



Indian Hills Estates Property Owners Association
PO Box 743, Spring Branch, TX 78070
IndianHillsPOASpringBranch@gmail.com
IndianHillsPOA.org

BOARD OF DIRECTORS

President: Laura McKee
Vice President: Cordie Morgan
Treasurer: Leshia Betts
Secretary: Beverly Maloy
Nicole Coughlin
Mike Kleiss
Charles Styers

ARCHITECTURAL CONTROL COMMITTEE

210.287.2527
IHESpringBranchACC@gmail.com
Vicky Rainwater
Raymond Gonzales
Henry Windham

Indian Hills Estates POA Guidelines for Improvement of Commercial Lots

Read the current Deed Restrictions for Indian Hill Estates and follow the conditions that may apply to your lot, including building set-backs.

City, County, State, or Federal law shall supersede or take precedence over any contradiction or legality of the provisions set forth in the Deed Restrictions.

Before making any improvements, submit your Property Improvement Plan (Form #1 plus Form #2, #3, or #4, if applicable) and the following information to the Architectural Control Committee (ACC) for approval.

Comal County Business Permit

Submit a copy of your Comal County Business Permit to the ACC.

Comal County Private Improvement within the Public Right-of-Way (PIPROW) Permit

Submit a copy of your PIPROW Permit to ACC. You will follow County regulations regarding width and location of driveway.

Fencing

A 6-foot privacy fence will be installed by the commercial lot owner on each property line that borders another residential or commercial lot in this or neighboring subdivisions. A fence plan must be included in a Property Improvement Plan to the ACC for approval.

Lights

Outdoor lights will be shaded when necessary to prevent excessive glare on other lots and roadways. A lighting plan must be included in a Property Improvement Plan to the ACC for approval.

Noise

All noise that would disturb neighbors will be silent from 10:00 P.M. to 8:00 A.M.

Security

A security plan must be included in a Property Improvement Plan to the ACC for approval.

Storage of Materials

All materials/small equipment will be stored inside a locked building. A storage plan must be included in a Property Improvement Plan to ACC for approval.



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Signs

Advertising Business Located on the Commercial Lot

A sign not attached to a building may not be larger than 4 feet by 8 feet. The height of the sign may not be taller than 8 feet.

A sign attached to or painted on the side of a single-story building may not be larger than 4 feet by 8 feet. No attached sign may be raised above the peak of the building's roof.

For Sale of the Commercial Lot

A sign not attached to a building may not be larger than 4 feet by 8 feet. The height of the sign may not be taller than 8 feet.

A plan for any sign must be included in a Property Improvement Plan to the ACC for approval.

Political signs will be allowed pursuant to the provisions of Texas Property Code.

Parking

A parking plan must be included in a Property Improvement Plan to the ACC for approval.

Entrance/Exit

An entrance/exit plan must be included in a Property Improvement Plan to the ACC for approval. Be aware of the location of water lines.

Maintenance

The lot will be maintained according to the current Deed Restrictions.

Septic

Submit a copy of the Comal County Septic Permit to the ACC.

Water

The owner will work with Spring Branch Indian Hill Estates Water Corporation to obtain water.

Electricity

The owner will work with Pedernales Electric Cooperative to obtain power.

Buildings

All buildings will enhance the aesthetic appearance of the subdivision.