

Llano Grande Golf Course Road Property Owners Association
Architectural Standards
February 3, 2025

ARCHITECTURAL STANDARDS ANNUAL REVIEW:

GCSD Architectural Guidelines will be reviewed once per year for updates, changes, etc.

1.0 RESIDENTIAL USE ONLY:

Lots shall be used for residential purposes only, and no building shall be erected, altered, or placed on any lot other than one single-family dwelling not to exceed one story in height and with a private garage or carport with a concrete driveway. No building or structure intended for or adapted to business purposes shall be erected, placed or remodeled on such premises or on any part thereof.

2.0 ADJACENT LOTS:

Second (adjacent) lots owned by the same owner CAN be used to construct a garage. Garage must be placed on a full concrete foundation with concrete flooring and must be aesthetically similar to the adjoining residence.

3.0 SETBACKS:

All buildings, structures, fences, hedges, outbuildings, and appurtenances are subject to the setback restrictions noted in the recorded plat for the Subdivision with the following exception: Non-combustible open structures such as carports, decks or awnings will be allowed a 5 foot setback from a side property line.

3.0 NEW STRUCTURES:

The following minimum guidelines shall apply to all new homes constructed within the subdivision:

3.1. AGE OF STRUCTURE: Newly installed Manufactured Residences date of registration shall not be greater than three (3) years old at the time of installation.

3.2 MINIMUM SQUARE FOOTAGE: The minimum square footage of each residential structure shall be one thousand square feet (1000 sq ft).

Llano Grande Golf Course Road Property Owners Association
Architectural Standards
February 3, 2025

3.2 MULTI-SECTION HOME REQUIREMENT: New homes shall be multi-section (double wide or greater); placed on a concrete base and have decorative concrete skirting, stone skirting, or brick skirting and shall have a permanent stair entry/porch/deck.

3.3 SINGLE-SECTION HOME EXCEPTION: Single-section (single-wide) NEW homes may be placed on lots adjacent to the south border of the subdivision on Buena Vista North, Chapultepec North, Durango North, Ensenada North, Fernando North, Guadalajara North, Hidalgo North, and Irapuato North.

3.4 CONSTRUCTION: All NEW home installations shall comply with the architectural standards described herein.

3.5 CONCRETE BASE/CONSTRUCTION STANDARDS: All residential structures and garages (hereafter inclusive in "structures") must be placed on a full concrete base and must meet all Hidalgo County Residential Requirements for Construction. Driveways and sidewalks must be constructed of concrete and must be properly maintained.

4.0 FENCING

Fencing is now allowed as per Texas code. However: NO fencing is permitted on the street facing side of any residence. All fencing must be decorative, and not over four feet (4 ft) in height. Only non-combustible fencing may be placed up to the side lot lines. Side fencing may not be closer to the front street than seven feet (7 ft) as measured from the back house wall corners forward. All fencing must be pre-approved by the Architectural Committee.

5.0 LANDSCAPING: Yards, trees, shrubs and walkways and driveways are to be well maintained and clear of debris.

6.0 RESIDENTIAL EXTERIORS: In an effort to keep our beautiful community aesthetically pleasing; select quality materials, pleasing design styles, and colors to guarantee a cohesive look that complements our subdivision.

Llano Grande Golf Course Road Property Owners Association
Architectural Standards
February 3, 2025

7.0 ARCHITECTURAL COMMITTEE REVIEW RESULTS:

Requests submitted to the Architectural Committee must be in writing. Written review responses will be returned to the owner within seven (7) days.

8.0 ADDITIONS: Plans for additions can be presented to the Architectural Committee for pre-approval prior to obtaining required permits from the City of Mercedes. All plans must include property lines, setback measurements and exterior descriptions. Windows and doors must have a cohesive look with the rest of the existing structure.

9.0 GRANDFATHERED STRUCTURES: It is acknowledged that there are existing lots with structures not in compliance with the original Deed Restrictions or with these Bylaws at no fault of the HOA. These noncompliance issues were passed along from the Developer and successor organizations in charge of managing the lots affairs. Owners of these lots will be encouraged to achieve compliance, however compliance in these cases cannot be enforced. Accepting these structures as Grandfathered in no way affects the authority of the Board of Directors and appointed committees while moving forward in/with other new compliance case