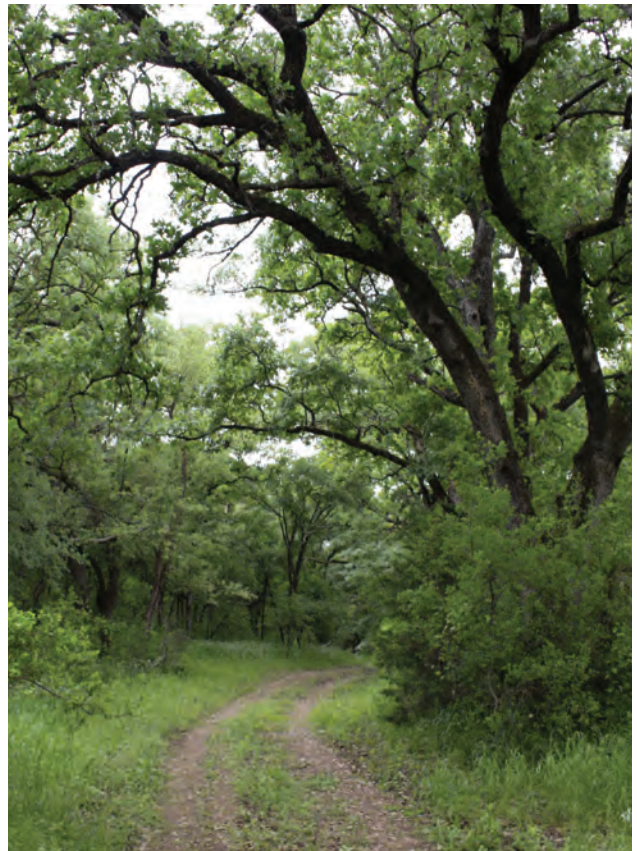
OBJECTIVES

On certain Homesites, as illustrated on the Homesite Diagrams, there are designated Conservation Areas on a portion of the site. The intention is to preserve the natural setting with its topography, site character and vegetation, as well as special views that may be enjoyed by the community. It will be the Homeowner's responsibility to ensure long term maintenance of vegetation consistent with these Guidelines, as described below.

GUIDELINES FOR VEGETATION PROTECTION, MANAGEMENT AND PLANTING

The following guidelines shall be the responsibility of the Homeowner for the Conservation Area on their Homesite:

- Existing tree cover and vegetation is to remain in its natural state, excepting existing Cedar trees, which shall be removed subject to the Architectural Reviewer. Protection of specific mature Cedar trees may be approved or required by the Architectural Reviewer if it is determined that it offers aesthetic or special screening value.
- Protective fencing around the conservation area shall be required during construction, to be installed by the Builder, and shown on plans submitted for review and approval by the Architectural Reviewer.
- As part of ongoing fire safety, and in accordance with recommendations in the Fuel Management Plan prepared for Travis Club, tree canopies shall be properly maintained, and ongoing removal of Cedar and other flammable vegetation shall be the responsibility of the Homeowner.
- For enhancement, if desired, planting of native trees may be allowed with approval of the Architectural Reviewer and shall be shown on landscape plans at Preliminary and Final Design review. Trees shall be approved native species to confirm view corridors are preserved, and shall not increase overall average density above 1 tree (new or existing) per 1,500 square feet. Trees shall be a minimum of 4 caliper or equivalent size, with a 7' height x 4' spread.
- If any area within the Conservation Easement is disturbed due to activity within a utility or drainage easement, re-vegetation of that area would be required, to replicate existing plantings such as native trees, grasses and wildflowers, planted from containers or seed. All re-vegetated areas shall be provided with amended soil based on soil testing to establish nutrient content. All plantings must be temporarily irrigated with a rotor spray system with piping lightly covered by soil. Irrigation can be abandoned after 2 growing seasons once newly planted trees and grass/wildflower container plants or seed mixes have become established.



2.18 IRRIGATION

OBJECTIVES

- Reduce water consumption through appropriate plant material selection, planting design and use of efficient irrigation design systems. Typical Irrigation Zones are shown in the figure below.
- Guidelines

GUIDELINES

- Landscape Architects shall be required to provide landscape water use calculations to the Architectural Reviewer at Preliminary and Final Design, to ensure that the proposed water use will not exceed the allowance for the Homesite.
- All new landscape areas shall be irrigated with an efficient fully automated system that provides 100% coverage to all new landscape plantings. Landscape water at Travis Club will be sourced from Lake Travis. Travis County regulations regarding landscape water use and conservation shall apply.
- Travis Club Association reserves the right to suggest appropriate adjustments to the water cycle, volume and duration, based on the LCRA Contingency Plan.
- Water-conserving systems are required, such as drip irrigation systems equipped with moisture sensors that shut off irrigation during or after rainfall. Above ground equipment, including but not limited to controllers and backflow preventors, shall be located inside the building, or appropriately screened from public view.
- Irrigation overspray shall not fall upon adjacent roads, neighboring Homesites, or community open space or conservation or visual buffer areas.
- Planting design requires efficient and minimal irrigation as the basis of all landscape submittals. Plant materials shall be grouped according to their water consumption needs.
- Trees shall be irrigated separately from lawns, shrubs and groundcovers to allow deep watering and deep rooting. Trees shall be irrigated with drip irrigation systems or bubblers.
- Avoid irrigation within the root zones of established oak trees and trenching and placement of irrigation lines within the driplines of existing trees.
- All cleared, graded, and re-vegetated slopes shall require temporary spray irrigation to establish native seed mixes.
- Mulch all areas of new planting according to local practice and for fire safety.



2.19 TREE REMOVAL

The removal of oak trees within Homesites is to be avoided wherever possible.

An existing tree survey is required for each Homesite (see the Appendix). All tree removals of oak trees larger than 6" measured at DBH will require Reviewer and Travis County approval. No trees are to be removed prior to securing both Reviewer and Travis County approvals. Requests for removal must demonstrate that such removal is the minimum necessary under the circumstances, will not involve a risk of substantial adverse impact on other valuable resources, and cannot reasonably be avoided.

Pay special attention to protecting high elevation trees per the Prevailing Design Objectives.

In the event that trees are proposed to be removed, the Owner must mitigate at a ratio of 1:1 for all trees

6"-18" in diameter measured at DBH and mitigate at a ratio of 2:1 for all trees over 19" in diameter measured at DBH. Replacement trees must be 4" caliper or equivalent minimum size.

Should a tree that was not approved for removal by the Reviewer, and which in the Reviewer's opinion is an essential screening tree, require removal due to construction impact, the Reviewer will require additional mitigation for the tree. In such cases, the Reviewer may require that the diameter of mitigation trees be equal in total to that of the removed tree. The Reviewer may require additional measures, as necessary, to provide the same quality of screening lost by the removal of the original tree.



2.20 EXTERIOR UTILITIES

OBJECTIVES

- To screen exterior utilities with an integrated planting and wall/fence design.

GUIDELINES

- The Master Developer will stub utilities to the end of the driveway.
- Utility routes are to be shown on the Site Plan.
- All site utilities within the Homesite are to be installed underground. Utility boxes (HVAC, equipment, electrical service meter panels, etc.) are to be located so that they are accessible to service personnel. All utility boxes must be screened by an appropriate architectural enclosure combined with plantings that meet fire safety standards.
- Noise from the operation and maintenance of any equipment must be controlled to avoid creating a nuisance to neighbors. The maximum allowed amount of noise coming into adjacent property or park is 55 decibels (dBA) during the daytime and 45 decibels (dBA) at night.
- Screen walls shall completely enclose the units with a wall that is a minimum of 12" higher than the highest part of the unit. Where appropriate, privacy walls can be used to screen equipment.
- Roof mounted utilities and HVAC units on roofs are generally not allowed. Roof-mounted units may be allowed, where space is limited on grade and if it can be demonstrated that a roof-mounted solution provides less of a nuisance factor than an on-grade location. If roof-mounted, units shall be installed on flat roofs screened by a parapet wall. Units may not be installed on sloping roofs.
- Acoustic wall and/or covers may be required if it is discovered that noise emanating from equipment enclosures are a nuisance to adjoining Homesites, the Golf Course, or Common Areas.
- The location of all exterior mechanical equipment shall be included in the site plan and must be submitted to and approved by the Reviewer.
- Utilities may be relocated with Reviewer approval.
- Satellite dishes are allowed, but shall be roof-mounted in a location that is not visible and is screened from public areas or adjacent Home Sites.
- Trash containers must be stored in the garage.
- Recycling and green waste containers shall be stored in the garage or in an enclosed and screened service area with an enclosing wall or fence and should not be visible from public areas or adjacent Homesites.

2.21 EXTERIOR SERVICE AREAS

OBJECTIVES

- To screen service areas with an integrated planting and wall/fence design.

GUIDELINES

- All service areas are to be located within the Improvement Envelope, including outdoor work areas, firewood storage, and outside equipment.
- Service areas are to be screened from off-site views using architectural features, plant materials, or where feasible, integrated into the form of the building.
- Firewood storage shall be in an enclosed building constructed to the same level of ignition-resistance as the main structure or shall be located at least 30 feet from any other structure.

2.22 CISTERNS

Homesite Owners may install cisterns for rainwater harvesting. Rainwater harvesting must meet LCRA requirements and be reviewed by the Reviewer.

OBJECTIVES

- To provide the safe storage and use of rainwater for irrigation purposes.

