

# Silverglen North

## Design Guidelines Builder Guidelines and Construction Standards For Single-Family Residences

Adopted by the  
Architectural Review Committee  
Revised March 19, 2003

# **Silverglen North Design Guidelines**

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## **Purpose of Guidelines**

The Design Guidelines have been established for the use by third party builders in the Silverglen North community. The Design Guidelines are intended to ensure an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each residential village. However, certain standards have been adopted for key elements to provide continuity and to maintain overall quality. The property owner, and his building team, should familiarize himself with the requirements of the Design Guidelines and confirm that he has the most recent version.

Remember that Silverglen North is located within the extraterritorial jurisdiction (“ETJ”) of the City of Houston and is, therefore, subject to Houston’s development ordinance and any other ordinance that the City of Houston may, by law, extend outside its corporate limits. The City of Houston, and Harris County, or any other applicable governmental agency, should be contacted at the beginning of the building process to insure compliance with all applicable regulations. Compliance with all governmental regulations is the obligation of the third party builder.

The Architectural Review Committee (ARC) of Silverglen North reserves the right to modify and change the Design Guidelines as well as grant variances to the Design Guidelines.

## **SECTION 1 SITE LAYOUT**

### **1.1 General**

The builder/owner is to construct homes and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions, the recorded plat/replats, rules and regulations of the Silverglen North Homeowners Association, Inc. and these Design Guidelines.

Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, and etc. is required of the builder/owner. Ties to utilities are the responsibility of the builder/owner.

The builder/owner shall comply with any and all ordinances that may be in effect from the City of Houston (ETJ), Harris County and/or any other governmental agency having applicable jurisdiction.

### **1.2 Building Setbacks**

Front building setback lines are twenty-five feet (25') unless otherwise shown on the recorded final plat.

Side lot building setback lines are five feet (5') on each side unless otherwise shown on the recorded final plat. Detached garages shall be set back at least three (3') from the side property line.

Corner lot building setback lines are ten feet (10') from the side street property line unless otherwise shown on the recorded final plat.

The rear building setback line for a residence is eight feet (8') unless otherwise shown on the recorded final plat.

Prior to the placement of any forms on the lot, the builder shall review the most recently recorded plat or replat for the specific lot to verify all setback requirements.

Encroachment into any easement, whether shown on the recorded plat or recorded by separate instrument, by any residential structure or garage is prohibited.

### **1.3 Driveways**

The builder is required to construct a driveway into the street right-of-way to connect to the existing street curb.

Concrete driveways are to be a minimum of four inches (4") thick over a sand base. The existing concrete "rollover" curbs are not to be removed. Proposed driveways shall be poured flush to existing curb. Expansion joints between the curb and driveway are required.

Construction of all driveways is to meet or exceed standards of applicable governmental agency.

Joint use driveways providing access to two or more lots are prohibited.

#### **1.4 Garages**

Detached garages on the interior lot side are acceptable.

Detached garages on the corner side with driveways extending from the front street are prohibited. This requires a large amount of concrete, presents a large amount of paved area for the public to view and creates conflict with traffic turning from side streets.

Lots siding on standard interior street corners have a ten foot (10') building line on the side facing the corner, a twenty-five foot (25') front building line (unless otherwise noted) and a five foot (5') building line on the interior lot side).

Detached garages facing side streets are encouraged. However, no garage access will be allowed to any subdivision entry street or perimeter thoroughfare. It is encouraged to connect the garage to the residence by a covered walk.

When a garage is detached and side loading on a corner lot, a fence with a minimum height of four feet (4') between the house and garage will be required. This gives the appearance of a larger house without overwhelming the site, and precludes the need for additional side yard fencing.

#### **1.5 Pools & Spas**

Portable or above ground pools are prohibited. Above ground spas and/or hot tubs must be screened from public view by fencing as required in Section 1.6.

Swimming pool appurtenances such as rock waterfalls, slides, and diving boards must not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. must be stored so as to not be visible from public view.

Pool walls shall not encroach on any utility easement. If pool plumbing is required in the utility easements, contact the appropriate utility company before digging. Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility companies in the future.

#### **1.6 Fences**

Each builder shall construct fences around the perimeter of each rear yard upon completion of a home on a lot.

A minimum fence setback of ten feet (10') from the front facade of the house is required unless otherwise approved by the ARC.

