

These Residential Architectural Control Guidelines outline design goals, design criteria and the design review process for McCrary Meadows, developed by Ventana Development McCrary, Ltd. (VDM). These guidelines are applicable all sections of McCrary Meadows. A Builder's Lot Purchase Agreement (the "Builder Agreement") will determine what submission procedures and guidelines apply.

## I. Architectural Review Process

### A. Application Requirements

All new construction, by Builders, must be reviewed and approved by the Architectural Review Committee (the "ARC") prior to commencement of any building or construction activity. This approval can be secured in a timely fashion if applicable criteria specified in Sections II through Section IV of these Architectural Control Guidelines are met to the satisfaction of the ARC. The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of property owners and developers.

Subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the McCrary Meadows Community Association Architectural Review Committee.

### B. Submission Procedures

The design for each home in McCrary Meadows must be approved in writing by the ARC before construction of the home may begin. Any deviation from approved plans during construction, without the ARC's approval, constitutes a violation. Corrections of such deviations may be required. Notice of approval shall be in the form of a letter from the ARC to the party submitting the plans. Copies of approved plans and approval letters will be kept on file at VDM until completion of the development section. The ARC will review submissions and make every effort to give notice of approval or disapproval within 15 working days following receipt and review of submissions.

The ARC meets regularly to review design submittals. Only complete submittals will be reviewed. All drawings must be accurate enough to be scaled reliably. Faxed materials will be accepted for preliminary home design and plot plan change approvals. Any variances, however, must be requested in writing. Faxes will not be accepted in place of normal submission procedures. Submittals shall be sent to:

To Be Assigned by Ventana Development McCrary, LTD.

#### 1. Production Homes

**Production home plans must be approved for each community and each neighborhood they are proposed. Approvals in other VDM communities do not constitute a blanket approval to build that plan in McCrary Meadows.**

##### (a) Plan Design: Architectural Review Process Submittal Requirements:

The ARC requires one set of the following for production home plan submittals:

- Floor Plans on 11" x 17" sheets.
- Front Elevations on 11" x 17" sheets; all elevations must be shown and must include: notation of locations of all exterior wall materials, notation of roof materials, notation of

- window types
- Upon approval of a production home floor plan and series of elevations, only site/plot plan approvals are required for each home.

(b) Site/Plot Plan: Architectural Review Process Submittal Requirements:

If required in the Builder's Agreement, the design for each Site/Plot Plan must be approved in writing before construction of the residence can begin. These approvals are administered by the ARC's designated representative (currently Community Solutions, P.O. Box 5191, Katy, TX 77491). Submittal must depict:

- Locations, dimensions, and materials notations for walkways, driveway, patios, and all other exterior flatwork, including setbacks, easements, and building lines.
- Lot coverage calculation, including the total area of all footprint areas of impervious cover as listed below, including all building foundations, walks, sidewalks, patios and driveways.
- Proposed location, height, and material of each exterior fence or wall.
- Lot number, block number, section number, and builder name must be clearly printed on the first page of the submittal.

### C. Disclaimers

These Residential Architectural Control Guidelines describe a general level of conformance for development. The guidelines and the procedures set forth herein may be modified or waived from time to time by the ARC and do not supersede compliance with applicable federal, state, county, or local laws and regulations.

All improvements must conform to any state or local building codes, zoning ordinances, or other governmental regulations. If any governmental regulation is more restrictive than these guidelines, the governmental regulations prevail. If these Architectural Control Guidelines are more restrictive than other applicable codes, these Architectural Control Guidelines apply.

Neither the VDM, the ARC, nor their individual members, partners, employees, agents, or the successors or assigns of any of them shall be liable in damages to anyone submitting to them for approval of any plans and specifications or request for variances from the Architectural Control Guidelines, or to any owner or occupant of any parcel of land affected by the Architectural Control Guidelines, or to any third party, and the submission of plans or requests constitutes an express waiver and release of these third parties to the fullest extent permitted by law.

## II. Site Planning

### A. Minimum Building Setbacks

Site plans must conform to restrictions set forth in the Declaration of Covenants, Conditions and Restrictions (the "DCC&R's"), the recorded subdivision plat which shows building setback lines, easements dedicated by separate instruments, and all Fort Bend County ordinances. In some cases, different setbacks may be enforced by deed restrictions, neighborhood architectural guidelines, and/or the ARC for aesthetic reasons. VDM reserves the right to modify setback requirements.