GUIDELINES

- For harvesting of rainwater only. Condensate shall not be collected and stored. Submersible pumps in cisterns are recommended.
- The gutter, downspout, and cistern should be thought of as special design elements. The Owner and Architect should design the rainwater harvesting features of the house so that they are integrated elements within the overall design.
- For catchment cisterns above ground they should not exceed 8'-0" in height and 8'-0" in diameter.
- Cisterns that are visible from off-site shall be

screened with utility fencing and/or planting (see Section 2.20).



2.23 FUEL MANAGEMENT

Homeowners are required perform fuel management to mitigate the potential for wildfire both pre-, during, and after construction. Homeowners should follow the recommendations in the Appendix: Wildfire Mitigation – Firewise Landscaping from Travis Club Ecological

Site Assessment dated 08.08.2022. The Appendix will be made available to Homeowners in the Pre-Design Package provided by the Reviewer.



3 ARCHITECTURAL GUIDELINES



3.1 PREVAILING DESIGN AND CONSTRUCTION OBJECTIVES

In preserving the Texas Hill Country's natural beauty and enhancing the community's golf and lake ambiance, our guidelines ensure homes are nestled beneath tree lines on hilltops and ridgelines, safeguarding scenic views and enhancing privacy along community roadways. We also prioritize protecting your view from lower properties and maintaining view sheds for homes above, creating a harmonious community where everyone can appreciate this stunning Hill Country landscape.

Fundamentally, this means protecting mature trees, most importantly at the high elevations of your homesite, lowering the main level finish floor elevation of the home, and balancing cut and fill with special attention to restricting excess fill material.

- Tree lines above residences remain unbroken by roofs.
- Lower main level finish floor, nestle the building foundation into the landscape.

Secondarily, to align with the region's diverse flora, fauna, and topography the integration of residences into the natural setting is important. To accomplish this, requirements for retaining walls and building forms, styles and massing prevent oversized improvements and structures, while reflecting Hill Country appropriate roofs, windows and doors, exterior materials and rich natural, neutral, and warm colors and non-reflective finishes for residences.

Ensuring construction quality and prioritizing Homewner health and safety are of utmost importance. The builder is responsible for furnishing the Homewner and the Architectural Reviewer with pre-construction information and a complete Homewner manual including the fire safety checklist prior to occupancy. In fulfilling this commitment, the builder will conduct tests and inspections, maintain records, and provide documentation such as passing records of code-required inspections, HVAC design with fresh air supply, and structural inspection reports. The Fire Safety Checklist includes required ICC-ES reports for all plastic foams (e.g., spray foam) highlighting the specified ignition and thermal barriers per manufacturer, successful air leakage results obtained through blower door testing, as well as all labor and material warranties.

It is required that a Registered Architect and Landscape Architect be retained by the Homeowner to prepare plans for submission to the Architectural Reviewer. A Homesite Diagram has been prepared for every individual Homesite that illustrates the prevailing natural factors as well as calculations for the Maximum Allowed Impervious Coverage.



3.2 OVERALL BUILDING AND LANDSCAPE

In order to create harmony with the overall setting and context, buildings shall respond to the following:

- Many of the Homesites are situated on ridges and slopes that are visible off-site, and shall generally require new tree planting to blend the homes and improvements into a dominant landscape setting. Scattered specimen trees, or groups of trees, shall provide a way to “anchor” building forms to the land. Buildings should not be left “floating” in open clearings. Refer to Section 2.0 for tree planting and siting considerations.
- Each Homesite may have a specific designation regarding the permissible number of stories and the building height limit/Elevation Plane may be further adjusted on a case by case basis, as deemed necessary by the Architectural Reviewer. Also, certain Homesite Building Styles, Forms and Massing may be more visible and may be considered more sensitive by the Architectural Reviewer.
- Due to site topography, use of stepped building forms and outdoor terraces following the natural grade are encouraged. It is encouraged that finished floor elevations are lower such that the building sits in the land.
- Buildings shall avoid creating highly visible 2-story volumes unrelieved by smaller building volumes, groups of trees or other devices.
- The building massing is to be broken down into distinct volumes with thoughtful design and tree placement to interrupt long ridgelines and also avoid having the building silhouetted against the sky. Natural materials should be used to help reinforce the large massing moves of the building.
- Roof forms may use hipped, barge or gable with shallow pitch roof forms. Flat parapet roofs combined with other roof forms, that are subordinate to the overall character are allowed.
- Colors and materials that represent Travis Club’s aesthetic are desired, minimizing visual impacts and warmly and quietly blending the buildings into a dominant open oak woodland setting and context.
- Special measures may be recommended by the Reviewer such as specific tree planting where buildings are sited on ridgelines to avoid a building silhouette.
- Garages should be integral to the overall building architecture. Garage doors shall be perpendicular to the street and bays separated.



3.3 BUILDING HEIGHT

3.3.1 ELEVATION PLANE

"The Building Height is determined by an Elevation Plane that runs parallel to the natural existing grade at thirty-six (36') above natural existing grade. No roof lines shall exceed the building height Elevation Plane. This height is further restricted at the front of the home for the first twenty-four (24') of the building's length to eighteen (18') feet above existing natural grade." Typically limiting the first two garage bays to a single story, as depicted in the diagrams.

3.3.2 UPPER-LEVEL AREA CALCULATION

Gross upper-level area must not surpass 75% of the main level's finished conditioned floor area (CFA). Upper-level area is determined by the gross area, which includes one-and-a-half story main level volumes (1.5 story spaces) and all enclosed upper-level spaces (including both finished and unfinished areas like storage and mechanical rooms).

Note that the upper-level area calculation does not allow any lower-level spaces, main-level garages or any accessory unit square footage areas to be included in determining the main-level CFA, thereby reducing the permissible upper-level area to (upper-level gross sq. ft./ primary main level CFA) x 100 = 75% or less.

Note: Upper-level finished conditioned floor area (CFA) above garages is discouraged due to health and wellness considerations.

3.3.3 STORIES

A story is a "floor in a building which is at or above the main level. Each story has a floor and a ceiling."

1- Story: Most forms are to be single story, "1-story." 1-story is defined as wall heights no greater than twelve foot six inches (12'-6") from the top of the slab (T.O.S.) or sub-floor to top of wall or beam. Ten foot six inch (10'-6") wall heights or less are highly encouraged.

1.5-Story: The term "1.5 stories" is specifically defined as a form with wall heights between twelve foot six inches (12'-6") to eighteen foot six inches (18'-6") from the top of the slab (T.O.S.) or sub-floor to top of wall or beam, see diagram. The presence of vaulted ceilings does not impact the determination of whether a form is 1-story, 1.5 story or 2 stories. 1.5 -story spaces are limited to select forms only, such as a great room.

2-Story: A two-story, "2-story," form has both a main and upper level. The vertical wall of the form, including floor framing, shall be between eighteen foot six inches (18'-6") and twenty-five feet (25'-0") high, maximum. Horizontal architectural elements/interruptions are encouraged.

"Tall walls" are prohibited and are defined as 2-story high spaces for a single room, exceeding a wall height of eighteen feet six inches (18'-6"), measured from top of slab (T.O.S.) or sub-floor to the top of wall or beam, with an exception for stairwells.

Terracing (staggering floor levels) and walk-out basements are encouraged to nestle homes into the landscape. Walk-out basements may be used in 1-Story, 1.5-Story and 2-Story configurations. Specifically for walk-out basements, the maximum retaining/foundation wall height is eight feet (8') below existing natural grade and the overall retaining/foundation wall height (actual height) may not exceed ten feet (10').

3-Levels: A single form with a walk-out basement, main level, and upper level stacked vertically. It is allowed only for stairwells and small areas, e.g., upper level circulation space, crow's nest, loft, and covered rooftop terraces where the roof lines remain below the Elevation Plane. These small areas may connect to larger upper level areas that are not located above a Walk-out Basement. Layering and stacking of levels must follow Building Styles, Forms, Massing Requirements.