All fences shall be six (6') feet in height unless otherwise approved by the ARC.

Fences are only to be constructed with one-inch by four-inch (1" x 4") or one-inch by six-inch (1" x 6") pickets of pine, cedar or spruce material. Posts and rails may be constructed with wood or metal material.

All wood fencing visible from the street, must have the finished side out.

Chain link fences are prohibited.

Diagonal and horizontal fencing is strictly prohibited.

No used material may be used to construct any fence.

All fences are to be kept in good repair.

Side yard gates are discouraged on the street side of a lot.

### **1.7 Lot Drainage**

It is each builder's responsibility to provide adequate drainage for each lot in conformance with the drainage plan.

The builder must establish a drainage pattern upon completion of each house to insure that each lot has positive drainage away from the house foundation and that the lot will drain to an adjacent street or common area.

It is the homeowner's responsibility to maintain these drainage patterns and not alter the flow of water from their lot.

## **SECTION 2 ARCHITECTURE**

### **2.1 General**

The following guidelines are not intended to limit the creativity of the architects or builders in their design or construction of homes in Silverglen North. They are intended to provide a basis for design concepts, forms, and materials to create a comfortable living environment while fitting into the overall sense of community.

The builder/owner shall be responsible for installation and maintenance of the area within the public street right-of-way (between the back of the street curb and property lines).

Each builder/owner shall be responsible for street cleaning and trash pickup in the area immediately adjacent to where the home is being constructed.

### **2.2 Minimum Floor Area**

In order to provide a distinction between neighborhoods, the following floor area requirements must be adhered to unless otherwise approved by the ARC. These requirements meet or exceed the minimum requirements set forth in the Declaration of Covenants, Conditions, and Restrictions for each section and may be modified by the ARC.

The square footage is to be calculated as the total air-conditioned floor area of any single-family residence exclusive of open porches, garages, or breezeways.

50' Lots    1,250 minimum  
              2,500 maximum

55' Lots    2,000 minimum  
              2,800 maximum  
(there will be no maximum square footage for 55-foot lots until the 65-foot lots are substantially complete)

65' Lots    2,500 minimum  
              no maximum

### **2.3 Elevation Repetition**

Location of house designs should be carefully reviewed to avoid excessive repetition in the street scene. The intent is to avoid the negative "look-alike" effect of frequent repetition, but still allow sufficient latitude in satisfying market demand.

A floor plan may be repeated with the same front elevation no more than every fourth (4th) lot. Brick and trim colors should vary in this situation (i.e. there will be two (2) lots between lots on which the same floor plans with the same elevations are located).

A floor plan may be repeated with a different front elevation on every third lot (i.e. there will be one lot between lots on which the same floor plans with different elevations are located).

Like floor plans, regardless of elevation, may not be situated directly across the street from each other.

Identical brick, stone, or stucco selections are prohibited on homes that are adjacent to one another.

The ARC reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene.

## 2.4 Exterior Materials

Each builder must submit samples of all finished materials to the ARC for approval prior to construction of any home.

Soft subdued paint colors as approved by the ARC should be used. Bold primary colors are prohibited. Each builder is required to submit a color palette to the ARC for approval.

Brick and stone selections must be approved by the ARC prior to installation. Repetition of masonry materials will not be permitted on adjacent houses.

Unless otherwise approved by the ARC, the exterior first floor walls, excluding windows and gables, must be of brick or stone construction according to the following table:

Silverglen North	
Percentage of Exterior to be Constructed with Brick	
Typical Lot Width	Percent
50-Foot Lots	25%
55-Foot Lots	50%
65-Foot Lots	75%

In masonry construction, all mortar joints are to be tooled with mortar color complementary to the brick color.

Gable ends of a uniform material tend to be more appealing than those that change at the eave line and are strongly encouraged.

## SECTION 6 ARC SUBMITTALS

### 6.1 General

The submittal of plans and specifications to the Architectural Review Committee provides a review process to ensure conformance to the guidelines and standards adopted by the ARC.

All new construction, modification, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the ARC prior to commencement of any construction activity. The ARC reserves the right to alter the review process in order to ensure a thorough review of all submissions while accommodating the needs of builders and property owners.

The plans and specifications for a home must be approved in writing by the ARC before construction of a residence can begin.

