



3650 TPC Parkway  
San Antonio, TX 78261

Monday- Friday 8:00am – 5:00pm

## Resident Information

Please email completed form along with CLOSING DISCLOSURE, SURVEY, ICAFFIDAVIT\*\* & SCHEDULE AN APPOINTMENT with Lexi Ehlinger. Email: Lexi.Ehlinger@ATMOSLivingMG.com

Resident Name: \_\_\_\_\_ Resident Name: \_\_\_\_\_

Community Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone# \_\_\_\_\_

Phone# \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number for the Gate Call Box : \_\_\_\_\_

Virtual Guard – 24/7 Access (First and Last Name/Business Name) Dial 001

\_\_\_\_\_  
\_\_\_\_\_

Virtual Guard 7am/7pm Access (First and Last Name/Business Name) Dial 001

\_\_\_\_\_  
\_\_\_\_\_

## VEHICLE INFORMATION

Make/Model: \_\_\_\_\_

Make/Model: \_\_\_\_\_

Make/Model: \_\_\_\_\_

Make/Model: \_\_\_\_\_

## FOR OFFICE USE ONLY:

Car Tag/Bar # \_\_\_\_\_ Car Tag/Bar # \_\_\_\_\_ Car Tag/Bar # \_\_\_\_\_ Car Tag/Bar # \_\_\_\_\_

Key Fob # \_\_\_\_\_ Key Fob # \_\_\_\_\_ (limit 2 per address)

**\*\*Additional/Replacement Car Tags/Bars (\$35) Key Fobs (\$30, Limit 2) Headlamp Stickers (\$50) Bars (\$60) are available for purchase with a Check or Money Order. \*\*Prices are subject to change\*\***

**\*\*If applicable. If you do not have an IC affidavit you will need to obtain one. Please contact the onsite office for assistance.**

Updated 08/2025



**AMENITY CENTER  
NOTICE OF WAIVER AND LIABILITY**

This agreement is made between the Cibolo Canyon Resort Community Inc. / Starwood Land Advisors (to be referred to as the "Owner") and RESIDENT NAME(s) \_\_\_\_\_ (to be referred to as the "Member") who is the owner or occupant of record of the following real property located in Cibolo Canyons Resort Community at PROPERTY ADDRESS: \_\_\_\_\_.

Member, for and in consideration of the permission of the Owner to use the Amenity Centers, including, but not limited to the pools, water features, recreation areas, playgrounds and soccer fields (hereinafter referred to as the "Facilities"), for the purposes of swimming and general recreation, hereby agrees to hold the Owner harmless for any acts/or omissions by the Owner or its agents with regard to the Facilities for the purpose of use of said Facilities.

**MEMBER USES THE ABOVE FACILITITES AT THEIR OWN RISK.**

**MEMBER, MEMBER'S TENANT, MEMBERS IMMEDIATE FAMILY AND MEMBER'S GUESTS AGREE TO ABIDE BY THE FOLLOWING RULES:**

1. Children under 12 years of age **MUST** be accompanied by an adult over the age of 18 and the adult **MUST** remain with them at **ALL TIMES**.
2. Swimming Hours
  - Amenity Center 1 – 3650 TPC Parkway
    - Daily from 5:00 am – 10:00 pm **CLOSED MONDAYS**
  - Amenity Center 2 – 4439 Amorosa Way
    - Daily from 4:30 am – 10:00 pm **CLOSED WEDNESDAYS**
3. Owners and/or their tenants **MUST** accompany guests to the pool and be present **AT ALL TIMES!**
  - Amenity Center 1
    - **5 GUESTS PER ADDRESS**
  - Amenity Center 2
    - **2 GUESTS PER ADDRESS**
4. Owner and/or Board of Directors shall reserve the right to suspend, terminate, and/or revoke, without notice, any and all pool privileges related to non-supervised swimming if there is a violation in the rules.

This agreement continues as a waiver by Member of any claim(s) he/she may have against the Owner for acts and/or omissions by the Owner or its agents with regard to the Facilities, which may result in an injury to Member or Member's immediately family, tenants or guests.