\_\_\_\_ Front yard building setback lines will be in accordance with the recorded plat. There shall be required side yard setbacks of five (5) feet, and a rear yard setback of ten (10) feet. Detached rear

garages must be a minimum of three (3) feet from the side property line (subject to preexisting easements), and the recorded utility easement in the rear shall be the rear setback. All setbacks shall be measured to the edge of building walls and not to the edge of their respective overhangs.

Front and side setbacks of lot varying sizes shall be determined on an as-needed basis and incorporated into these Guidelines by addendum.

## B. Lot Coverage

Total site coverage of building, walks/sidewalks, patios and driveways may not exceed 80% for two-story homes and one-story homes (excluding patio home lots). Swimming pools, pool decks and spas are not considered in the calculation for lot coverage.

## C. Corner Lots and Intersections

### 1. Corner Lots

Corner lots shall have garages and driveways near the property line farthest from the corner intersection only. "Side out" garages to the side street are prohibited.

The builder fencing along side streets must be constructed on the property line. A continuous ligustrum hedge is required along the builder fence at the side property line. Individual shrubs shall be five (5) gallon in size and spaced three (3) feet on center.

### 2. Intersections

An area of open space is required at all corner lots where intersections occur. These intersections shall be unobstructed to permit pedestrian and vehicular view when near an intersection. No trees or other potentially opaque landscaping is permitted in this area. This shall be twenty-five (25) feet in distance from each street at the corner. (Figure 3)

## D. Premium Lots

Homes on greenbelt or reserves should be planned in a manner that maximizes views to these amenities. Detached garages are prohibited on these lots.

## E. Patio Home Lots

Patio home lots are "zero lot line" homes. Accordingly, the minimum side lot building line may be zero feet (0') on one side, while the opposite side is ten feet (10').

LHT will assign lot line "zeros," and will file protective covenants to facilitate this configuration. The purpose of the configuration is to provide a patio private courtyard on the side of the home, behind the front building line.

In order to accommodate any roof overhangs within the property line, the edge of the fascia on a roof will be considered the edge of the home for siting purposes.

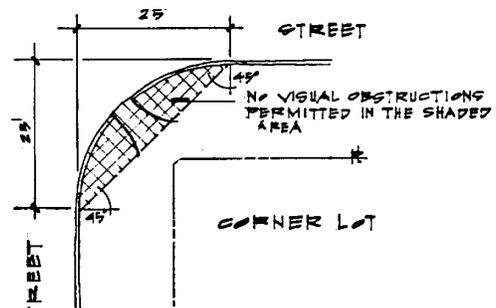


Figure 3  
Intersection Clear Zone

The patio (courtyard/open) side of a patio home shall, in general, face an all brick wall view so views into neighboring patio home's interior are avoided. Atrium cutouts in the "zero lot line" may be considered, subject to review and approval by the ARC.

Where two adjacent patio home lots have patios that adjoin each other, a solid seven-foot wood or brick fence is required on the property line between lots.

## F. Sidewalks, Front Walkways, and Steps/Retaining Walls

### 1. Sidewalks

Sidewalks, four (4) feet in width, will be required in public-street areas of McCrary Meadows. They shall be located six (4) feet from back of curb where the front building line is twenty-five (25) feet. They shall be located four (4) feet from back of curb where the front building line is twenty (20) feet.

Sidewalks shall conform to the Fort Bend County construction standard and shall continue uninterrupted visually through both front walk paving areas and driveways. Fort Bend County requires a five (5) foot wide sidewalk through the driveway. No sidewalk shall exceed a 2% cross slope. A picture-frame finish must be applied to driveway and walkway areas that intersect the sidewalk in order to achieve a continuous look.

### 2. Front Walkways

Front walkways should complement the architectural style of the home and its respective site. Walks must conform to the landscape and should not compete with the home in detail or attention. All homes must have a front walk from the street curb or driveway to the front door.

Front walks must be at least three (3) feet wide, but no wider than five (5) feet. Front walks should be at least 3½ inches lower than the front entrance landing in order to help avoid possible ponding problems in that area.

Concrete or brick pavers are the only permitted walkway materials.

### 3. Steps & Retaining Walls

Any proposed steps and terraces in the front yard should generally occur on or near the front property line wherever possible.