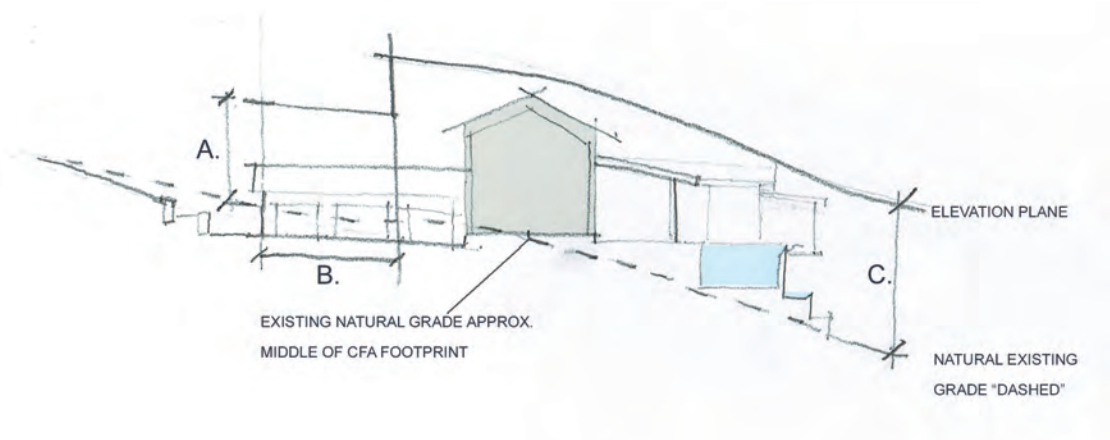


FIGURE 3-1: SITE SECTION EXAMPLE WITH ELEVATION PLANE

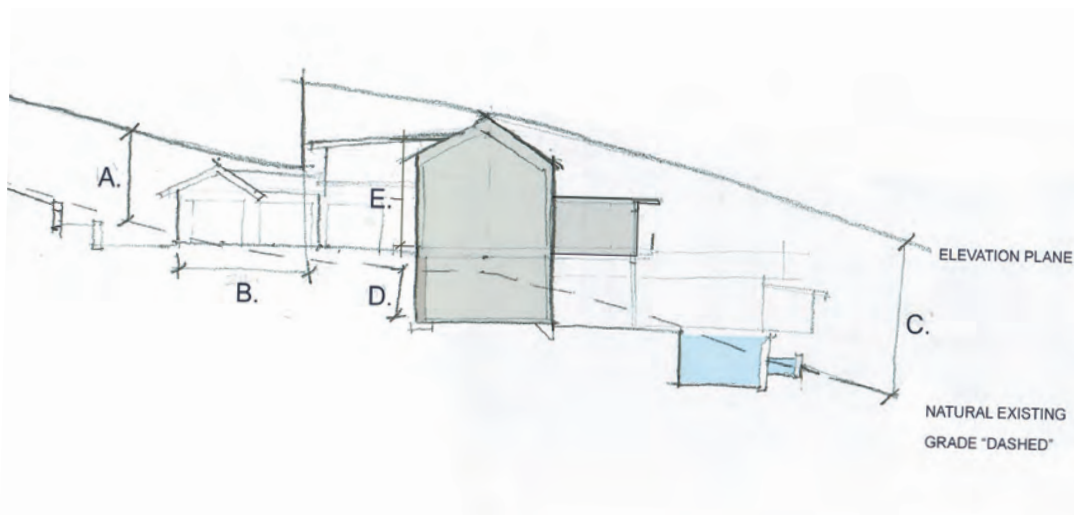
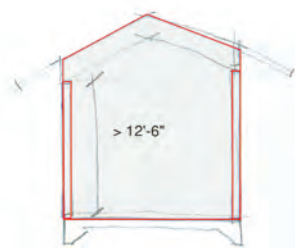


FIGURE 3-2: SITE SECTION EXAMPLE WITH ELEVATION PLANE

- A. Front Elevation Plane: maximum of eighteen feet (18') from natural existing grade to top of roof (see Elevation Plane definition).
- B. Front Elevation Plane length: from front of the home for the first twenty-four feet (24')
- C. Elevation Plane: Thirty-six feet (36') from natural existing grade to top of roof (see Elevation Plane definition).
- D. Maximum Cut: eight foot (8') maximum depth below natural existing grade for walk-out basement retaining wall.
- E. 2-Story wall height up to (25') high, including floor framing.



> 1.5 STORIES

1.5 STORY: > 12'-6" VERTICAL WALL HEIGHT

FOR SELECT FORMS ONLY

INCLUDE IN UPPER-LEVEL AREA CALCULATION



2 STORIES

2 STORY: 18'-6" TO 25'-0" VERTICAL WALL HEIGHT

WITH MAIN AND UPPER LEVELS

PROHIBITED FOR A SINGLE ROOM

FIGURE 3-3: 1.5 AND 2 STORY DIAGRAM



08. AWA

3.4 BUILDING STYLES

While no specific style is preferred for homes, predominant styles are categorized as approved or non-approved.

NON-APPROVED STYLES

McMansions lack architectural unity, featuring oversized proportions, low-quality materials, incongruous elements, mixed styles, tall foundation walls, and stucco underpinning, all resulting in an odd appearance. They prioritize size over quality, often lacking a cohesive design approach tailored to the region and site specifics.

Styles such as Texas Tuscan, Spanish, and Mediterranean Revivals are discouraged, especially when characterized by extensive use of stucco, and are prohibited if they resemble “McMansions.”

Colonial Revivals are known for symmetrical facades,

brick exteriors, and classical detailing. Features include grand, vertically disproportionate entrances, tall columns, Flemish bond brick laying patterns, and colonial-style red brick.

APPROVED STYLES

Designs shall maintain a consistent artistic style. All styles are to honor this unique place. Encouraged styles are Texas Hill Country Traditional, Hill Country Modern/ Mid-century Modern, Hill Country Contemporary, and Modern Texas Ranch.

Architecture should be progressive in the use of climate responsive design, innovative details and materials that promote health, safety, resiliency, durability, comfort, and energy efficiency as key features of your luxury home.

3.5 BUILDING FORMS MASSING

Building masses are to be in scale with the Homesite, and composed of multiple building forms broken up into separate visual masses, with a hierarchy of volumes and a dominant form (the main structure), all fitted to the topography and natural surroundings.

Building bulk should be articulated as distinct, legible visual building masses (which may express interior volumes) linked by secondary volumes. Ideally, secondary volumes visually recede or are materially transparent.

Second-story floor areas are to be minimized in order to avoid large and highly visible building masses. Refer to Section 3.3.

Building masses may generally be consolidated 2-story clusters of buildings, with picturesque forms and with building bulk and roofs stepped to follow the existing topography; or pulled apart 2-story elements that are

used to frame other 1-story volumes that lead out to principal courtyards and outdoor rooms.

Building design that helps blur the distinction between indoor and outdoor spaces is encouraged. The use of architectural devices such as loggias, arcades, balconies, foyers and verandas, etc., help in the transition from indoors to outdoors and soften larger building masses. In general, the main building mass of the structure should be surrounded by lower and smaller building masses so that the building steps down on the sides.

On hillside and sloping sites, the appearance of the house from below will be carefully considered. The roof shall use devices to introduce shade and shadow. Horizontal devices shall be incorporated at the facade to help large building masses appear smaller in scale.

Terraces and building walls on the downhill side should

step to follow contours. In all cases, terraces should have walls that conceal views of the underside portion of the structure.

The following building massing standards shall be followed:

- Each residence shall have at least three distinct visual masses. Homes larger than 6,000 square feet are encouraged to have four or more.
- A visual building mass shall have a minimum depth of 20' and minimum area of 400 square feet.
- Transitions to adjacent building masses should be offset by 24" both horizontally and vertically.
- Building ridgelines shall not exceed 45' in one direction without a change in roof alignment or elevation.
- Building walls shall not be parallel or be located on Building Improvement boundaries for more than 24' without a 4' minimum horizontal offset or opening.
- Blank walls are discouraged. No more than 20' of blank wall before a change in wall plane, materials, window/door, or another form of articulation.

Horizontal Emphasis: The primary focus should be on horizontal design elements rather than vertical ones. The guidelines encourage the use of various horizontal interruptions to break up the verticality of the design. These interruptions include:

- Deep overhangs

- Consistent top of windows and doors
- Cantilevers
- Bump-out/bay windows
- Verandas/balconies
- Terraces/Staggered FFE's
- Covered outdoor areas.
- Trellises
- Raised bed planters.

Secondary Role for Vertical Elements: While vertical elements are allowed, they are meant to play a secondary role in the overall design such as stairwells, fireplace stacks, etc.

Human-Scale Design: The incorporation of these horizontal elements is intended to create a more human-scale building, making the overall structure feel more approachable and integrated with its surroundings.

Strata/layers: Designs resembling wedding cake-style layering with clearly defined strata/levels: foundation, stories/levels, and uniform roof lines are prohibited.

To aid in understanding and implementing the guidelines, illustrations have been provided. These visual representations can serve as a reference for designers to adhere to the specified design principles.



09. AWA



10. AWA



EXAMPLE OF APPROVED DESIGN

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EXAMPLE OF PROHIBITED DESIGN

APPROVED REAR ELEVATION

The rear elevation incorporates varied wall heights and roof lines, vertical fireplace stacks are secondary elements, deep overhangs and covered outdoor areas extend off the structure, vegetated terraces transition the building into the natural landscape using organic low quarry block limestone retaining walls.

PROHIBITED REAR ELEVATION

A higher FFE, massing above the hilltop tree line, removal of high elevation mature trees, and a rear elevation resembling a McMansion with irregular placements of window openings/inconsistent top of windows, and large areas of stucco wall cladding. Stratified layers: rooflines, upper level, main level, and tall infinity pool edge and retaining walls with stucco underpinning, as well as a predominantly 2-story massing.