Member/Member's Tenant (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

Member/Member's Tenant (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

Representative, CCRC: \_\_\_\_\_ Date: \_\_\_\_\_

Updated 08/2025





**CIBOLO CANYONS FITNESS CENTER  
NOTICE OF WAIVER AND LIABILITY**

This agreement is made between the Cibolo Canyons Resort Community, Inc. (CCRC) and Starwood Land Advisors (referred to as the "Community"), and \_\_\_\_\_ (RESIDENTS NAME) (referred to as the "Member"). The Member certifies that they are either the **owner of record or renter of record or an immediate family member of such owner or renter residing within Cibolo Canyons Resort Community, Inc.** The real property located in Cibolo Canyons Resort Community, Inc. is as follows:  
\_\_\_\_\_(ADDRESS)

The Member, in consideration of the permission granted by the Community to use the Fitness Center, its equipment, and the grounds around the Fitness Center for exercise and general fitness purposes, and to participate in activities conducted in or from the Fitness Center, hereby enters into this agreement with the Community. The use of the Fitness Center, its grounds, and the activities conducted therein or therefrom shall be collectively referred to as the "Activities". This agreement also applies to minors who are members of the Member's family.

1. The Community does not have the resources to review and is not responsible for reviewing the Member's decisions to participate in any of the Activities. The Member acknowledges their responsibility to obtain any necessary doctor's approval before participating in the Activities, especially exercise, aerobics, or fitness activities. The Member assumes full responsibility for choosing to participate and determining how to participate in the Activities. The Member also assumes full responsibility for applying any information and instruction received in relation to the Activities.
2. The Member understands that participating in the Activities may involve health and safety risks and voluntarily assumes those risks, including the possibility of economic loss, disability, or death. The Member uses the Fitness Center, surrounding grounds, and participates in activities conducted therein or therefrom **AT THEIR OWN RISK.**
3. The Member agrees to act in a safe and prudent manner during the Activities and to abide by the Rules and Regulations for the Activities established presently and in the future by the Community's Board(s). The Member agrees to cease participation in the Activities if they observe any unsafe condition, broken equipment, or experience pain or other symptoms while participating in any activities.
4. Member is responsible for obtaining any insurance coverage she or he may desire with respect to the Activities and agrees that the Community is not responsible for providing any insurance coverage.

5. Member does hereby, for himself or herself and for minors for whom the Member is able to act (the "Releasing Parties"), release, waive, discharge and covenant not to sue Cibolo Canyons Resort Community, Inc., Starwood Land Advisors (developer of Cibolo Canyons Resort Community, Inc.) and their employees, agents, directors, officers, successors and assigns or any fitness instructor or coaches they may arrange to provide services for the Activities (the "Released Parties") from any and all liability to the Member, his or her heirs, successors and any other Releasing Party, for any claims, injury, property damages, losses, expenses or harm on account of any injury or property damage relating to or arising out of the Activities, including but not limited to any actions or inactions alleged to have been negligence by a Released Party. The Member does further agree to hold the Community harmless for any negligent or wrongful acts and or omissions by Member or minors for whom Member is responsible with regard to their use of Fitness Center or participation in the Activities.

The Member named above has read this Notice and Waiver of Liability, has had an opportunity to review and ask questions about it, and understand and agrees to be bound by it.

Member: \_\_\_\_\_ (signature)

Date: \_\_\_\_\_

Member: \_\_\_\_\_ (signature)

Date: \_\_\_\_\_

Representative of CCRC: \_\_\_\_\_ (print name)

Date: \_\_\_\_\_

**FITNESS CENTER HOURS:**

Main Amenity Center – 3650 TPC Parkway – Monday - Friday from 6:30am - 5pm

Amenity Center 2 – 4439 Amorosa Way - 7 days a week 4:30 am – 10:00 pm



Please sign and date below stating that you have received and read a copy of the following.

- 1. Impervious Coverage Information For Cibolo Canyons Residents**
- 2. Architectural Review Committee (ARC) Common Projects Required Information**

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Printed Name

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Signature

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Date



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## Architectural Review Committee (ARC) Common Projects Required Information

This document intends to give residents guidelines and clarity on the documents necessary to review ARC requests. The Cibolo Canyons Reviewer or Architectural Review Committee (ARC) has full rights to deny any requests that do not meet the Cibolo Canyons Resort Community restrictive covenants, governing documents, guidelines, or standards. Please review your neighborhood's specific ARC Design Guidelines at [www.cibolocanyonsresorthoa.com](http://www.cibolocanyonsresorthoa.com) > Documents, before submitting a request for review.