Submittals shall be sent to the attention of:

**Silverglen North Homeowners Association, Inc.**  
**Architectural Review Committee**  
**c/o (Insert Management Company, if any)**  
**(Insert Address)**

### 6.2 Requirements

The builder/owner is required to submit complete and accurate design and construction documents for examination by the ARC.

Minimum submittal requirements for items are detailed below (additional information is encouraged):

1. Plan Submittal Form (see enclosed)
2. Floor plans of the first and second floors
3. All contemplated front elevations and all side elevations of each floor plan
4. Standard landscaping package specifications

The builder or his agent has complete responsibility for compliance with all governing codes and ordinances.

Builders are encouraged to submit preliminary plans for review by the ARC to avoid any time delays or additional expenses incurred with redesigning plans.

### 6.3 Other Requirements – Production Builders

For production builders that repeat floor plans a submittal of each floor plan is not required for every house, provided the floor plan has received ARC approval. The builder should reference the plan number and provide a site plan, exterior elevation, specifications, and other items particular to each site not previously approved as outlined above.

The Architectural Review Committee shall review and approve, or disapprove, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the Design Guidelines. The review and approval process shall not exceed thirty (30) days.

Construction shall proceed only after approval of the final set of drawings and specifications. Changes that occur during actual construction that differ from the approved drawings will require alterations at the builders'/owners' expense to restore compliance with the approved plans. No drawings are considered approved unless they are approved in writing by the ARC.

**Silverglen North  
ARC Review  
Builder Material Checklist**

**Builder:** \_\_\_\_\_

**Subdivision:** Section \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Address \_\_\_\_\_  
House Plan/Elevation \_\_\_\_\_

**Brick:** Manufacturer \_\_\_\_\_ Color \_\_\_\_\_  
Standar \_\_\_\_\_ King Size \_\_\_\_\_ Other \_\_\_\_\_  
Grout/Cement \_\_\_\_\_ Color \_\_\_\_\_

**Siding:** Material \_\_\_\_\_ Color \_\_\_\_\_

**Chimney:** Brick \_\_\_\_\_ Wood \_\_\_\_\_ Stone \_\_\_\_\_  
Stucco \_\_\_\_\_

**Roofing:** Manufacturer \_\_\_\_\_ Weight/Yr Spec. \_\_\_\_\_  
Composition \_\_\_\_\_ Asphalt \_\_\_\_\_ Fiberglass \_\_\_\_\_  
Tile \_\_\_\_\_ Slate \_\_\_\_\_ Metal \_\_\_\_\_  
Brand Name \_\_\_\_\_

**Exterior Doors:**  
Wood \_\_\_\_\_ Composite \_\_\_\_\_ Metal \_\_\_\_\_  
Inserts \_\_\_\_\_ Side lights \_\_\_\_\_

**Windows:** Wood \_\_\_\_\_ Aluminum \_\_\_\_\_ Steel \_\_\_\_\_  
Full Screen \_\_\_\_\_ Half Screen \_\_\_\_\_  
Color: Painted \_\_\_\_\_ Aluminum \_\_\_\_\_ Steel \_\_\_\_\_  
White \_\_\_\_\_ Other \_\_\_\_\_

**Garage Doors:**  
Color \_\_\_\_\_ Width: Single \_\_\_\_\_ Double \_\_\_\_\_  
Windows \_\_\_\_\_

**Driveway:** Concrete: \_\_\_\_\_ Exposed Aggregate \_\_\_\_\_

**Fence:** Posts:  
Treated Wood \_\_\_\_\_ Metal \_\_\_\_\_  
Pickets: Cedar \_\_\_\_\_ Other \_\_\_\_\_

**Requested Variances:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Submitted By:** \_\_\_\_\_  
**Date Submitted:** \_\_\_\_\_  
**Approved By:** \_\_\_\_\_  
**Date Approved:** \_\_\_\_\_

High contrast trim or material variation should be avoided in favor of those that are chosen to blend the elements and color.

Aluminum siding shall not be permitted as an approved exterior material in Silverglen North.

Roofs on all buildings in Silverglen North shall be covered with fiberglass composition shingles with a life of no less than twenty (20) years. The color of any shingles shall be of wood tone, earthtone or in harmony with earthtones and shall be subject to approval of the ARC. Any other type of roofing material may be used only if approved in writing by the ARC prior to installation.