EXAMPLE OF APPROVED DESIGN

11. AWA

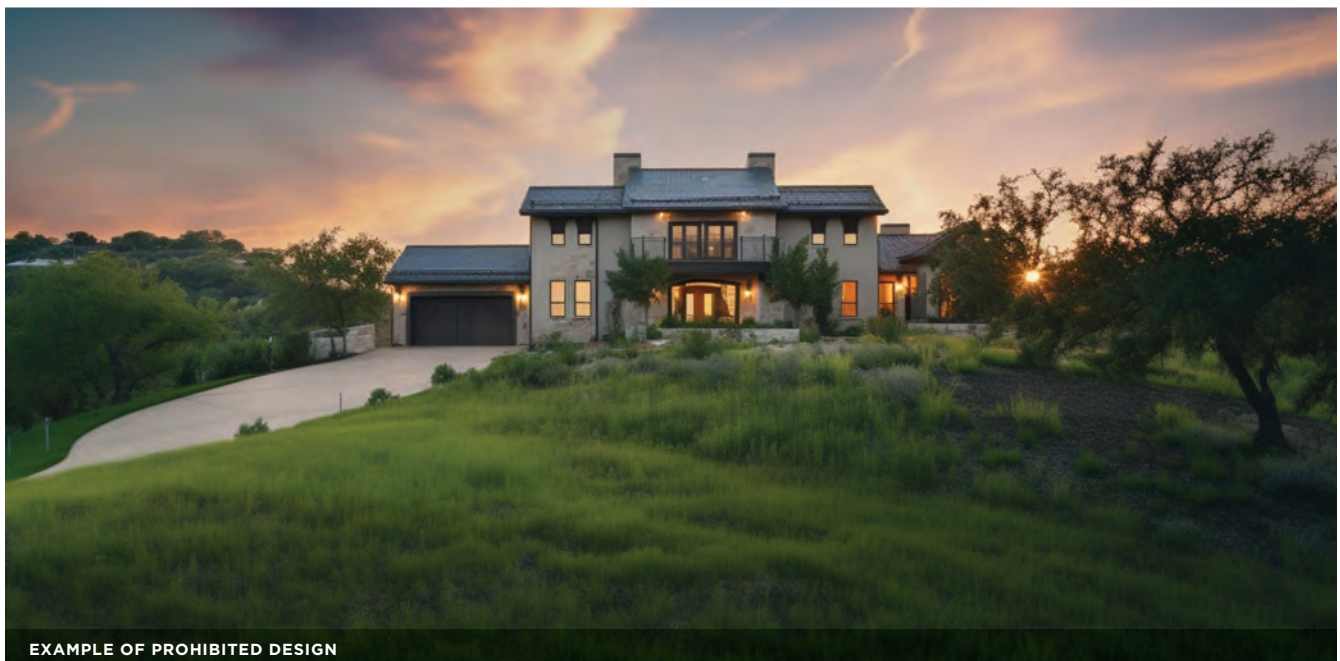
APPROVED FRONT ELEVATIONS

Front elevations of Hill Country styles with side-facing garage doors, auto court, landscaped courtyard entries, varied rooflines, wall heights, horizontal design features, and a diverse use of primary and tertiary materials.



PROHIBITED FRONT ELEVATIONS

Elevated main level FFEs, vertical design elements with McMansion proportions, and a double-wide garage door aesthetic. The first image also has tall walls exceeding the height limit and the second image has front-facing garage doors.



3.6 ROOFS

Buildings shall break down into visual building masses and shall use a curated collection of related roof forms. Roofs shall be carefully designed in color, shape and material to help integrate buildings with their landscape setting. Gable, hip, shed or barge type roofs are required for all large visible roof surfaces. Mansard roofs are not allowed.

- Roof slopes shall be no steeper than 6:12.
- Roof materials shall meet Class A fire resistant standards
- The utilization of aesthetically pleasing rooftops is highly encouraged for rainwater harvesting, solar panels, vegetated roofs, and rooftop terraces.

Flat parapet roofs are allowed for secondary forms.

Roofing materials that are allowed:

- Unit pieces such as flat clay, oxidized copper or slate;
- Standing seam metal;
- Corrugated metal panel;
- Flat roofs;
- Gravel ballast;
- EPDM/TPO comply with color and finishes (not visible from off-site); and
- Vegetated or Green Roofs

Materials that are not allowed:

- Glazed roofing;
- Asphalt shingle;
- Wood shingle; and
- Barrel clay tile.



13. AWA



14. AWA



15. AWA

Roof overhangs are generally required to protect and shade glazed surfaces, especially where facing South and West.

Rooftop equipment and large vents are to be grouped and concealed in chimney-like structures that are an integrated part of roof and/or wall designs.

Fascia: matching the roofing material, finish and color is highly preferred. For example, standing seam metal roofs with pre-finished aluminum to match the roof finish/color. Cement board and faux wood products are prohibited. A finished wood fascia is strongly discouraged for potentially ongoing maintenance issues, but may be used at the sole discretion of the Reviewer.

Note: Attic vents/venting is strongly discouraged. Conditioned, sealed attics are strongly encouraged, with the building control layers (water, air, vapor and thermal) all located at the roof separating conditioned attic from the exterior ambient conditions. To create a significantly tighter building envelope, improved indoor air quality, fire safety and improved energy efficiency, especially when air handlers for HVAC equipment are in the attic space, reference Building Science Corporation.

The use of skylights is generally discouraged and

also pose water-tight maintenance issues. However, skylights may be approved if located, detailed and/or screened so that reflections from their surfaces are not visible from off-site and such that nighttime light emission does not up-light trees and other vegetation or otherwise affect the quality of the nighttime sky. Bubble skylights are not allowed.

While the use of photovoltaic and solar panels is encouraged, location of any such devices will be critical during the design review process. Generally, photovoltaic and solar panels shall not be visible from off-site. If they are proposed, the specific panel surface and its integration into the architecture shall not create an off-site nuisance and will be reviewed by the Architectural Reviewer. Refer to Section 2.16 Solar Panels for more information.

Flashing, gutters and downspouts are to be integrated into the design to diminish visibility. Color and finish shall match the roof and fascia materials. Gutters and downspouts shall be shown on the elevation drawings. Parapet roofs with, e.g., stone or wood cladding, shall have collection boxes with overflow per code and downspouts to protect exterior materials that are prone to staining.



3.7 WINDOWS AND DOORS

Specific guidelines for doors and windows are as follows:

- Window openings should be recessed to the degree possible. All doorway openings should be set back and/or deeply recessed. Windows visible from streets, other residences, and common areas should be recessed a minimum of 4". Recessed windows and doors provide shaded relief and create pattern and texture on the exterior walls.

The exterior surfaces of windows, glass doors, and operable glass partitions must feature pre-finished aluminum or steel, with a strict prohibition on the use of vinyl (PVC) windows. In lieu of wood frame windows, composite fiberglass windows may be considered for exceptional cases, specifically for small window areas prone to moisture, such as shower windows and steam rooms. Fiberglass frame color/finish to match the primary windows and doors.

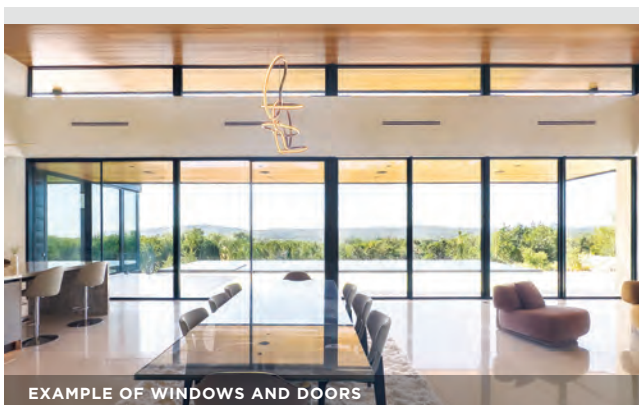
PVC and PVC variants are prohibited due to their appearance, as well as environmental and health concerns.

Preference is given to medium to dark frame finishes, while the use of light or metallic window finishes are prohibited. Typical and approved window finishes are greys, bronzes, and dull blacks.

All windows must have a minimum of double-pane construction, thermally broken, and meet IRC/IECC requirements for U-value and SHGC (Solar Heat Gain Coefficient).

Exterior exposed wood and after-market window films are discouraged as they may pose long-term maintenance issues. Reflective windows are prohibited.

Glass windows, doors, and operable glass partitions should emphasize the connection between indoor and outdoor spaces. Deep overhangs and covered areas over large glass openings are recommended to reduce heat gain, mitigate moisture intrusion, and provide a comfortable space for indoor to outdoor transitions.



16. AWA

3.8 BUILDING PROJECTIONS AND ACCESSORY STRUCTURES

3.8.1 BUILDING PROJECTIONS

Porches, arcades and patios for climate control and/or outdoor living and circulation are encouraged. All of these building projections should be designed as integral elements of the building. All building projections and accessory structures shall be contained well within the Homesite.

All roof projections including chimneys, flues and vents shall be compatible in height and material with the structure from which they project. Chimneys should be a maximum of 4 feet above the roofline. All chimneys and related safety features must also comply with applicable Travis County ordinances.

All structures on any one Homesite are to be designed as integral parts or extensions of the main building in terms of materials and colors, even if physically separated from it.

3.8.2 ACCESSORY STRUCTURES OTHER THAN ACCESSORY DWELLING UNIT (ADU)

Separate building structures on the Homesite, such as sheds, gazebos, or pool houses adjacent and separate from the main residence, are to follow the same architectural design as the main residence and are subject to Architectural Reviewer review and approval. The structures shall not exceed 1,100 square feet in

size or 18' in height measured from proposed grade, assuming proposed grade does not exceed 2.5 feet fitting within the vertical envelope.

Such structures may be used for the following:

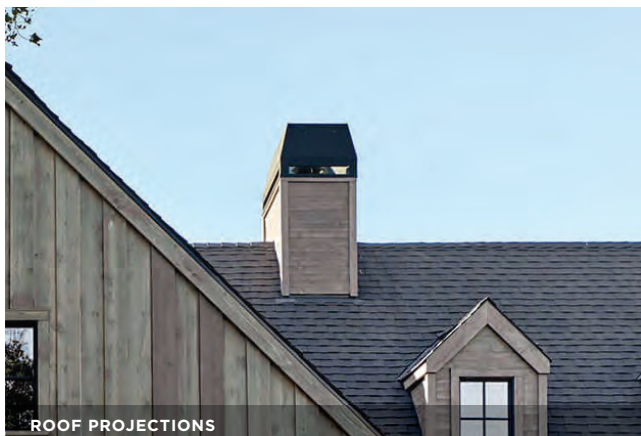
- Fitness Studio;
- Home Office;
- Guest Casita;
- Pool House; and
- Artist Studio

The following are not allowed:

- Barn, Coop, Kennel (or other animal structure); and
- Auto Body/Repair or other hobby activity with nuisance noise).

3.8.3 ACCESSORY DWELLING UNIT

A detached or attached ADU may be provided within the Homesite per the Travis County code. The Unit shall not exceed 1,100 square feet in size or 18' in height measured from proposed grade, assuming proposed grade does not exceed 2.5 feet fitting within the vertical envelope.