### **FENCING - REQUIRED DOCUMENTS**

*Please review preapproved fence stain colors at [www.cibolocanyonsresorthoa.com](http://www.cibolocanyonsresorthoa.com) > Documents>Architectural Review Information, to ensure compliance with Fence Stain Guidelines.*

1. Purpose of fence: installing new fence, re-staining current fence or replacing existing fence listed on application.
2. Property/Survey Site Plan showing the proposed location of the fencing, including measurements, distances from property lines, and any relevant structures or landscaping.
3. Material and color for fence posts and rails.
4. Height of posts and height of top rail.
5. Before photos of the property for the proposed design which can help understand the context of the project.

### **PAINTING OR STAINING EXTERIOR - REQUIRED DOCUMENTS**

1. Image or rendering of the paint or stain manufacturer, color marketing name, color code.
2. Before photos of the property for the proposed design which can help understand the context of the project.

### **ROOF REPLACEMENT - REQUIRED DOCUMENTS**

1. Current photo of residence showing shingle color.
2. Type of roofing material.
3. Style of roofing (e.g. Architectural shingles)
4. Proposed Shingle/Roof Color





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## Architectural Review Committee (ARC) Common Projects Required Information

### **STORAGE SHED - REQUIRED DOCUMENTS**

*Sheds must match the color of the primary structure on the property. Roofs should be similar in color to the primary structure roof. Sheds constructed primarily of plastic or metal material are not permitted.*

1. Impervious Coverage Affidavit.
2. Property Survey/Site Plan indicating the location of the shed placement on lot in relationship to house, property lines and roads and orientation (i.e. which way is north).
3. Pad information, concrete dimensions, ect.
4. Material and roof color.
5. Material and color for siding.
6. Color of trim.
7. Color of door.
8. Shed dimensions, to include peak and side height.
9. Before photos of the property for the proposed design which can help understand the context of the project.

### **DECK OR PATIOS (NEW, ADDITION, OR REBUILD) - REQUIRED DOCUMENTS**

*Please review preapproved Deck Stain Colors at [www.cibolocanyonsresorthoa.com](http://www.cibolocanyonsresorthoa.com) > Documents>Architectural Review Information (Fence Stain Guidelines Document), to ensure compliance with Deck Stain Guidelines.*

1. Impervious Coverage Affidavit if necessary.
2. Is this a new deck or patio, expanding or renovating must be indicated on the application.
3. Material name and color to be used.
4. Property Survey/Site Plan indicating the placement of the deck on lot in relationship to house, property lines and roads.
5. Before photos of the property for the proposed design which can help understand the context of the project.



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## Architectural Review Committee (ARC) Common Projects Required Information

### **LIGHTING - REQUIRED DOCUMENTS**

Please review "Cibolo Canyons Lighting Notice" at [www.cibolocanyonsresorthoa.com](http://www.cibolocanyonsresorthoa.com) >

*Documents>Architectural Review Information, to ensure compliance with Cibolo Canyons Dark Sky Requirements. Please Note the following requirements: Color temperature maximum of 2700K, 2200K preferred • No direct rays may cross property boundaries • No light or very limited brightness from 11pm to 5am. • No strobing or blinking lights • No colored lights • Limit the number of outdoor lights to 5 per residence.*

1. A detailed description of the lighting addition, including the purpose, and types of lights to be installed.
2. Property Survey/ Site Plan showing the proposed locations of the new lighting fixtures, including dimensions and distances from property lines and other structures.
3. Lighting Specifications to include information about the types of lights to be used, including wattage, energy efficiency ratings, fixture color and any features (e.g., motion sensors, timers).

### **LANDSCAPING ENHANCEMENTS - REQUIRED DOCUMENTS**

1. A detailed project description description of the proposed landscaping changes, including the purpose and vision of the project.
2. Property Survey/Site Plan showing a scaled drawing of your property, showing existing landscaping, structures, and the proposed changes.
3. Plant List of all plants, trees, and shrubs you plan to install, including their species, sizes, and quantities.
4. Material Samples if applicable, samples or descriptions of materials to be used, such as stones, mulch, or edging.
5. Before photos of the area where the landscaping will take place, along with any inspiration images for the proposed design which can help understand the context of the project.





