

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

SCANNED

STATE OF TEXAS SS
 SS
COUNTY OF BEXAR SS

KNOW ALL MEN BY THESE PRESENTS:

Before me, this 4th day of April, 2011, 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 16th day of February, 2011, the Board of Directors of Iron Horse Canyon Homeowners Association, Inc. did adopt the following Architectural Standards for Exterior Lighting, Solar Panels, Basketball Goals and Outdoor Fireplaces 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 eight (8) pages of Architectural Standards.



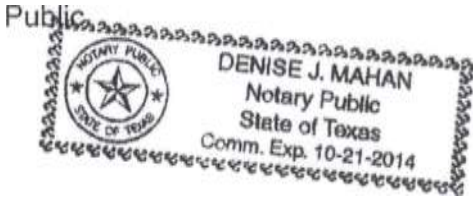
Original signed by David Cato

David Cato
President
Iron Horse Canyon Homeowners Association, Inc.

Sworn to before me this 4th day of April, 2011.

Original signed by Denise Mahan

Denise Mahan
Notary



IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC,
ARCHITECTURAL CONTROL COMMITTEE

Architectural Standards

CRITERIA FOR OUTDOOR FIREPLACES

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 outdoor fireplaces on the lots within the subdivision:

1. Any installation of outdoor fireplaces 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. Structure must be one hundred percent (100%) masonry (stone or brick), with the exception of any chimney cap or spark arrestor which may be metal.
4. Height of structure may not exceed:
 - a. nine (9) feet for any lot where the total acreage is less than one-half (.5) acres
 - b. twelve (12) feet for any lot where the total acreage is more than one-half (.5) acres
5. 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 ten (10) feet from any lot line for any lot where the total acreage is less than one-half (.5) acres
 - d. at least fifteen (15) feet from any lot line for any lot where the total acreage is more than one-half (.5) acres

This action was taken and becomes effective for the Iron Horse Canyon HOA on February 16, 2011.

Original signed by David Cato

David Cato, Chairman

Iron Horse Canyon HOA Architectural Control Committee

Original signed by Lawrence Bader

Lawrence Bader, Member

Iron Horse Canyon HOA Architectural Control Committee

IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

Architectural Standards

CRITERIA FOR EXTERIOR LIGHTING

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 exterior lighting on the lots in the subdivision.

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

1. Any installation of exterior lighting is considered an "improvement" and must have ACC approval prior to installation, with the exception of seasonal lighting as outlined and restricted hereinto.

2. No exterior lighting of any sort shall be installed or maintained on a Lot where the light source is offensive or a nuisance to neighboring property.
3. No exposed bulb or wrap around lens lighting will be permitted.
 - a. "Exposed bulb" is hereby clarified to mean any bulb designed to be used within a decorative fixture that is not contained within a partially or completely enclosed fixture that covers the bulb, preventing it from protruding or extending past the enclosure.
 - b. "Wrap around lighting" is hereby clarified to mean string lights (i.e.: seasonal lights) wound around or laid upon a tree, bush, shrub or other vegetation or similar structure.
4. Exterior lights on buildings must have housings which can shield or directionally focus the light source.
5. Flood or spot lights must be directed within the existing property, not at neighboring residential structures.
6. Seasonal lighting consisting of string lights, net lighting, and lighted structures, blow-ups, animals, and related signs shall be allowed only during the following periods:
 - a. October 15th through November 15th for typical fall holiday celebrations
 - b. November 15th through January 15th for typical winter holiday celebrations
7. All lighting not installed on the residential structure must be commercially designated as landscape lighting and not identified as seasonal lighting outlined hereinto.
8. All lighting must conform to City of Helotes lighting ordinances.

This action was taken and becomes effective for the Iron Horse Canyon HOA on January 31, 2011.

Original signed by David Cato

David Cato, Chairman
Iron Horse Canyon HOA Architectural Control Committee

Original signed by Lawrence Bader

Lawrence Bader, Member
Iron Horse Canyon HOA Architectural Control Committee

IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

Architectural Standards

CRITERIA FOR SOLAR PANELS

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 recognizes both the advances in renewable energy and the ever increasing potential for HOA Lot owners to desire to implement such technologies. As such, it is incumbent upon the ACC to establish guidelines that will maximize the ability of HOA Lot owners to install solar panels and/or associated technologies or equipment (henceforth referred to as: "solar panels") while reducing negative visual and environmental impact.

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

1. Any installation of solar panels is considered an "improvement" and must have ACC approval prior to installation.
2. Solar panels may not be installed in the front yard or the street facing slope of the roof of any residence.
3. If mounted/installed on the ground, the solar panels must be behind preexisting property fencing and is not visible from the street.
4. If mounted/installed on the roof of any structure on the lot, the solar panels must be:
 - a. installed on a non-street facing slope, and
 - b. installed in a "flush mount" manner so as to minimize view, to the fullest extent, of the solar panels, to include any and all supports, piping and other connections from the street, and
 - c. bordered/framed in materials matching in color with the existing roofing materials, and
 - d. at no point higher in elevation than the highest point of the peak of the slope on which they are installed.

This action was taken and becomes effective for the Iron Horse Canyon HOA on February 16, 2011.

Original signed by David Cato

David Cato, Chairman

Iron Horse Canyon HOA Architectural Control Committee

Original signed by Lawrence Bader

Lawrence Bader, Member

Iron Horse Canyon HOA Architectural Control Committee

The Iron Horse Canyon Architectural Standards for Basketball Goals adopted 2/16/2011 have been superseded by new standards adopted on 9/5/2013. The new standards are available on the link to Architectural Standards for Basketball Goals and Outbuildings.

IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

Architectural Standards

CRITERIA FOR BASKETBALL GOALS

~~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 Architectural Control Committee desires to establish criteria for the construction and placement of temporary or permanent basketball goals on the lots in the subdivision:~~

~~NOW THEREFORE, the following criteria are established for the construction and placement of temporary or permanent basketball goals on the lots in the subdivision:~~

- ~~1. Any basketball equipment or installation is considered an "improvement" and must have ACC approval.~~
- ~~2. No permanent basketball goals may be installed in the front yard of any residence.~~

- ~~3. Any portable basketball equipment must be of "commercial construction" and must not be significantly altered from its original condition.~~
- ~~4. Basketball nets must be maintained in a neat and orderly fashion and be replaced when frayed or broken.~~
- ~~5. Basketball equipment may not be placed closer than 15' to the street or curb and must be on or adjacent to the homeowner's driveway.~~
- ~~6. All Basketball goals must be in good repair and be maintained in an upright position at all times.~~
- ~~7. All use of temporary basketball installations shall be allowed from sun-up to sundown only so as not to disturb the quiet enjoyment of another owner.~~

~~This action was taken and becomes effective for the Iron Horse Canyon HOA on February 16, 2011.~~

~~Original signed by David Cato
 David Cato, Chairman
 Iron Horse Canyon HOA Architectural Control Committee~~

~~Original signed by Lawrence Bader
 Lawrence Bader, Member
 Iron Horse Canyon HOA Architectural Control Committee~~

Adopted this 16th day of February, 2011 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

Doct# 20110059358 Fees: \$48.00
 04/06/011 2:37PM # Pages 9
 Filed & Recorded in the Official Public
 Records of BEXAR COUNTY
 GERARD RICKHOFF COUNTY CLERK

Before me, on April 4, 2011 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.

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 stated heron by me and suly RECORDED
 In the Official Public Record of Real Property of Bexar County, Texas on:

APR 06 2011



Gerard Rickhoff

Original signed by Denise Mahan
 Denise Mahan
 Notary