All residential dwellings constructed on the lots in Silverglen North shall have a cast stone address plaque installed into the front elevation thus giving the community a consistent theme for such plaques. Any other type of address plaque must be approved by the ARC prior to installation.

No window in any residential dwelling or other approved improvement that is visible from any other lot, residence, street or common area may be covered with any aluminum foil or other reflective material. Window coverings must be compatible with the design and color of the residence and the overall appearance of the community. The ARC shall have the sole authority to determine whether particular window coverings are compatible with the design and color of the residence and the overall appearance of the community.

## **2.5 Chimneys**

If the chimney is placed on the front facade of the house or on a facade directly facing the street, the front and sides of the chimney shall be constructed completely of the primary masonry material of the adjacent wall (i.e.: brick, stone, or stucco).

The height of the chimney should be in proportion to the roofline and adhere to all applicable fire codes.

Exposed metal flues are not allowed. They may be used only when clad with material complementary to the house and approved in writing by the ARC.

## **2.6 Garage Doors**

Garage doors should not dominate the facade of any residence.

No wood or particle board doors are allowed. All garage doors are to be metal. Glass fenestrations are acceptable with ARC approval. No reflective film or foil is permitted on any garage door windows.

## **2.7 Exterior Lighting**

The builder/owner may install and maintain lighting on individual lots in a manner so as to not cause distraction, nuisance, or be unsightly.

Ground lighting or decorative light fixtures are acceptable. Decorative fixtures must be of high quality materials and workmanship, and be in scale with the residence.

Free-standing decorative fixtures are acceptable with ARC approval. Mercury vapor lights, when used for to achieve a special landscape lighting affect (hung in trees as up or down lights), are permissible only with prior approval from the ARC.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are prohibited.

Incandescent, low voltage incandescent, metal halide, quartz, and natural gas lights are acceptable.

Spotlights/floodlights are to be directed to avoid light spill onto any adjacent property.

## **2.8 Screening**

When practical, all meters, air conditioning units, etc. are to be placed away from public view, preferably in the rear or fenced side yards. In the absence of a completely fenced side yard, meters, air conditioners, etc. must be screened from view.

Wood fences and/or shrubs are acceptable screening materials.

Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening. Screening with plants is to be accomplished with the initial installation and not to assumed growth at maturity. Staggered spacing of shrubs for hedges makes a good screen.

## **2.9 Roof Guidelines**

### **2.9.1 Roof Top Antennae & Satellite Dishes**

The roof, as a design element, should be kept as visually unobstructed as possible.

No roof top antennae will be permitted on the outside of a residence. All antennae must be concealed within the attic or otherwise completely concealed.

All satellite dishes in excess of one (1) meter in size shall be located in a fenced back yard with no part of the dish visible above the top of the fence. It is recommended that all satellite dishes less than one (1) meter in size be installed so as not to be visible from the street directly in front of the house.

### **2.9.2 Roof Protrusions**

Vent stacks and other necessary roof protrusions, where possible, should be located to be away from view from the adjacent street. All vent stacks and flashing are to be painted to match color of shingles. Shingles are to be overlapped at valleys so that no valley flashing is exposed.

### **2.9.3 Roof Gutters & Downspouts**

Gutters and downspouts are not required. If used, however, they should be integrated with the architectural design in color, shape, and location.

If gutters are not used, positive drainage away from the house should be provided.

Downspouts are to be located to provide a clean, unobtrusive appearance, terminated by either splash blocks or drained underground to appropriate termination.

### **2.10 A/C Equipment**

Window or roof top HVAC equipment are prohibited. Extreme care should be taken in the location of condensers to avoid noise infiltration of adjoining homes.

### **2.11 Carports**

No carports shall be constructed on any lot in Silverglen North. With the prior written consent of the ARC, a porte cochere may be approved; however any approved porte cochere will be an addition to and not a replacement of the garage requirement stipulated in the Master Declaration of Covenants, Conditions and Restrictions and any supplements or amendments thereto.