3.9 EXTERIOR WALL MATERIALS

Approved materials lacking an asterisk (*) shall comprise between sixty (60%) percent and eighty percent (80%) of the exterior wall area, excluding openings, and are to be designated on elevations as “Primary.” Additional material(s), up to two, shall comprise the remaining exterior wall area, excluding openings, and are to be designated as “Tertiary.”

Exposed building foundation walls must always be clad with exterior wall materials, and are to be included in the material area calculations. It is highly recommended to employ distinct claddings to emphasize unique massing/forms and accent materials at focal points, such as entry areas and eye-level features. Wainscotting of masonry at the foundation line or up to four feet (4') above the foundation line are discouraged and used in excess will be prohibited, resembling a McMansion.

Note, materials restricted from being applied to 100% of the exterior wall area (those without an asterisk (*)) are subject to limitations for aesthetics and/or maintenance issues. For example, using wood on all exterior walls would result in long-term maintenance issues and uneven weathering (varying exposures to UV and moisture). For this reason, wood cladding is discouraged in highly exposed and unprotected areas (UV and moisture), as well as near irrigated landscaping areas at the building perimeter. Also, wood cladding materials are encouraged to be applied as a rain screen application for improved drying and drainage.

Retaining walls directly below exterior walls must not be underpinned with stucco. Instead, consider using stone or extending the exterior cladding over short foundation walls. Stucco may be applied to foundation walls only if the exterior wall above shares the same stucco color and finish.

The following materials and construction are acceptable at Travis Club.

* Natural Stone;

* Rammed Earth;

* The only materials that are acceptable as 100% exterior cladding;

- Wood–stained;
- Stucco (should be limited and composed with other materials);
- Board Form Concrete;
- Porcelain Rain Screen Cladding;
- Cor-ten, Copper or other Metal Siding;
- ACM (Aluminum Composite Materials) and MCM (Metal Composite Materials)- finish subject to DRC approval, typical.

Approved Tertiary Materials only:

- Standing Seam Metal Roof (turn-down-roof)
- Aluminum Break Metal (to match roof and/or window frames)
- Ultra-compact porcelain /Compact sintered surfaces- Rain Screen Cladding
- Structural members- painted;
- Brick (earth tones, stack bond).

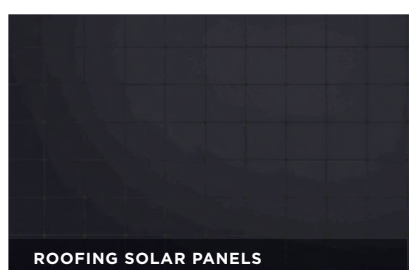
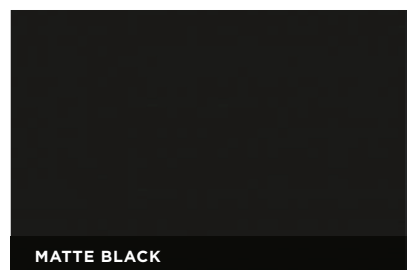
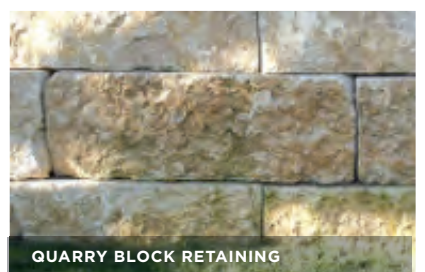
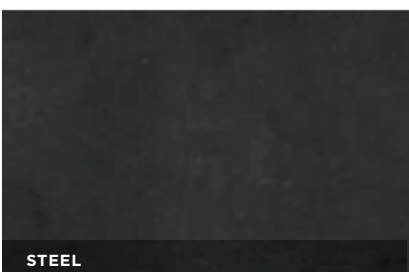
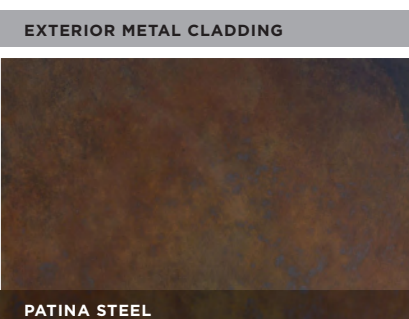
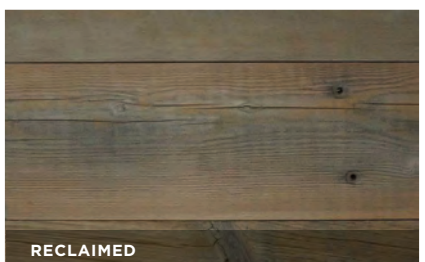
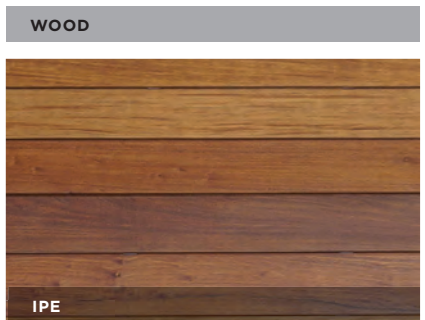
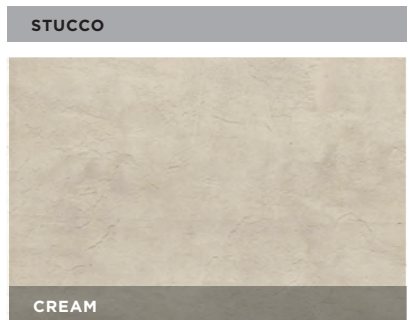
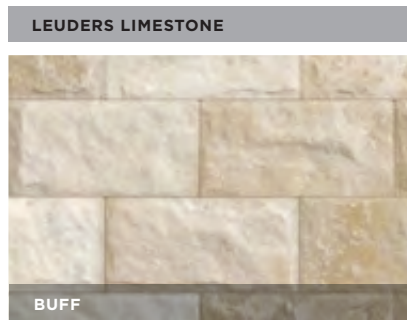
The following materials are not acceptable:

- Logs or timber, when used as a cladding material rather than for structural purposes;
- Galvanized steel or aluminum siding;
- Thin Stone veneer or flagstone;
- Tile and Porcelain Tile;
- Adobe;
- Cement Block;

-
- Cementitious Board - Hardie Board; Faux wood materials;
 - EIFS (Exterior insulated finishing system, non ventilated);
 - Glass Block;
 - Other materials not listed may be considered by the Architectural Reviewer.
 - Where different materials adjoin, there should be a clear break in the plane of the surface.
 - Wood should generally be hardwood or reclaimed and finished to maintain a natural appearance.
 - Soffits may be painted or stained wood.
 - Materials should be used authentically. Mixes of cladding materials that are unrelated to structural expression are to be avoided.
 - All masonry, including stone, shall be full depth, shall have a structurally designed dropped brick ledge at the foundation, and shall maintain a drainage plane and air cavity.
 - Joints may either have a dry-stack appearance with raked joints or horizontally coursed with grouted joints.
 - Grout colors shall not contrast the masonry material. Stone grout color should match natural stone tones/ color.



17. AWA



3.10 COLORS AND FINISHES

A palette of complementary and subdued, neutral to warm, very natural colors with matte finishes is required to complement rather than contrast with the surrounding natural setting. Exterior wall cladding and roofs should not be extremely light, shiny, reflective, or vivid. While combining warm, soft whites with dark matte finishes is allowed as outlined below, creating a high contrast “white and black” aesthetic is prohibited e.g. sometimes part of the Modern Farmhouse or Mid-Century Modern styles.

Approved Colors and Finishes:

- Neutral to warm tones with a matte finish.
- Warm, soft whites are permitted.
- Accent colors are allowed in limited areas on a case-by-case basis.
- Note: Bright and cool whites are prohibited.

Metal colors and finishes:

- Grey tones to dull black.
- Medium to dark bronzes
- Natural carbonized steel
- Natural metal patinas/oxidized metals e.g., light rust.

Notes:

- Coatings to seal patina and inhibit further corrosion of metals are encouraged.
- Glossy finishes and coatings that maintain a shiny metallic finish are prohibited.
- Metal paneling (AMC and MCM) shall have the same metal finishes and colors as those listed above.
- Typically, metal roofs, fascia, metal cladding and window and door frames (all metals) colors and finishes are the same and are required to be similar and congruent. Galvalume finishes are prohibited.

Paint Selections:

- LRV (Light Reflectance Value) is under 50%.
- Whites: Warm, soft whites are permitted as “Tertiary”.
- Bright and cool whites are prohibited.

Overall Aesthetic:

Buildings and roofs should recede into the landscape, and not stand out strongly.

Avoid high contrast “white and black” aesthetic.

Final material color and finish approval by the Reviewer does not occur until the on-site material mock-up wall. roof is approved during construction.



3.11 DETAILS



Details at eaves, openings, chimneys, joints and other applications of materials are to express continuity with the more traditional or more contemporary expression of the architecture and the masonry, wood, metal construction and craftsmanship found within the region.

3.12 ARCHITECTURAL ELEMENTS

Architectural details and ornament are to be structural, minimal and visually integrated into the language of the architecture. Ornament is to be applied as a secondary design element within the overall design expressing fine craftsmanship and elevated design.

Forms and materials are to express continuity with the characteristic materials found within the region.

