

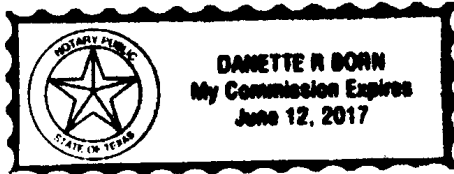
SCANNED

IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC
BOARD RESOLUTIONS (ARCHITECTURAL STANDARDS)

STATE OF TEXAS SS
 SS
COUNTY OF BEXAR SS

KNOW ALL MEN BY THESE PRESENTS:

Before me, this 5th day of September, 2013, appeared David Cato, known to me to be the President of the Iron Horse Canyon Homeowners Association, Inc. who did certify and acknowledge that on the 5th day of September, 2013, the Board of Directors of Iron Horse Canyon Homeowners Association, Inc. did adopt the following Architectural Standards for Outbuildings pursuant to the powers given to the Board by the Declaration and By-Laws governing said Association and that the following Architectural Standards consist of four (4) pages of Architectural Standards.

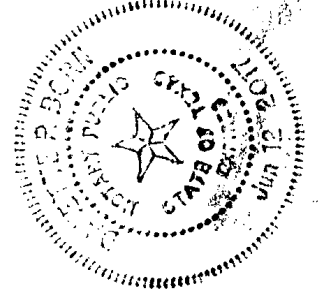


David Cato

David Cato
President
Iron Horse Canyon Homeowners Association,
Inc.

Sworn to before me this 5th day of September, 2013.

Danette R. Born
Notary Public, State of Texas



IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE

Architectural Standards

CRITERIA FOR OUTBUILDINGS

WHEREAS, Article IV of the Articles of Incorporation of Iron Horse Canyon Homeowners Association, INC. were established for the following purposes: to preserve and maintain the orderly development, improvement and use of the land with the objective of enhancing the land value and establishing a desirable environment for owners and occupants; to establish and enforce architectural and landscaping controls of the lots and common areas; to promote the health, safety and welfare of the owners and occupants.

WHEREAS, Article 1 of the Declarations of Covenants for the Iron Horse Canyon HOA states that it has been deemed desirable: for the efficient preservation of the values and amenities in the subdivision(s) on the land, to create an agency to which should be delegated and assigned the powers of maintaining and administering the Common Facilities and administering and enforcing the covenants and restrictions common to all owners of lots within the subdivided Land; to ensure the preservation of the values and amenities in the community arising from such subdivisions and for the maintenance of said Common Facilities, and to this end desires to further subject the Land, together with such additions as may hereafter be made thereto as herein provided, to the covenants, restrictions, easements, charges, and liens hereinafter set forth, each and all of which is and are for the benefit of each Lot and each of the owners thereof.

WHEREAS, Article IV, Paragraph 2 of the Declarations of Covenants for the Iron Horse Canyon HOA grants the Architectural Control Committee (henceforth referred to as: "the ACC") power and authority to, "construe and interpret any covenant, condition or restriction herein."

WHEREAS, Article IV, Paragraph 3 of the Declarations of Covenants for the Iron Horse Canyon HOA states that No building, fence or other structure or improvement shall be erected, placed or altered on any Lot in the subdivision until the plans and specifications, including exterior elevations and exterior colors and all exterior materials for such building, fence or other structure and showing the location of such building, fence or other structure, shall have been approved in writing by the ACC as to the quality of workmanship and materials and conformity and harmony of exterior design with existing structures in the subdivision and as to the location with respect to topography, existing trees and finished elevation.

WHEREAS, Article IV, Paragraph 4 of the Declarations of Covenants for the Iron Horse Canyon HOA grants the ACC, "broad discretion to permit, consent to, or approve a variance from the specific requirements or effect of a particular covenant."

WHEREAS, the ACC desires to establish criteria for the construction and placement of outdoor fireplaces on the lots in the subdivision.

NOW THEREFORE, the following criteria are established for the construction and placement of outbuildings on the lots within the subdivision:

1. Any installation of an outbuilding is considered an "improvement" and must have ACC approval prior to installation.
2. Structure shall be compatible with the dwelling to which it is appurtenant in terms of its design, color, and material composition.
3. No temporary dwelling, shop, trailer or mobile home of any kind nor any improvement of a temporary character, except children's playhouses and dog houses, shall be permitted on any lot.
4. All children's playhouses must be of "commercial construction" and must not be significantly altered from its original condition.
5. In no instance shall an outbuilding exceed one (1) story in height. Height of children's playhouses may not exceed twelve (12) feet. Height of all other structures may not exceed:
 - a. nine (9) feet for any lot where the total acreage is less than one-half (0.5) acres;
 - b. twelve (12) feet for any lot where the total acreage is at least one-half (0.5) acres and the structure is located at least fifteen (15) feet, but not more than twenty-five (25) feet, from any lot line;
 - c. sixteen (16) feet for any lot where the total acreage is at least one-half (0.5) acres and the structure is located at least twenty-five (25) feet from any lot line.
6. Location of structure must be:
 - a. in the rear yard (not in front or side yard);
 - b. outside of any easement or minimum building setback lines as shown on the plat or required by the City of Helotes;
 - c. at least five (5) feet from any lot line for any lot where the total acreage is less than one-half (0.5) acres;
 - d. at least fifteen (15) feet from any lot line for any lot where the total acreage is at least one-half (0.5) acres and the height of the structure is less than or equal to twelve (12) feet;
 - e. at least twenty-five (25) feet from any lot line for any lot where the total acreage is at least one-half (0.5) acres and the height of the structure is more than twelve (12) feet.

This action was taken and becomes effective for the Iron Horse Canyon HOA on September 5, 2013.



David Cato, Chairman
Iron Horse Canyon HOA Architectural Control Committee



Lawrence Bader, Member
Iron Horse Canyon HOA Architectural Control Committee

Adopted this 5th day of September, 2013 by the Board of Directors of Iron Horse Canyon Homeowners' Association, Inc. at a duly called Board meeting at which a quorum of the Board was present and passed these Architectural Standards unanimously.

For the Board:



David Cato, President

STATE OF TEXAS SS
 SS
COUNTY OF BEXAR SS



Before me, on September 5, 2013 appeared David Cato, known to me as the President of Iron Horse Canyon Homeowners Association, Inc., who did acknowledge that he did sign these Architectural Standards as his own deed and act as the deed of the Iron Horse Canyon Homeowners Association, Inc., in his capacity as President thereof.


Notary Public, State of Texas

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 28 2013


COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20130222943 Fees: \$28.00
10/28/2013 10:33AM # Pages 4
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK