



## DEVELOPMENT SPECIFICATIONS

Adobe Wells Homeowners' Association Property Sections I, II-III, RV  
(updated February 06, 2023)

- A. These specifications are based on Adobe Wells covenants and City of McAllen building codes. When there are two standards set on any one subject, the more stringent shall prevail.

**B. NOTE:**

It is to your advantage to have a document in your file in the Business Office that shows the current status of all developments included with your property.

**C. PERMITS**

Any and all work that requires a permit must be completed within six (6) months from the date of the application of permit. If not completed in that time period you must go to the Board of Directors for an extension.

**D. VARIANCES**

A variance of any city ordinance must be requested from the McAllen Board of Adjustment, which will call a public hearing before ruling on the request. A copy of your request for variance should be submitted to the Business Office for inclusion in your file. A ruling is not based on convenience to the property owner.

**E. SECTION R105 RELATED TO PERMITS**

All information on permits as covered in Section R105 of the 2012 International Residential Code will be followed with these exceptions listed below.

**1. CONCRETE ON PROPERTY AND REQUIRED LANDSCAPING FOR DRAINAGE**

- a. Concrete use for mobile home foundations or slab to support a structure, car port, building, etc. must have park permission and city approval. Sidewalks and driveways need park approval, but not city. The park requires there be an 18 inch grassy area on each side of concrete for drainage.
- b. A minimum of 10% of the area of any lot or parcel shall be devoted to landscape material and comply with intent and purpose of this code and 50% of such landscaped area for nonresidential lots shall be visible from the street fronting developed property. Landscaping areas located within the street and alley right-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50% of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material. (McAllen Code Section 110-48, est. 1966)



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### 2. DECKS

- a. Decks less than 200 square need park approval but not city approval
- b. Decks over 200 Square feet must have park and city approval.

### 3. CANOPIES and CAR PORTS

All patio covers, car ports and canopies attached to the unit must have park approval and city approval.

### 4. SHEDS

All detached sheds, golf cart sheds, tool sheds, storage sheds ETC must have park approval, if over 200 square feet must have city permit also.

### 5. ELECTRICAL, GAS, MECHANICAL

No permit is required for electrical, gas or mechanical as stated in Section R105.2 of the 2012, **but all must meet City Code.**

## F. MOBILE HOMES

1. Once a building lot has been developed and a maintenance fee established said lot may not revert to "undeveloped lot" status. (adopted JAN 24, 2000).
2. You must obtain prior approval to install a Mobile Home or Park Model on your lot from two Members of the Homeowners Association Board of Directors and one member of the Development Committee, **and also** from the City of McAllen Planning & Zoning Commission located in City Hall. You should bring your approved Adobe Wells drawing in submitting your plan to the City. Drawing forms are available in the office.
  - a. **New** mobile homes are not required to have the Board of Director's approval as outlined in the covenants Article IV Section 1.
  - b. **Used** Mobile Homes must be inspected and approved by two members of the Board of Directors and one member of the Development Committee before being moved into the Park. Such approved is not to extend beyond six (6) months. A drawing similar to that described in F.2. above must accompany your request.
3. Size of mobile homes that will be approved by the Board of Directors are:
  - a. Minimum area of Box must be 784 square feet (14' x 56' box).
  - b. Maximum length of Box on 80 foot lot with variance of 70 feet.
  - c. Maximum length of Box on 90 foot lot with variance of 80 feet.
  - d. Maximum length of Box on 100 foot lot with variance of 90 feet.
4. Concrete should be at least three (3) feet from the side property line to eliminate drainage problems. Extending concrete to the side property line is not desirable. (Also, reference E.1. above)





### **G. ADDITIONAL STRUCTURES** (to home or on lot)

1. Prior to construction, copies of both side drawings and permits granted must be submitted to the Adobe Wells Business Office for inclusion in your file.
2. Additional structures such as storage sheds, golf cart sheds or garages are to be twelve (12) feet from main structure unless attached to the main structure or incorporated under an attached canopy.
3. Garages built after JAN 17, 2005 with alley access shall be limited to a six (6) feet wide garage door on the alley side of the garage.
4. Alterations or additions to existing structures require a Building Permit from the city of McAllen **before proceeding**. You should take your drawing approved by Adobe Wells Development Committee to the city. A form to complete for the city may be available in the Business Office.
5. When a structure has been removed from a lot and replaced by another the positioning of the new structure must comply with current Park and City regulations and ordinances.