Examples of architectural details and ornament include:

- Metal brackets and posts at covered porches or arcades
- Metal rain chains
- Metal screens and gates
- Carved wood doors
- Stone lintels over doors and windows
- Stone fireplace mantels and hearths (interior and exterior)

3.13 FIRE SPRINKLERS

In order to ensure adequate fire protection, all buildings designed for human occupancy, and structures larger than 500 square feet, including garages, must be equipped with residential fire sprinkler systems conforming to NFPA 13, Travis County and the Travis County Fire District, and equipped with an automatic fire alarm system connected to a service provider that maintains 24-hour monitoring; meets NFPA 72 requirements; is UL listed; has emergency back-up systems and performs daily monitoring tests.

It is required that as a second notification, the alarm service provider contact Travis Club security in the event of an activation. This will allow security to immediately respond and assess the situation.

A permit is required for all fire alarm systems, fire hydrant systems, fire extinguishing systems (including automatic sprinklers), wet and dry standpipes, and other fire protection systems and appurtenances thereto.

All buildings and entry gates shall install a Knox Box key entry system as approved by the Travis County Fire Protection District Fire Marshal.

3.14 SECURITY MEASURES

Owners may incorporate additional security measures into their plans, subject to the following controls:

- Exterior high-intensity lighting, if used, must be designed as a step change from low-intensity lighting and only activated using motion sensors for a short duration of time.
- Audible alarm systems will not be approved because of their potentially disruptive impact upon the rural ambiance of Travis Club.

3.15 ENERGY AND RESOURCE CONSERVATION MEASURES

Building design principles described in this document which include thick well-insulated walls, broad overhangs to protect windows and walls, natural ventilation, shielded solar panels, and low voltage lighting will reduce overall energy demand.

Utilize Building Science principles focusing on control layer detailing/placements and specifications to properly manage heat, air and moisture, resulting in more durable, comfortable, and energy efficient homes.

REQUIRED

- Passing REScheck report with correlating R-values, SHGC and U-values specified on Construction Drawings.
- An HVAC design that incorporates at a minimum, code levels for fresh air supply or balanced ventilation. Exhaust only and recirculation systems are strictly prohibited.
- Supplemental dehumidification as needed, especially when mini-splits (pancake style) are utilized.
- Bathroom exhaust fans with tub or shower must vent to outside and be connected to a timer or humidistat.
- Kitchen exhaust fan vents to outside.

RECOMMENDED

Employ passive design strategies, e.g., daylight study for proper solar cut-offs and specify high-performance HVAC and hot water heating equipment, ENERGY STAR lighting and appliances.

Also consider:

- Regional and recycled materials.
- Low flow plumbing fixtures.
- Water filtration and softening.
- The use of cisterns and “gray water” systems.
- Landscaping and irrigation guidelines to conserve water are described in the Appendix.

All resident in Travis Club should consider incorporation of additional features that will make buildings well adapted to living in a rural setting. Features such as emergency generators, solar panels with battery backup, and low-intensity exterior lighting with daylight sensors or timers is encouraged.

An aerial photograph of a large body of water, likely a lake or reservoir, with a dense forest of green trees along the shoreline. A small boat is visible in the lower left, leaving a white wake. The water's surface is covered in fine ripples, and the sunlight reflects off the water, creating a shimmering effect. The shoreline is irregular, with some grassy areas and small patches of bare earth.

4 DESIGN REVIEW PROCESS



4.1 DESIGN REVIEW SUBMISSIONS

Reviews are scheduled for 15th and 30th of the month. All submittals due seven (7) days prior. Only complete submittals to be reviewed. The Architectural Reviewer has twenty-one (21) days after the review date to provide a written response.

All plans, forms, fees to be sent to:

Travis Club Reviewer

13711 Pristine Lake Lane

Cypress, TX 77429

janet@mccauleyarc.com

281-844-6201

4.2 DESIGN REVIEW PROCESS

4.2.1 OPTIONAL SITE EVALUATION

Please contact Travis Club Architectural Reviewer for Optional Site Evaluation.

4.2.2 PROFESSIONAL REGISTRATION

Travis Club must approve all Architects, Builders, and Contractors. See Registration Form.

4.2.3 PRE-DESIGN CONFERENCE AND CONCEPT DESIGN

The purpose is to answer questions the Owners and/or Consultant(s) may have regarding the process and give guidance regarding residence submittals. Submit form to schedule conference.

Conference Discussion:

- Optimal orientation of buildings and outdoor spaces
- Building Envelope, Limits of Construction, Grading, and Drainage
- Additional survey information requirements

- Preliminary building and site development program ideas and requirements
- Clarification and review of Design Guidelines objectives
- Requirements, fees, and schedule of the Design Review Process

Concept Design Requirements:

- Form and one (1) 11x17" hard copy + electronic set.
- \$1,000.00 fee.
- Vision Board—collage of images which accurately represent the intent and direction of proposed residence.
- Concept Site Plan showing building envelope, building location/footprint, drive, pools, fencing, other major elements, limits of construction, basic grading concepts, and drainage concepts.
- Confirm utility locations.
- Concept Floor Plan.
- Concept Elevations.

- Pre-Design Conference is the only review attended by resident and consultants.
- All subsequent reviews are Reviewer and Travis Club Staff Only.

4.2.4 PRELIMINARY DESIGN REVIEW

The following items are required for the Preliminary Design Review:

- Form
- \$6,000.00 Design Review Fee (covers reviews/ inspections) made out to Travis Club HOA
- Two (2) 11x17" hard copy plans + electronic set
- Site Plan
 - Orientation of proposed residence
 - Trees over six-inch (6") caliper DBH
 - Utilities and routes
 - Conceptual drainage plan
 - Setbacks, building envelope, transitional area, limits of construction. Building location with footprint of home and accessory buildings, driveway, pool, major hardscape elements, and basic grading concepts
- Preliminary Landscape Plan
- Longitudinal Site Section by Architect
 - Illustrate Elevation Plane, natural existing grade, building and improvements (proposed FFE's, highest roof, all vertical above grade walls, foundation walls, retaining walls, and pool/ catchment wall heights), and property lines, setbacks and building envelope.
 - Cut (excavated) to Fill (added) ratio, e.g., 50/50 or more cut
- Building plans
 - Floor Plan
 - Color Elevations, four sides, with roof forms, Elevation Plane, Number of Stories with elevation call-outs for T.O. Vertical Walls and Beams, and Exterior Materials, Colors and Finishes.
- Proposed Architectural style

ARCHITECTURAL REVIEWER to issue approval, conditional approval or redirect with refinements to design. A second review meeting may be necessary to review refinements, revisions and/or new materials. Re-Review fee is \$1,500.00 made out to Travis Club HOA. Staking may be requested.

4.2.5 FINAL DESIGN REVIEW

- Form
- Two (2) 11x17" hard copy plans + electronic set
- Approved Pre-Design Review
- Lot Impervious Cover Calculation Worksheet
- Parcel Survey by licensed surveyor
 - Easements
 - Building envelope and transition area
 - Existing trees (minimum six (6") caliper)
- Site Plan
 - Existing topography
 - Topography and proposed grading and drainage
 - Building footprint with finished floor grades
 - Setbacks (Building Envelope), Limits of Construction, easements, etc.
 - Tree Protection and Removal Plan prepared by a licensed Landscape Architect
 - Types/size/location of trees proposed for removal.
 - Access points for construction
 - Driveway, parking area, turnarounds
 - Walls/fences, patios, decks, pools, utilities, any other site elements
 - Should show twenty (20') feet beyond property line to depict relationship to adjacent Lots and Common Areas
 - Grading, Drainage and Erosion Control Plan
 - Existing and proposed grading (one (1') foot contour intervals)
 - Drainage elements and erosion control methods – show twenty feet (20') beyond property lines.
 - Sealed by registered Civil Engineer

4.2 DESIGN REVIEW PROCESS CONTINUED

- Longitudinal Site Section

- Illustrate Elevation Plane, natural existing grade, building and improvements section (final FFE's, all vertical above grade walls, foundation walls, retaining walls, and pool/catchment wall heights), and property lines, setbacks and building envelope.
- Cut (excavated) and Fill (added) calculations (cubic yards)

- Floor and Roof Plans

- Room dimensions
- Door, window locations and sizes
- Location of mechanical and electrical systems
- Location and types of exterior lighting fixtures
- Fireplaces
- All Accessory Structures

- Elevations

- Illustrate exterior appearance of all views in accordance with site plan.
- Foundation Plan by Licensed Engineer. No more than eighteen (18") inches of untreated exposed foundation will be allowed.
- Identify number of stories, indicate highest ridge of the roof, the elevation for T.O. wall/beam and each floor, and existing natural and finished grades for each elevation.
- All exterior materials, colors, finishes (walls, roofs, trim, vents, windows, doors, exterior hardware schedule, driveway, etc.).
- Exterior lighting schedule with cut sheets.
- One set color elevation front and rear and side elevations.
- Massing.

- Sections

- Building walls, floors, interior relationships, finished exterior grades.

- Conceptual Landscape Plan

- Prepared by a Landscape Architect
- Show Natural Areas, turf areas, bedding areas, proposed tree locations, Transition Area, Limit of Construction, existing trees to be retained and/or removed, water features, pools, patios, decks, and other significant design elements.

- Final Landscape Plan

- Must be turned in 90 days prior to installation.
- Irrigation Plans.

ARCHITECTURAL REVIEWER to issue approval, conditional approval or redirect with refinements to design. A second review may be necessary to review refinements, revisions and/or new materials. Re-Review fee is \$1,500.00.

Owner is to commence construction within eighteen (18) months of the Final Design approval. The Owner must contact Travis Club if this cannot be met. Fines are levied for this.