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## Architectural Review Committee (ARC) Common Projects Required Information

### SOLAR PANELS – REQUIRED DOCUMENTS

1. A detailed plan outlining the scope, purpose, and benefits of the solar panel installation.
2. Property Survey/Site Plan of where the solar panels will be located on the property, including dimensions and distances from property lines.
3. Manufacturer Specifications from the solar panel manufacturer detailing the equipment to be installed.
4. An installation plan from the contractor detailing the installation process, timeline, and any potential disruptions.
5. Any required local, state, or federal permits needed for solar panel installation.
6. Detailed diagrams and specifications of the proposed solar panel system.

### POOL/SPAS – REQUIRED DOCUMENTS

*Pool Equipment must be screened from public view.*

1. Impervious Coverage Affidavit.
2. A detailed outline of the pool project, including design provided by the installer.
3. Property Survey/Site Plan showing the proposed location of the pool, including dimensions, setbacks, and landscaping.
4. Design Drawings, architectural renderings or blueprints of the pool, including specifications for materials, depths, and surrounding features provided by the installer.
5. Any necessary local, state, or federal permits required for pool construction and operation.
6. A construction timeline which includes schedule detailing the phases of construction, estimated completion date and **detailed information on the access points that will be used for construction.**



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## Architectural Review Committee (ARC) Common Projects Required Information

### **WINDOW REPLACEMENTS – REQUIRED DOCUMENTS**

1. A detailed description of the window replacement project, including reasons for the replacement listed on the application request.
2. Property Survey/Site Plan showing the location of the windows being replaced, including dimensions and any relevant architectural features.
3. Before photos of the windows to be replaced, which can help understand the context of the project.
4. Window Specifications which include details about the type of windows to be installed, including materials (e.g., aluminum, vinyl), colors, sizes, and any special features.

### **SPORTS COURTS – REQUIRED DOCUMENTS**

*Please review specific community requirements for Sports Courts at [www.cibolocanyonsresorthoa.com](http://www.cibolocanyonsresorthoa.com) >  
Documents before submitting a request for review.*

1. A detailed description of the basketball goal installation, including reasons for installation listed on the application request.
2. Property/Survey Site Plan showing the proposed location of the basketball goal, including measurements, distances from property lines, and any relevant structures or landscaping.
3. Manufacturer Specifications about the basketball goal, including dimensions, materials, and features (e.g., adjustable height, in-ground vs. portable).
4. Design Drawings/Renderings of the Sports Court to be installed.
5. Before photos of the area where the basketball goal will be installed to provide context.



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## Architectural Review Committee (ARC) Common Projects Required Information

### **REAR YARD PLAYSCAPES – REQUIRED DOCUMENTS**

*Recreational equipment shall be located in the rear yard so it is screened from public and private view to the maximum extent possible by permanent structures (such as the house, garage or wood fences) or landscaping. Please review specific community requirements for Playscapes at [www.cibolocanyonsresorthoa.com](http://www.cibolocanyonsresorthoa.com) > Documents before submitting a request for review.*

1. Design Drawings/Renderings of the playscape to be installed.
2. Property/Survey Site Plan showing the proposed location of the playscape, including measurements, distances from property lines, and any relevant structures or landscaping.
3. Manufacturer Specifications about the playscape, including dimensions, materials, and features.
4. Before photos of the area where the playscape will be installed to provide context.

### **GUTTERS – REQUIRED DOCUMENTS**

1. A detailed description of the gutter installation, including the reasons for the installation listed on the application request.
2. Property Survey/Site Plan showing the proposed locations for the gutters, including measurements and distances from property lines and other structures.
3. Gutter Specifications which include details about the type of gutters to be installed, including materials (e.g., aluminum, vinyl, copper), colors, sizes, and any special features (e.g., gutter guards).
4. Before photos of the area where the gutters will be installed to provide context.





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## **IMPERVIOUS COVERAGE INFORMATION FOR CIBOLO CANYONS RESIDENTS**

High impervious coverage can have negative impacts on the environment and local ecosystems. It can contribute to increased flooding, as the excess runoff overwhelms drainage systems. Additionally, it can lead to water pollution, as the runoff can carry pollutants such as oil, chemicals, and sediment into nearby water bodies. In the case of Cibolo Canyons Resort Community (CCRC) all of these environmental impacts apply, including the protection of the Yellow Golden-Cheeked Warbler.