### **H. CANOPIES AND PORCHES**

1. Canopies and porches are considered part of the main structure as permanent structures. Setbacks are to be measured from the overhang of the canopies or from the end of porches.
2. The roofline of canopies and porches shall not extend above the lower roofline (eaves) of the structure to which they are attached. (adopted DEC 15, 1997)

### **I. SATELLITE, TV ANTENNAE (dishes), POLES or SIMILAR DEVICES** (adopted DEC 15, 1997)

1. Satellite TV antennae (dishes) shall be attached to structures and may not exceed 18" in diameter.
2. Before poles, antennae or similar devices that will rise more than six (6) feet above surrounding structures are installed written permission must be obtain from the Board of Directors.

### **J. REQUIREMENTS FOR ADOBE WELLS SECTIONS**

#### **1. SECTION I**

- a. Street pavement is approximately 22 feet. Plat map dedicates 30 feet as right of way for roads. Thus, there is about a 4-foot easement on each side of the street.
- b. The following setbacks must be maintained:
  - 10 feet from Front property line for mobile home on rectangular lots
  - 0 feet from Front property line for patio cover only – not building
  - 0 feet from Rear property line (if variance granted)
  - 5 feet from Side property line (rectangular lots)
  - 4 feet from Side property line (parallelogram lots)
  - 5 feet from Front property line to the nearest corner of structure (parallelogram lots)



### 2. SECTIONS II and III

- a. Street pavement is approximately 30 feet. Plat map dedicates 40 feet as right of way for roads. Thus, there is about 5 feet easement on each side on the street. Corner lots must maintain the 5 foot setback from side property line as well as 5 foot easement on the street for a total of 10 feet from the curb on the side street not to be covered with a structure.
- b. The following setbacks must be maintained:
  - 10 feet from Front property line (15 feet from street)
  - 0 feet from Rear property line (if variance granted)
  - 5 feet from Each Side of property line (overhangs are permitted to extend 18 inches into side setbacks)
- c. Corner slice areas **must** be adhered to at the street and at the alley. No structure is to be within the triangle measured 20 feet each way from the corner point of the property line and line connecting the two points. This is also measured 25 feet each way from the corner center of the curb. The city's reasoning is to allow proper visibility. Hedges no higher than 3 feet tall are allowed in the triangle. Trees are permitted if they will grow high enough so as not to obstruct visibility.

### 3. SECTION RV

- a. Street pavement is approximately 25 feet. Plat map dedicates 30-foot Right-of-way for roads. Thus, there is about 2-1/2 feet easement on each side of the street.
- b. This area is reserved for recreational vehicles or tied down small mobile homes. All recreational vehicles and mobile homes must comply with all setbacks listed below.
- c. **Rectangular** lots (30 feet x 60 feet) must maintain the following setbacks:
  - At least 5 feet from Front property line
  - At least 4 feet on each Side of structure
  - At least 0 feet from Rear lot line (if variance is granted)
- d. **Parallelogram** lots (41 feet x 54 feet) must maintain the following setbacks:
  - At least 5 feet from Front property line to nearest corner of the structure, either home or canopy
  - At least 4 feet on each Side of any structure
  - At least 0 feet from Corner of any structure to Rear property line (if variance granted)



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### **K. FENCES**

1. No fence on private property can be constructed unless approved by the Board of Directors after they have reviewed a documented plan that includes (1) a survey report that includes a drawing of your property to verify location of homeowner's property boundaries; (2) a drawing of fence on property; (3) height of fence, and materials; and (4) proof of approval by the Adobe Wells Development Committee.
2. Construction Requirements:
  - a. The style of fence is limited to a white vinyl fence with posts and two (2) slats between posts. No other materials can be attached.
  - b. Height of fence cannot exceed three (3) feet.
  - c. Fence must be built a minimum of one (1) foot inside fence owner's property lines between homes.
3. If approved and constructed, mowing and trimming of grass under and around fence on both sides of fence will be the responsibility of the fence owner.

AFTER RECORDING RETURN TO:  
Adobe Wells Homeowners Association, Inc.  
4901 Daffodil Ave. #465  
McAllen, TX. 78501