4.2.6 PRE-CONSTRUCTION MEETING

Form and documents:

- Construction schedule
- Proof of Insurance per checklist
- List of vehicles and personnel—provide for gate access
- Building Permit
- Mechanical, electrical, and plumbing sub-contractor contacts and License information
- Geo-tech report
- HVAC design: Manual J, S, and D designs

- Passing REScheck report
- Fire sprinkler design, as required.
- Bring site marked up showing “Construction Activity Plan.”
 - Location of dumpster
 - Location of all Utility Connections
 - Location of Construction Access to lot
 - Location of Sanitary Toilet
 - Location of material storage
 - Location of trees to be saved within envelope

Check for \$10,000.00 for builders’ construction deposit made out to Travis Club HOA.

Foundation and driveway staking (clearing limits six feet (6’) beyond building pad and three (3’) beyond driveway).

AFTER MEETING

- Contractor Sign installed.
- A six-foot (6’) chain link fence with privacy cloth must be placed around the perimeter of the approved Limits of Construction and along proposed driveway access before any Construction Activity begins.
- Protect saved trees to dripline.

4.2.7 MOCK-UP PANEL OBSERVATION

The mock-up panel should be four feet (4’) wide and eight feet (8’) high. All exterior materials and colors to be displayed on panel facing street to include following: roofing, brick/stone, stucco colors, trim colors, door/ garage doors colors, window and door frames, driveway, walkways, patios, porches, and deck materials.

4.2.8 POST CONSTRUCTION OBSERVATION

The Owner shall provide the Architectural Reviewer notification of completion of improvements with “Final Review Observation Form.” Should a re-review be required, the fee is \$500 per review. When all items

of the checklist are complete and in compliance, final approval shall be issued.

The Owner and Architectural Reviewer are to receive digital copies of the Homeowner Manual, see checklist.

4.2.9 RIGHT OF WAIVER

The Architectural Reviewer recognizes that each Parcel has its own characteristics, and that each Owner has their own individual needs and desires. For this reason, the Architectural Reviewer has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It shall be understood, however, that any request to deviate shall be evaluated at the sole discretion of the Architectural Reviewer, and that the approval of deviations shall be limited to only the most creative design solutions to unique situations. Prior to the Architectural Reviewer approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation from the Design Guidelines shall not set a precedent for other applicants to seek a similar deviation and shall not be used as justification in requesting a variance from the Design Guidelines. Rather, the request must stand on its own merits and present justification based on unique circumstances and creative design solutions. The Architectural Reviewer also reserves the right to waive any of the procedural steps outlined in the Design Guideline document provided that the Owner demonstrates there is good cause.

Design Guideline document provided that the Owner demonstrates there is good cause.

4.3 NON-LIABILITY

Neither the Architectural Reviewer, or any member, employee nor agent shall be liable to any party for any action, or failure to act with respect to any matter.

4.4 DESIGN REVIEW SCHEDULE

The Architectural Reviewer shall make every reasonable effort to comply with the time schedule for Design Review. However, the Architectural Reviewer shall not be liable for delays that are caused by circumstances beyond their control, including activity levels which burden the resources of the Architectural Reviewer to review plans and provide comments within a prescribed timeframe.

A man and a boy are fishing on a rocky shore at sunset. The man, wearing a blue shirt and shorts, holds a fishing rod. The boy, wearing a pink shirt and shorts, holds a fishing net. The sky is a mix of orange, pink, and blue, and the water reflects the sunset colors. The foreground is a rocky bank with some green plants.

5 CONSTRUCTION AND BUILDER REGULATIONS

5.1 INTRODUCTION

To assure the construction of any Improvement within Travis Club occurs in a safe and timely manner without damaging the natural landscape and while minimizing disturbance to residents, these Guidelines will be enforced during all Construction Activities. The Owner of a lot shall be responsible for violations of

the Design Guidelines (including the construction and builder regulations contained herein) by any Builder, sub-contractor, agent or employee performing any activities on behalf of the Owner within Travis Club, whether located on the lot or elsewhere within the community.

5.2 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the builder must meet with an authorized representative of the Architectural Reviewer to review the approved final plans and construction area plan, the construction regulations, and to coordinate scheduling and construction activities with the Reviewer. The builder or Owner should provide the Reviewer the completed Pre-Conference Request Form (Appendix) at least one week prior to an anticipated on-site meeting. At the

meeting, the builder or Owner must bring a copy of;

- The building permit issued by the County.
- The grading permit or other permits issued by the County.
- Proof of insurance.
- Construction Area Plan (see Section 5.3).

5.3 CONSTRUCTION AREA PLAN

Prior to the commencement of any construction activity the Contractor will provide the Reviewer with a detailed plan of the proposed “construction area” showing the area in which all construction activities will be confined and how the remaining portions of the Homesites will be protected. This Plan is subject to Reviewer approval prior to Construction. The Construction Area Plan will designate the location of the following items:

- Construction material storage;
- Top soil storage;
- Parking areas;
- Safety board;
- Chemical toilets;
- Temporary construction sign;
- Material mock-up location (see Section 5.6);
- Temporary trailer/structure;
- Dumpster;
- Tree protection;
- Erosion control measures; and
- Construction fencing location.

5.4 CONSTRUCTION AREA FENCING REQUIREMENTS

CONSTRUCTION AREA

All Construction Activity is to be located within the Improvement Envelope and identified on the Construction Area Plan.

FENCING REQUIREMENTS

The construction area plan should identify the area to be fenced with 6' chain link with shade screen fencing or similar methods for the protection of existing landscaped areas, to screen Construction Activities and to control dust. Such fence or screening material shall be maintained in good condition during the course of construction of the residence and related

Improvements. One entrance into the fenced enclosure shall be located at the driveway entry.

In no case shall the fenced construction area be located outside the Improvement Envelope Area boundary. All Construction Activity (with the exception of driveways, utility installation and minor grading/drainage work) must take place inside the Improvement Envelope Area.

Care must be taken to avoid, or if unavoidable, minimize the visual impact of the construction area on neighboring lots, Common Areas, the golf course and roads.

5.5 BUILDER'S DEPOSIT & TREE PROTECTION DEPOSIT

After the Reviewer approves the proposed construction area plan described in Section 5.3, and prior to commencing any Construction Activity, a builder's deposit and tree protection deposit shall be delivered to the Reviewer, payable to the Travis Club HOA, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans.

The amount of the builder's deposit shall be \$10,000. There will be a \$5,000 fine if project site clearing occurs without the pre-construction conference with the Reviewer.

The Reviewer may use, apply or retain any part of a builder's deposit and tree protection deposit to the extent required to reimburse the Reviewer for any cost that the Reviewer may incur with respect to the

Construction Activity on the lot. Any monies shall be reimbursed to the Reviewer for any fees incurred by the Reviewer to restore the builder's deposit and tree protection deposit to its original amount. Construction Activity shall be halted until the builder's deposit and tree protection deposit is brought up to the original amount.

The Reviewer shall return the builder's deposit and tree protection deposit to the Owner within 15 working days after the issuance of a notice of completion from the Reviewer. Damage or removal of any trees not in accordance with approved plans or procedures as described in these Design Guidelines may result in forfeiture of all or part of the tree protection deposit.

5.6 CONSTRUCTION OBSERVATION

In addition to the building inspections required by Travis County, the following construction observations are to be scheduled with the Reviewer:

- Pre-grading/clearing observation—For those lots where the Reviewer did not require field staking during the Design Review process, this observation will be to review of staking the construction site including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. The pre-grading observation will occur prior to any Construction Activities.
- Material mock-up panel observation—The on-site mock-up is a full-scale mock-up (minimum 4' x 8') which accurately conveys all proposed exterior materials, colors, (including stone material, and/or siding) and detailing, including window, corner and trim details and/or details of areas where one material changes to another. Contractors should discuss the appropriate Mock-Up observation time with the Reviewer. See Appendix form to be submitted two weeks prior to an anticipated Reviewer inspection of the mock-up panel.
- Subsequent observations during construction will include a minimum of two on-site observations as follows:
 - Pre-framing observation—this observation occurs after the foundation and subfloor are substantially complete and before any vertical framing on any structure has begun. The Reviewer and/or their representatives will work with the builder to determine the construction milestone that triggers this inspection. The pre-framing observation will not be held until the mock-up is approved by the Architectural Reviewer.
 - Pre-landscape observation - this observation must be done prior to the certificate of occupancy issued by the Reviewer and may be scheduled when all Improvements, have been completed. On a case-by-case basis, the Reviewer may allow plant installation to occur within six months after Final Observation if such a delay results in better conditions for plant establishment. Each Owner and builder will be responsible for cleaning up the lot and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the Reviewer, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the Reviewer or the Travis Club Master HOA, will be taken out of the builder's deposit or tree protection deposit or billed to the Owner.
- Final Post Construction Review observation - this observation must be done prior to the certificate of occupancy issued by the Reviewer and may be scheduled when all Improvements, have been completed. Submit Appendix form and schedule the review.
- In addition, the Reviewer reserves the right to observe Construction Activities at any time.

5.7 CONSTRUCTION SCHEDULE

All Improvements commenced on a lot shall be completed within 18 months after commencement according to approved Final Design plans unless an exception is granted in writing by the Reviewer. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 18-month period, the Travis Club Master HOA may impose a fine of not

less than \$100.00 per day (or such other reasonable amount as the Travis Club Master HOA may set) to be charged against the Owner of the lot until construction is resumed or the Improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the board that such abandonment is for circumstances beyond the Owner's control.