Construction materials allowed for steps and retaining walls are the same as those for walls. The material should complement the predominant building material, preferably brick pavers. All materials, however, must be of masonry or stone construction and approved by the ARC. Asphalt is strictly prohibited.

A maximum rise of eighteen (18) inches is allowed for any individual retaining wall at any given location. If a situation



Figure 4  
Retaining Wall

exists where a taller retaining wall is needed, it shall be broken up into individual and separate eighteen (18) inch retaining walls. All retaining wall tops must be level with the horizon. Where possible, steps and walls should be contiguous within the overall design of the front yard (Fig. 4).

## G. Garage and Driveway Locations

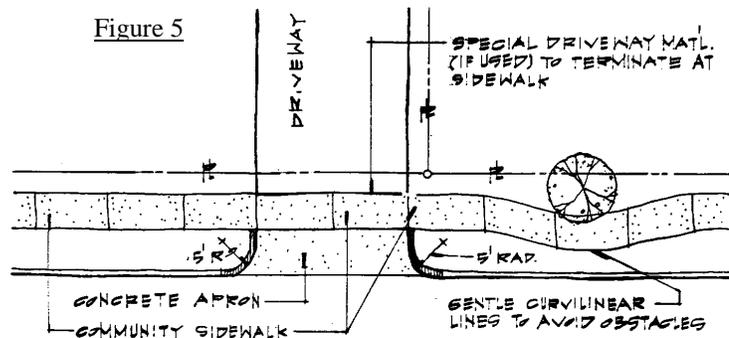
### 1. Garages

All homes in McCrary Meadows must have a minimum two-car garage and a maximum of four-car garage. The garages may be detached or attached.

Detached garages must be set back a minimum of sixty (60) feet from the front property line. A breezeway or covered patio must connect the main residential structure of the home to the detached garage. Three-car garages detached and oversized garages are permissible, subject to ARC approval.

### 2. Driveways

Builders are required to build driveways out to the street curb. Where six (6) inch barrier curbs exist, the builders are required to saw-cut the street and curb, and tie into the street and curb in accordance with city or county standards. It is the builders' responsibility to realign the grade in the flow line of the gutter in accordance with applicable regulations. Builders shall be responsible for repairing any ponding water ("bird baths") resulting from their construction activities. Where four (4) inch mountable curbs exist, no saw cuts will be required or permitted.



The driveway shall be constructed perpendicular to the street and shall be tied in to the street with a five (5) foot radius. The joint will be constructed in conformance to city or county standards and shall be doweled at the point of curvature.

Where the driveway intersects the sidewalk and front walks, the driveway finish may not continue through the sidewalk.

Driveways may be paved with concrete or other masonry materials, which relate to the architecture of the home. This masonry material must be compatible, not only with the home, but also with any other walkways or terraces on the lot.

Materials such as textured concrete, stamped concrete, colored concrete, interlocking pavers, and brick borders are acceptable, but must be submitted to the ARC for color and design approval prior to the construction.

The maximum allowable driveway width for detached garages is twelve (12) feet from the front property line to at least the front building line where it may then transition to a wider width. The minimum driveway width allowed is ten (10) feet except where applicable county and city codes require otherwise.

All detached garage driveways shall have a minimum three (3) foot side lot setback between the driveway and the adjacent side property line.

Where side-by-side driveways occur, a minimum four (4) feet side lot setback shall be required between the driveway and the side property line to allow for adequate landscape treatment.

*All driveway designs are subject to review by the ARC.*

## H. Fences and Gates

### 1. Wood Fencing Guidelines:

#### (a) Height:

Typically limited to six (6) feet nominal measurement above natural grade. Builder may be required to construct eight (8) foot high fences where perimeter conditions warrant.

#### (b) Materials:

All wood fences are to be constructed with Right Wood only or similar product.

#### (c) Construction:

Interior Lots (Figure 6): Fence must be set back at least 5 feet from the front of the home. A "good neighbor" fence policy is required. Alternating sections are to occur at regular fence post intervals only, so that an entire panel is dedicated to one lot and the following panel is dedicated to the adjacent lot and so forth. In this manner, both lots receive approximately the same exposure to finished sides of a picket fence structure.

Corner lots : Fence must be located on the property line and the building line. The fence must be set back five (5) feet from the front of the home. The finished, or "picket" side of the fence should face the side street.