To mitigate these issues, Bexar County and TECQ (Texas Commission on Environmental Quality) have regulations and guidelines in place to limit impervious coverage. These regulations may specify maximum allowable coverage percentages or require the implementation of stormwater management practices, such as retention ponds or permeable pavement, to offset the effects of impervious surfaces, such is the case in CCRC.

As a developer, it is important to understand and comply with these regulations to minimize the environmental impact of the project. By considering impervious coverage and implementing sustainable design practices, developers can contribute to the overall health and resilience of the surrounding environment.

1. **Developer:** The developer is responsible for acquiring the land and initiating the development project. During the planning and design phase, the developer determines the layout, including the placement of buildings, roads, parking lots, and other structures. The developer's decisions regarding impervious surfaces will determine the initial impervious cover on the site. In the case of CCRC, there is a limited amount of impervious cover that could be used when the land was purchased.
2. **Builder:** Once the developer has completed the initial development phase, they may sell individual lots or parcels to builders. The builder then takes over the construction process. As part of the construction, the builder follows the approved plans by the developer and constructs the buildings and associated infrastructure, including driveways, sidewalks, and other impervious surfaces. The builder's activities contribute to the overall impervious cover on the site. When the amount of allowable Impervious Coverage is limited by the County and TECQ the developer limits the amount of Impervious Coverage conveyed to the Builder.
3. **Property owner:** After the construction is complete, the individual homes or units are typically sold. At this point, the impervious cover associated with each property is transferred to the property owner. This includes the impervious surfaces directly associated with the building, such as the roof, driveway, and any other paved areas within the property boundaries. When Impervious Coverage is limited a specific amount is issued to the homeowner by the builder in order for the Builder and the Developer to comply with the County and TECQ restrictions/allowances.



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## **IMPERVIOUS COVERAGE INFORMATION FOR CIBOLO CANYONS RESIDENTS**

It's important to note that the specific transfer process may vary depending on local regulations and contractual agreements between the parties involved. Additionally, property owners may have the option to modify or add impervious surfaces within their property boundaries, such as adding a patio or expanding a driveway, which would increase the impervious cover associated with their property. When Impervious Cover is monitored and must be reported, the HOA facilitates and tracks the numbers to remain in compliance with the County and TECQ restrictions for the development.

Overall, the transfer of impervious cover from a developer to a builder to a property owner occurs as part of the development and ownership process, with each party contributing to the overall impervious cover on the site.

Think of impervious cover as Real Property. It can be bought, sold and transferred. The parties involved in the transfer set the price. Anytime impervious cover is transferred the HOA can provide the proper documentation to facilitate the transfer and filing instructions for the property owner. When a specific site has a limited amount, the amount of impervious cover can only be transferred and assigned on that specific site and cannot be purchased elsewhere.

The Texas Commission on Environmental Quality (TCEQ) is responsible for enforcing environmental regulations in the state of Texas. If a property owner uses impervious coverage without obtaining the necessary permits or exceeding the allowable limits set by local regulations, the TCEQ may take several actions.

1. **Compliance Investigation:** The TCEQ may conduct an investigation to determine if the property owner is in violation of impervious coverage regulations. This may involve site inspections, reviewing project plans, and gathering evidence.
2. **Notice of Violation:** If the TCEQ finds that impervious coverage regulations have been violated, they may issue a Notice of Violation to the property owner. This notice will outline the specific violations and may include a deadline for corrective action.
3. **Enforcement Actions:** Depending on the severity of the violation, the TCEQ may take enforcement actions. These actions can range from issuing fines and penalties to requiring the property owner to implement corrective measures.
4. **Compliance Orders:** In cases where violations persist or are not adequately addressed, the TCEQ may issue compliance orders. These orders can require the property owner to take specific actions within a specified timeframe to come into compliance with impervious coverage regulations.

It is important for property owners to be aware of and comply with impervious coverage regulations to avoid potential legal and financial consequences. Working closely with local authorities and obtaining the necessary permits and approvals can help ensure compliance and minimize the risk of enforcement actions by the TCEQ.

**\*\*Resources include Bexar County and TECQ**