5.8 ACCESS TO CONSTRUCTION AREA

All builders must comply with the following:

- Restrict access to the construction area only through Travis Club's construction gate.
- Identify all vehicles entering Travis Club with the builder's name and job site.
- Comply with hours of access, speed limit and route of travel on the Travis Club road system as specified by the Reviewer.
- Limit access to the construction area only on designated routes as specified by the Reviewer. Construction personnel are to only travel between the construction gate and their construction site, and are not to visit other parts of Travis Club.
- Consolidate all deliveries of materials and equipment to the extent feasible.

5.9 VEHICLES AND PARKING AREAS

All vehicles are to be parked in approved parking areas, as shown on the approved construction area plan. Only vehicles, equipment and machinery that are essential to any Construction Activity may park within the construction area or such other specific area designated by the Reviewer so as to minimize potential

damage to existing vegetation, utilities, landscape, or other Improvements. No vehicle repair is allowed on lots except in the case of emergency.

5.10 STORAGE OF MATERIALS AND EQUIPMENT

All construction materials, equipment and vehicles will be stored within the fenced boundary of the AR-approved construction area. Equipment and machinery will be stored on-site only while needed.

5.11 CONSTRUCTION ACTIVITY TIMES

Daily working hours are limited to:

- Monday – Friday: 7:00am–7:00pm
- Saturday: 8:00am–5:00pm

No construction operations may occur on Sundays, recognized State Holidays, or as may be prohibited by local ordinance.

Quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the Reviewer. Personnel may arrive up to 30 minutes before working hours, provided that only quiet activities take place. No personnel are to remain at the construction site after working hours.

5.12 CONSTRUCTION TRAILERS AND/OR TEMPORARY STRUCTURES

An Owner or Builder who desires to bring a construction trailer or the like to Travis Club must ask at pre-construction conference and show the location to the Reviewer. The Reviewer will work closely with the Owner and/or Builder during the Pre-Construction Conference to site the trailer in the best possible location to minimize impacts to the site and to adjacent parcel Owners. All such facilities will be removed from the lot prior to issuance of a certificate of occupancy. Construction trailers may not be placed on site earlier

than two weeks prior to the actual start of continuous construction activity. It is required that construction trailers be painted colors that will not stand out in the landscape.

Temporary living quarters for the Owner, Builder or their employees on the lot are not permitted.

5.13 ROOF/WALL MOCK-UP AND SANITARY FACILITIES

A roof/wall mock-up is required displaying the exterior materials as identified on the plans for final DRC approval of exterior materials. The roof/wall mock-up shall be placed in front of a Sanitary facility as screening.

Sanitary facilities must be provided for construction personnel within the Building Envelope Area in a location approved by the Reviewer on the construction

area plan. Sanitary facilities are not to be located within 50 feet of drainages and/or other sensitive resources. The facility must be screened from view from adjacent residences and roads, and maintained regularly.

5.14 DEBRIS AND TRASH REMOVAL

Contractors must clean up all trash and debris on the lot at the end of each day. Trash and debris must be removed from the lot at least once a week and transported to an authorized disposal site. Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the lot. Contractors are prohibited from dumping, burying or burning trash anywhere on the lot or on the Travis Club's site except in areas, if any, expressly designated by the AR. During the construction period, each lot must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent lots. Mud or debris resulting from activity on each lot must be promptly removed from roads, open spaces and driveways or other portions of Travis Club.

Concrete washout, both from trucks and mixers, is encouraged to be within the proposed auto court area. Concrete washout outside the Building Improvement Envelope, in common areas, or on other lots is strictly prohibited.

Any cleanup costs incurred by the Reviewer or the Travis Club Master HOA in enforcing these requirements will be taken out of the builder's deposit or tree protection deposit, or billed to the Owner as needed.

5.15 EROSION CONTROL

To control erosion, temporary silt fencing shall be installed to intercept sediment from runoff. It shall be installed along the perimeter of the lot, along streams and drainage ways, below the toe of exposed and erodible slopes, downslope of exposed soil areas, and around temporary soil stockpiles, as approved by the Reviewer on the construction area plan. Silt fencing shall be constructed along a level contour to prevent rills and gullies. The last six feet of fencing shall be turned upslope in a “j” or “l” shape to allow for ponding. The lower third portion of the fencing shall be buried

to prevent undercutting. Sediment must be removed when accumulations reach 1/3 of the above-grade height of the fence.

Additionally, temporary aggregate base course rock shall be placed on driveways and construction vehicle access routes until time for paving.

5.16 TREE PROTECTION

Before construction starts, exclusionary fencing shall be installed around the perimeter of all trees not approved for removal. Fencing is to achieve three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state; and 3) to identify the tree protection zone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

All trees within or adjacent to the lot Building Envelope Area to be preserved shall be protected with a 6' high chain link fence. Fences are to be mounted on 2" diameter galvanized iron posts, driven into the ground to a depth of at least 2' and no more than 10'. Tree

fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the tree protection zone. Work in the tree protection zone requires approval by the project arborist. The proposed location of the tree protection fencing shall be indicated on the tree protection and removal plan and located a minimum of 8' from the trunk.

5.17 HAZARDOUS WASTE MANAGEMENT

In order to be able to respond and monitor hazardous material use and/or spills, the contractor shall comply with the following criteria listed below:

- The contractor shall provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.
- Absorbent sheets will be used for spill prevention and clean up. Several boxes should be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
- A reportable spill is defined as a spill of one or more gallons and a significant spill is defined as more than ten gallons.
- The contractor shall maintain a list of product names

and a materials safety data sheet (msds) for all hazardous material products used or located on site.

- Before a hazardous material is stored, the contractor shall check to ensure that:
 - the material is stored in an approved container;
 - the container is tightly closed;
 - the container has the proper warning label; and
 - the container is inspected for leaks.

5.18 EXCAVATION, GRADING AND DRAINAGE AREA PROTECTION

During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. Grading operations may be suspended by Reviewer during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Site and reused as part of the site restoration/landscaping plans.

5.19 BLASTING

While blasting is generally not anticipated, because of potential bedrock conditions in and around Travis Club, blasting may be required to construct certain residences. It is the Owner's responsibility to comply with County regulations and in due consideration of the health and safety of neighboring lots and the community. Home Builders will, at a minimum, do the following:

- Use a Geotechnical Engineer registered to practice in the state of Texas to assess the need and extent of blasting.
- Obtain proper blasting permits from the County,

and post notice of intent to blast per County requirements.

- Inform the Reviewer in writing of intent to blast and timing.
- Conduct blasting only between the hours of 9:00am and 5:00pm on weekdays and exclusive of Holidays.
- Conduct seismic testing on all adjacent properties and structures during blasting, as determined by the Geotechnical Engineer, to record any potential damage or effect on the structural integrity of existing structures or on adjacent bedrock or soils.

5.20 FOUNDATIONS

Prior to undertaking any design or construction, the Owner is required to seek the assistance of a licensed geotechnical engineer to examine and test soil conditions on her/his lot, and to implement the recommendations of that engineer in the design and construction of foundations. Declarant makes no representations or warranties, expressed or implied, as to the soil conditions. A geotechnical report should be submitted with the Preliminary Design Review submittal.

- The Owner and the Owner's architect, engineer and contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any lot for construction of the intended Improvement.

5.21 DAMAGE, REPAIR AND RESTORATION /ON-SITE MOCK-UP

Damage and scarring to other property, including open space, adjacent parcels, roads, driveways, irrigation and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/

or restored promptly at the expense of the person causing the damage or the Owner of the lot. The Owner and Builder are financially responsible for the site restoration/revegetation and refuse removal

necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents.

- To the Reviewer satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established
- Pay any fines imposed by the Reviewer or other

governmental agencies

- The on-site mock-up is to be maintained until the Reviewer approves its removal.

5.22 CONSTRUCTION SIGNS

Temporary construction signage will be limited to one sign per lot. The sign shall not exceed six square feet of total area, and shall be located within 10' of the construction site entrance. All construction signs must be reviewed and approved by the Reviewer prior to installation. Layout for the sign must be submitted to the Reviewer 10 working days prior to a regularly

scheduled meeting. Alternatively, the Reviewer may require the contractor to construct a standardized construction sign. The contractor should contact the Reviewer prior to sign fabrication to confirm the required sign type. Signs are to include address information for emergency response agencies and Builder contact information.

5.23 NO PETS

Construction personnel are prohibited from bringing pets, particularly dogs, into Travis Club.

5.24 SECURITY

Security precautions may include temporary fencing approved by the Reviewer. Security lights, audible alarms and guard animals will not be permitted.

5.25 NO SMOKING

Because of the wildfire potential, smoking is only allowed in enclosed vehicles for builders and contractors. Fines of up to \$1,000 will be taken out of the builder's deposit or billed to the Owner in the event that smoking occurs out of vehicles. Warning signs such as "no smoking or open flame allowed" must be posted at the construction site.



5.26 NOISE

Builder will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors, golf and wildlife.

5.27 NO FIREARMS

No firearms are allowed at Travis Club.



5.28 NO ALCOHOL /DRUGS

No alcohol or illegal drugs are allowed on Travis Club property at any time by builders or contractors.

5.29 CONSTRUCTION PERSONNEL CONDUCT

Offensive, loud or unmannerly behavior exhibited by the builder, its employees or subcontractors is not allowed and will not be tolerated. Builder shall be

responsible for the behavior of his employees and subcontractors. Construction personnel shall wear shirts at all times when working within Travis Club.

5.30 RIGHT TO FINE

The Reviewer reserves the right to issue fines to the Owner and/or Builder, or to apply the fine to the posted Compliance Deposit, for the violation of any

of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of the violation.