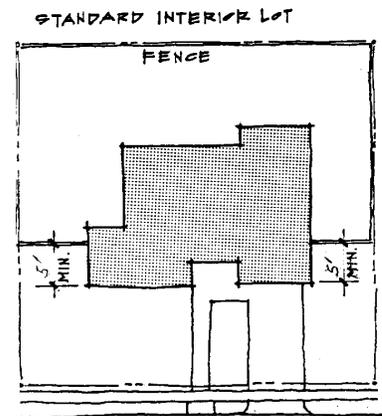


Figure 6

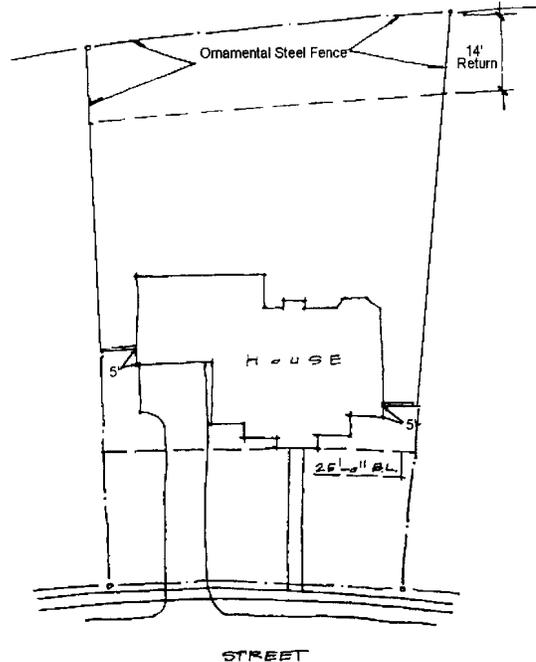
(d) Special conditions:

The finished side of a fence should always face the exterior or public side. Any exposures to public streets, greenbelts, ditches, or detention basins will be considered public view and must be constructed with an ornamental cap (2"x6" with a 1"x2" vertical stinger) and a 2"x12" rot board.

The breezeway fencing between a detached side-out garage and the home may be four (4) feet high to allow for visibility.

Where residential lots are located adjacent to either a commercial, institutional, or other more public use, the finished side of a fence should always face the non-residential use.

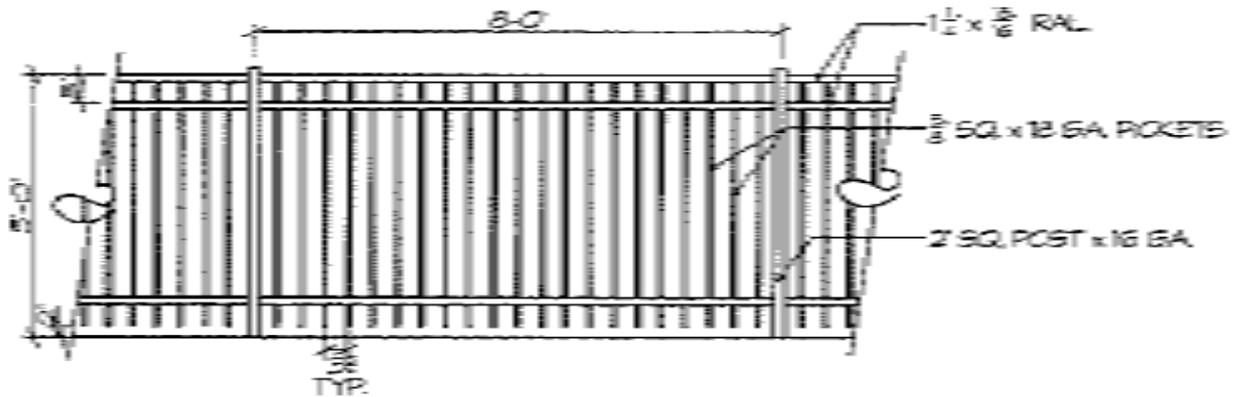
Figure 6-1: Public View Fence Detail



2. Ornamental Steel Fencing Guidelines:

Ornamental metal fencing must be approved for premium lots adjacent to water bodies, nature reserves and greenbelts.

Fence shall be Ameristar Montage ATF Welded Ornamental Steel Majestic 3R EXT 5'T8'W, Black. It shall be installed in accordance with manufacture's specifications for fence series. Pedestrian gates are allowed, but not required. The gates shall not exceed forty-two inches (42") in width, inclusive of gate hardware.