### **2.12 Outbuildings**

Provided the express written consent of the ARC is secured prior to installation and placement on a Lot, one (1) lawn storage building and/or one (1) children's playhouse, each limited in maximum height to eight (8) feet from the ground to the highest point of the structure, and each limited size to a maximum of 100 square feet of floor area, may be placed on a lot. The roof of any outbuilding shall be the same color of the house on the lot on which it is located. In no case can the outbuilding be placed in a utility easement; within seven (7) feet of a side property line; or within ten (10) feet of the back property line. Additionally, no outbuilding structure of any type is permitted unless the specific Lot involved is completely enclosed by fencing in accordance with Section 1.5 herein. Otherwise, no building or structure of any kind (except for a residence or garage) shall ever be placed or erected on any lot within Silverglen North.

### **2.13 Playground Equipment**

No jungle gyms, swing sets, basketball goals or similar playground equipment shall be erected or installed on any lot without prior written approval of the ARC. These items shall be positioned

on the lot so as not to be visible from any street. Any playground equipment or other play areas or equipment furnished by the Silverglen North Homeowners Association, Inc. or in behalf of such association shall be used at the risk of the user, and the association or the entity who supplied such equipment shall not be held liable to any person for any claim, damage, or injury occurring thereon or related to the use thereof.

**SECTION 3  
LANDSCAPE GUIDELINES**

**3.1 General**

A single row of foundation planting is not acceptable.

Planting beds are to be curvilinear with varied widths, with the shrub mass in tiers, smaller shrubs and ground cover in the front and larger shrubs in the rear of the beds. Grouping of shrubs of the same species provide a substantial look. Avoid planting shrubs at a constant distance from the foundation.

Mulch all planting beds with 2" deep shredded pine bark.

No gravel of any size or color is permitted for use or substitution for shrubs, ground cover, mulch, or grass lawns. Specimen boulders and rock borders are permitted.

All front yards and side yards not enclosed by privacy fencing shall be planted with solid St. Augustine sod.

**3.2 Tree Requirements**

Trees shall be planted in the front yard of each lot in accordance with the table below. Trees are to have a minimum three-inch caliper measured three feet from the base of the tree. The species of the trees shall come from the approved list in Section 3.3.

**TREE REQUIREMENTS**

Lot Width# Required

50' Lots	One (1) per lot- Front Yard
55' Lots	One (1) per lot- Front Yard
65' Lots	Two (2) per lot- Front Yard and Two (2) Street Trees

**3.3 Approved Species of Trees**

The following is a list of trees approved for planting within Silverglen North. Other species of trees may be used, but priority should be given to the species listed below. Palm trees, yucca, cactus, and bamboo are considered to be out of character with the desired landscape effect and will not be acceptable if seen from streets or common properties.

#### YARD TREES

Live Oak  
Red Oak  
Burr Oak  
Water Oak  
Bradford Pear  
Cedar Elm  
Pecan  
Bald Cypress  
Magnolia  
Chinese Pistache  
Slash Pine  
Loblolly Pine  
Sweet Gum

#### ORNAMENTAL TREES

Crape Myrtle  
Wax Myrtle  
Red Bud  
Evergreen Pear  
Ligustrum  
Yaupon  
Chinese Parasol Tree  
River Birch  
Parsley Hawthorn  
Mexican Plum  
Majestic Indian Hawthorn  
Photinia tree  
Saucer Tree  
American Holly  
Golden Raintree

### **3.4 Shrubbery and Plant Requirements**

Shrubs and plants shall be planted in the front yard of each lot in accordance with the table below. Species of the shrubs and plants approved for planting within Silverglen North shall come from the list included in Section 3.5.

## Shrub and Plant Requirements

<u>Lot Width</u>	<u>Minimum Number Required</u>	<u>Size/Type</u>
50' Lots	2 per lot	15 gallon
	10 per lot	5 gallon
	15 per lot	1 gallon
55' Lots	2 per lot	15 gallon
	10 per lot	5 gallon
	15 per lot	1 gallon
65' Lots	2 per lot	15 gallon
	20 per lot	5 gallon
	25 per lot	1 gallon

Shrubs and plants shall be planted at spacing appropriate with size the of the plant and in accordance with acceptable industry standards.

### 3.5 Approved Species of Shrubs and Plants

The following is a list of plant material considered to be appropriate for Silverglen North. Other plant material may be used, but priority should be given to plants form this palette. Palm trees, yucca, cactus, and bamboo are considered to be out of character with the desired landscape effect and will not be acceptable if seen from streets or common properties.

