



# SCENIC VIEW

THE NEW WESTLAKE

## OWNER INFORMATION

Travis County  
1.89 Tax Rate for 2016  
85-acre Community  
Private streets with sidewalk

### UTILITIES

Underground Utilities  
Electric | City of Austin  
Water | Travis County WCID #10  
Septic | Onsite  
Gas | Natural Gas, Texas Gas Service

### HOA

2016 HOA Fees \$300 Monthly

### SCHOOLS

Eanes ISD: Bridge Point, Hill Country, Westlake

## DESIGN GUIDELINES

### ROOF

Standing seam, slate or clay tile

### WINDOWS

Wood, Metal Clad Wood or Iron

### FENCING

Masonry or Wrought Iron

### SETBACKS

Lots 1A, 1B, 2A, 2B, 3, 4, 12, 13, 14, 15, 16, 17, 18

Front 35' | Rear 20' | Side 10' each

Lots 5, 6, 7, 8, 9, 10, 11

Front 25' | Rear 20' | Side 10' each

### HEIGHT

40' from slab except lots of 4 & 5 (@ 38')

### GARAGE DOORS

Wood Clad, Metal or Glass  
Architect-designed plans required  
ACC approval of plans and specifications  
Minimum 4000 heated square feet required  
Minimum 60% living area on 1st floor  
100% Masonry