**ORNAMENTAL IRON FENCE**

3. Gates

- (a) Gates shall be constructed with the same materials and quality as the adjoining fence. If the adjoining fence is ornamental steel, all hardware shall be painted the same color as the fence.
- (b) Pedestrian gates may not exceed forty two (42) inches in width.
- (c) Gates are not required but may be constructed for resident access to the adjoining public areas (e.g. greenbelts and public rights of way). Gates are prohibited for access to the golf course.

**I. Decks, Pools, Ancillary Buildings, Etc.**

All decks, pools, ancillary buildings, and other such structures are to be constructed only in the rear of the yard as specified in the following:

1. Decks

Decks for either pools or hot tubs are not permitted within utility easements, and generally should be kept within the side-lot building setback lines. No deck is allowed to encroach into the three (3) foot wide side lot drainage easement.

2. Swimming Pools, Hot Tubs and Spas

Swimming pools and spas must be constructed within the setback lines of each lot and may not encroach into the utility or drainage easements. Adequate room for landscaping should be provided. Mechanical equipment may not encroach into the three (3) foot wide side lot drainage easement or any utility easements, and must be screened from public view.

Above-ground swimming pools are strictly prohibited. However, above-ground spas, jacuzzis or hot tubs are allowed provided they are screened from public view through the use of landscaping or a privacy fence. Mechanical equipment may not encroach into the side or rear yard setbacks, and must be screened from public view.

Generally, swimming pool features (i.e. slides, waterfalls, diving boards, etc.), accessories and equipment must not be directly visible from public views.

3. Ancillary Buildings and Other Structures

Gazebos, play structures, storage structures, shade and other structures must be submitted to the ARC for approval prior to construction. The size and height of these buildings are strictly controlled in the DCC&R's of each neighborhood. Gazebos, arbors and shade structures must be architecturally compatible with the main home and be in compliance with applicable restrictions. Structures proposed for greenbelt and lake frontage lots must not screen views from adjacent lots. Storage structures must be architecturally consistent with the style and materials of the home or actually be part of the home structure. Detached storage structures may require screening from public view. All ancillary buildings and other structures must not exceed 10 feet in height.

J. Landscaping

1. Yard Trees

All natural trees are to be saved in the front yard. If there are no trees in the front yard, the builder is required to install trees in the front yard of each home. The specific number of yard trees required for each lot depends on lot width. The following standards should be adhered to for the appropriate lot widths specified.

**YARD TREE REQUIREMENTS**

<b>Lot Width</b>	<b># of Yard Trees Required</b>	<b># of Street Trees Required</b>
50'	2 Hardwoods	0
60'	2 Hardwoods	0
All Corner Lots	Add a Minimum of 2 trees on side yards if room allows. ARC approval needed for variance.	0

The yard trees installed, or if existing, must be a minimum of four (4) inches in caliper (50 gallon) for hardwoods when measured twelve (12) inches above grade. Additionally, trees must have a minimum height of ten (10) feet and a minimum spread of five (5) feet. However, larger trees are encouraged.

3. Supplemental Requirements for Tree Preservation

4. Other Vegetation

In addition to the tree requirements above, individual lots must meet the following minimum landscaping requirements:

- (a) At least fifteen (15) foundation shrubs per lot should be installed in the front yard with a minimum container size of five (5) gallons.
- (b) At least two (2) vertical foundation accent shrubs per lot should be installed in the front yard with a minimum container size of ten (10) gallons.
- (c) Primary shrub treatment in the front yard shall be within the back third of the front of the home. This is not to preclude additional landscaping in other areas of the front yard.
- (d) At least two (2) shrubs, five (5) gallon size are required in front of air conditioners visible from the street. Air conditioners on corner lots must be enclosed by the fence on the street side of the lot.

5. Grass Coverage

All areas exposed to public view (public right of ways, greenbelt views, public streets) shall be sodded with Saint Augustine Grass.

6. Irrigation

Irrigation must be installed by Builder in front yards of all lots. Irrigation, when installed, must cover all landscape areas in front and side yards of corner lots.

**K. Lot Drainage**

In order for a lot to provide adequate drainage capabilities and remain sensitive to tree preservation, the following drainage guidelines apply:

LHT endeavors to provide engineered and developed lots that enable builders to achieve positive site drainage of +/- .75% to 1.0% generally from the rear of lots to the street. Some situations may exist where drainage is to the rear of lots.

When a home structure is in place on a given lot:

- Positive drainage should be maintained and should be directed away from the home structure.
- Drainage runoff onto adjoining properties is prohibited.

When lots require further drainage, the construction of swales (which minimize drainage impacts to existing trees and vegetation) is recommended. Lastly, where more drastic drainage requirements exist, the use of area drains is recommended.

Regardless of what method is utilized, the preservation of trees will always be considered a foremost concern. Drainage must attempt to work around significant existing trees and dedicated tree preservation areas. Please refer to the previous Section K ("Tree Preservation and Removal") for further direction on which trees must be preserved and the grading restrictions that apply.

**III. Architectural Design and Materials**

The general purpose of this section is to encourage variety, diversity, interest, and individuality in home architecture. Requirements of specific neighborhoods or sections may supersede this section to reinforce

a particular architectural theme desired.

### A. Massing of Home/Scale/Proportions

In general, the massing of a home should be appropriately scaled to the street and the surrounding homes. The home should have reasonable variations in its massing and should avoid the “straight box” approach in all instances (Fig. 11).

Side elevations with huge expanses on a common plane should be avoided. Relief should be provided on all elevations by providing setbacks, which can break down the massing where possible. Pieces of the home should be scaled appropriately to each other. Logical placement of material or texture changes can significantly help in creating appropriate massing.

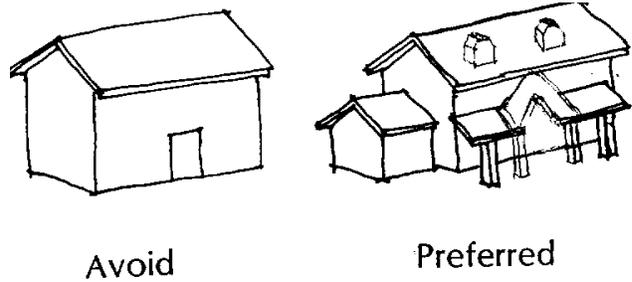


Figure 11  
Massing

### B. Exterior Elevations and Materials

#### 1. Exterior Elevations

Windows must occur on all street facing elevations of single-family homes which are not patio homes or homes on a zero-lot-line configuration. This requirement helps achieve a positive character for the community since it emphasizes the importance of the home when experiencing the street scene.

#### 2. Repetition of Elevation

Builders proposing the construction of repetitive home designs shall carefully consider their production model mix in order to avoid monotony, yet maintain continuity of scale and character. The intent of this guideline is to avoid the negative “look-alike” effect of frequent repetition, but still allow sufficient latitude for the builder in satisfying market demand. Builders must conform to the following:

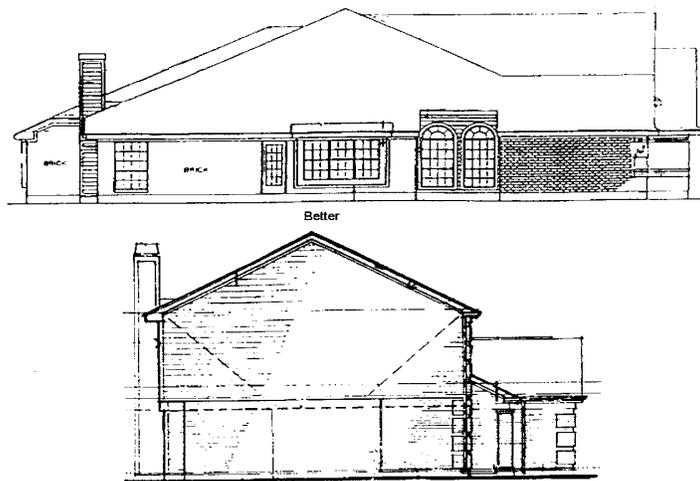


Figure 12  
Side Street Elevations

(a) For 50' Lot size or less, if a plan is to be repeated on the same side of street with the same front elevation design two full lots must be skipped and one Lot must be skipped if same front elevation design occurs across the street. For 60' Lots or larger, if a plan is to be repeated on the same side of the street with the same front elevation design three full lots must be skipped and two Lots must be skipped if same front elevation design occurs across the street.