#### SHRUBS

Dwarf Yaupon  
Dwarf Pyracantha  
Dwarf Chinese Holly  
Dwarf Crape Myrtle  
Dwarf Gardenia  
Dwarf Nandina "Purpurea" & "Harbor"  
Dwarf Pittosporum  
Dwarf Juniper "Bar Harbor" &, "Buffalo"  
Eleagnus  
Pyracantha  
Pittosporum  
Variegated Pittosporum  
Philodendron  
Cleyera  
Fatsia  
Compact Nandina  
Nandina  
Photinia "Frazeri"  
Azalea Karume Varieties

Azalea Indica Varieties  
Abelia  
Indian Hawthorn "Clara" "Snowwhite" "Ballerina"  
Gardenia  
Camelia  
Texas Silverleaf  
Ligustrum  
Italian Jasmine  
Oleander  
Pinapple Guava  
Laurel Leaf Cocculus  
Possum Haw  
Pampass Grass

Ground cover shall be planted at a spacing appropriate with size of plant and in accordance with industry standards.

#### GROUND COVER & VINES

English Ivy  
Algerian Ivy  
Japanese Star Jasmine  
Chinese Star Jasmine  
Climbing Fig  
Carolina Jasmine  
Monkey Grass  
Liriope / Variegated Liriope  
Sprengeri Fern  
Boston Fern  
"New Gold" Lantana  
Ajuga  
Holly Fern  
Honeysuckle  
Trumpet Creeper  
Sedum  
Chinese Wisteria  
Wood Fern

### **3.6 Irrigation**

The installation of an irrigation system by the builder is encouraged but is not mandatory.

Sprinkler heads should be located to effectively water the intended areas while providing minimum overthrow onto pavement, walks, etc.

**SECTION 4  
BUILDER SIGNAGE**

One sign per single family lot is allowed until occupancy.

The sign may be a 24" x 36" panel displaying the builder's name and/or logo or trademark. Color graphics must be submitted to ARC.

Information to be conveyed:

Name of Builder

Phone Number-Builders Sales Office

In addition, one construction address sign not to exceed 18" x 24" shall be allowed on each lot during construction of the home. The sign shall display the home address, legal description, and Builder name.

## SECTION 5 MODEL HOMES/SALES OFFICE

### 5.1 Presentation

With the exception of sales offices in a garage, the models should be presented as much as possible as the finished product would be sold.

Planters, flowerpots, benches, and other small decorations can provide a sense of scale and "lived in" appearance. The use of annual flowers is encouraged.

It is expected that the landscape planting should exceed minimum requirements for other lots. Plants are to be selected from the plant list in the landscape section of the Design Guidelines.

If planting beds are extended from one lot to another to create a park like atmosphere, care is to be taken to not block the drainage down side lot lines.

### 5.2 Signage/Fencing

Each model home shall be permitted one sign to, display the name of the builder. The sign face shall not exceed six feet (6') in width and four feet (4') in height. The total height above the existing lot grade may not be more than six feet six inches (6'-6"). If placed on corner lots, locate the sign within the property line and within the side set back lines.

Graphics on the sign may include: builder name, logo, and/or slogan, price range, phone number, and business hours. Signs may not be internally lighted.

Signs designating model names, sales office, entrances, and exits may not exceed twelve inches (12") in height and eighteen inches (18") in width.

"Trap" fencing shall be permitted only with prior written approval of the ARC. As a temporary fence, the trap fence may be installed on the property line. Other types of fencing may be given consideration by the ARC if the overall concept of the model home park requires a variance.

U.S. and Texas flags are permitted with prior approval from the ARC. No "Bandit" signs are permitted under any circumstance within the boundaries of Silverglen North.

Exterior fluorescent lighting is prohibited. Exterior landscape lighting highlighting the key elements of the home and yard is encouraged.

### 5.3 Sales Office

When model homes are no longer used for sales purposes, they are to be converted to standard residences. Sales offices must be put in condition of typical homes in the builder product line. Garages constructed for use as sales offices must be converted back to a standard garage.

Meandering sidewalks on lots are to be removed, unless they are tastefully incorporated into the final design for finished lots. Off street parking lots are to be removed after closing model units.

#### **5.4 Parking**

Off street parking is permitted but not required in model parks.

Paving must be hard concrete or interlocking pavers.