(b) The ARC reserves the right to reject an elevation that closely resembles that of a nearby home or in any way detracts from the overall street scene. Additionally, identical uses in brick type and color, and siding color, are prohibited on homes that are adjacent to one another. Custom homes may not be repeated within any given section. Section J (Exterior Colors) further details color requirements.

### 3. Exterior Materials

Fifty Foot Lots (50') or Less: All single story homes require no less than 75% brick, stone or stucco and 100% brick, stone or stucco is required for all Premium Lots. On all two story homes must include 75% brick, stone or stucco on the first floor and the front elevation of the second floor will require predominantly brick, stone or stucco.

Sixty Foot Lots (60') or Greater: All single story and two story homes require 100% brick, stone or stucco on the first floor. Two story homes require 100% brick stone or stucco on the front elevation of home with a corner wrap of no less than seven feet (7').

The variety and number of primary exterior materials should be held to a minimum. The maximum number of exterior materials allowed is three. ARC may require additional brick, stone or stucco on homes that are in public view of the McCrary Meadows entrance and community access boulevards.

#### (a) Brick

Brick shall be hard fired and have an overall appearance of relative evenness in color and texture. Painted brick may be permitted where deemed appropriate for a particular architectural style. However, such applications must be approved by the ARC prior to initiation.

#### (b) Wood/Hardboard

Siding: Material shall be fiber-cement (e.g. "Hardiplank<sup>®</sup>") and must be of a horizontal, lap type. Diagonal siding, board and batten, and particleboard siding, and vinyl siding are prohibited. Siding shall be painted or stained with medium range colors that do not drastically contrast adjacent brick or other material. Naturally weathered wood is not permitted.

Trim: All trim shall be smooth/semi-smooth, high quality finish grade stock wood or Fiber-Cement (e.g. "Hardiplank<sup>®</sup>"). Trim shall be stained or painted as approved by the ARC.

#### (c) Stucco

Stucco, as a building material, is permitted given an appropriate style of architecture. Stucco may be used as a major building material with the approval of the ARC.

(d) Stone

If stone is to be incorporated, it should be a natural limestone, or other regional stone color which is deemed appropriate with the project character as approved by the ARC.

(e) Synthetic Materials

Synthetic material such as metal siding, vinyl siding, and other materials which have the appearance of wood, or stone must be reviewed to ensure a quality appearance for approval by the ARC.

(f) Material Changes

Changes in exterior wall material should have a logical relationship to the massing of the home. Material changes on a common wall plane that occur along a vertical line should be avoided wherever possible.

(g) Awnings

Awnings over entrances or windows are prohibited.

### **C. Entrances and Windows**

All openings in a structure such as windows and doors should relate to each other on all elevations both vertically and horizontally. This should occur in some clearly defined order, and scattered or random placements should be avoided. Both entrances and windows should be in proportion as they relate to the building mass as a whole. All sides of a home should receive equal design consideration. Reflective glass is prohibited.

1. Entrances

Entrances should be the focal point of the elevation which they serve. Although two-story entryways are allowed, the creation of a focal point at the entry through the use of human scaled entry elements is suggested. Recessed or protruded one-story elements add to the architectural detail of the home. Regardless of the scale selected, entrances should always relate to the overall architectural character and quality of the home.

2. Windows

Windows, like entrances, should be compatible with the overall building mass and architectural character and quality of the elevation.

If shutters are incorporated as part of the design, they should be appropriately scaled to relate to the window opening and appear authentic. They must also always occur in pairs. The shutter color must harmonize with the other colors on the home.

Wrought iron and/or burglar bars will be considered only if the ARC determines that they are compatible with the architectural character of the home. Burglar bars over windows are generally prohibited and must be submitted to the ARC for consideration. Approval must be granted prior to installation.

If storm windows are to be utilized, they must resemble existing window frames of the home and

neighborhood. They should have the same general configuration as the existing window frames if this is a replacement application. Additionally, storm windows must have a similar color value to the existing window frames of the neighborhood. Mechanical roll-down storm window boxes, if utilized, must match the window frame color of the home.

#### **D. Roof Treatment and Overhangs**

##### **1. Materials**

Approved roof materials shall have the following minimum qualities:

- Dimensional with 30-year warranty.
- Earthtone colors. All shingles within a given neighborhood shall be the same color.

Shingles shall be composition asphalt. Other materials must be approved by the ARC prior to installation. All materials must meet the minimum qualities specified above.

The shingle material must harmonize with other shingle materials used in the neighborhood. Shingles with an ornate pattern or cut pattern are not acceptable. Earthtone shades are required for all shingle materials.

##### **2. Form**

The form and massing of the roof should have a logical relationship to the style and massing of the home. Roof pitches should be applicable codes, but must be a minimum of 5 in 12 and not steeper than 12 in 12 for the main body of the roof. Patio or shed roofs must be a minimum of 3 in 12.

The ARC will consider other configurations in roof forms if appropriate to the style of architecture for a particular home. However, very steeply pitched roofs, such as Mansards, which create massive roof structures, are strongly discouraged.

The roof height should not exceed  $\frac{3}{4}$  of the total elevation area for single story homes and  $\frac{1}{2}$  the total elevation area two-story homes.

Fascia depths should be in scale with the mass of the elevation, but the face of the fascia board must be at least 6 inches (nominal) in size.

##### **4. Roof Penetrations**

Roof vents, utility penetrations, or other roof protrusions shall not be visible from the front street and must be painted to match the singles. Skylights should not be visible from the front street.

##### **5. Gutters & Downspouts**

Gutters and downspouts should be strategically placed to minimize their visibility to the front street. Preferably, downspouts should occur only at the rear and sides of a home. Placement on the front elevation should be avoided as much as possible, but may be used to avoid water runoff at front entrances. Gutters and downspouts must match or be very similar to the color of the surface to which they are attached.

Downspouts must be installed vertically and in a simple configuration. All gutters and

downspouts on standard lots must be installed so water runoff does not adversely affect adjacent properties. Zero-lot-line patio homes, however, may drain onto the adjacent easement of the non-patio side of the home to accommodate roof drainage.

6. Exposed Roof Metal /Antennas

All exposed stack vents, skylight curbs, attic ventilators, and other metal roof accessories shall match or closely resemble the roofing color.

All stack vents and attic ventilators shall be located on the rear roof slopes perpendicular to the ground plane. They shall not be visible from public areas and should be placed in a location which is least visible from adjoining property.

Roof-mounted ventilators shall be no higher than 10 inches above the roof surface.

**E. Chimneys**

The chimneys must be compatible with the architecture of the home.

Acceptable cladding material includes masonry, brick, wood, or fiber-cement board.

Spark arrestors and caps are required on all chimneys. The spark arrestor and cap should be unadorned, non-ornamental and designed to match or be compatible with the color and material of the exterior elevations of the home. Caps must be of metal or masonry construction.

Heights of chimneys should meet all fire code requirements and be proportional to the roofline of the respective home. Metal chimneys, if used, shall not exceed a maximum exposed height of 6 inches of chimney pipe nor a maximum height of 18 inches of total exposed metal including both chimney pipe and cap.

**F. Garages and Garage Doors**

Front loaded garages may protrude no more than 15 feet from the front plane of the main residence.

Garage doors should be relatively unadorned while remaining compatible with the architecture of the home and elevations. Panelized doors, however, are encouraged to help downscale the effect of a garage door.

**G. Address Identification**

Address identification is limited to the address number for a particular home. No street name or resident name is permitted on the exterior of the home. The address number must be visible from the street. The scale of the address number may vary according to the scale of the home, but may be no larger than 6 inches in height and must be placed in a horizontal line. No particular letter type style is required, but numbers must be Arabic and must be easily readable from the street. The number for address identification should be inset into the brick either next to the front door or on the front of the home. Internally lit address numbers are not permitted.

**H. Lighting**

The type, color, and quality of all exterior site and home lighting must be consistent with other existing lights on the property and in the neighborhood of the respective home. Incandescent-type lighting is the norm.

1. Floodlighting

Floodlighting fixtures must be attached to the home or other architectural structure and must not illuminate adjacent public or private properties. Lights must be directed downward and shielded so that they do not create a “hot” glare spot visible to neighbors. The fixture color and any shielding should be compatible with the building. Conduits and wiring must be concealed. Neither high-wattage, commercial/industrial-type fixtures nor sodium-vapor light sources will be approved for residential.

2. Exterior Lighting Fixtures

All exterior lighting fixtures visible from the street or other public areas must be of an understated design that complements the architectural style of the residence. Fixtures shall be white incandescent, unless otherwise approved by the ARC. High intensity area lighting, such as mercury vapor or high-pressure sodium is not allowed.

**I. Screening**

1. Wood Fences

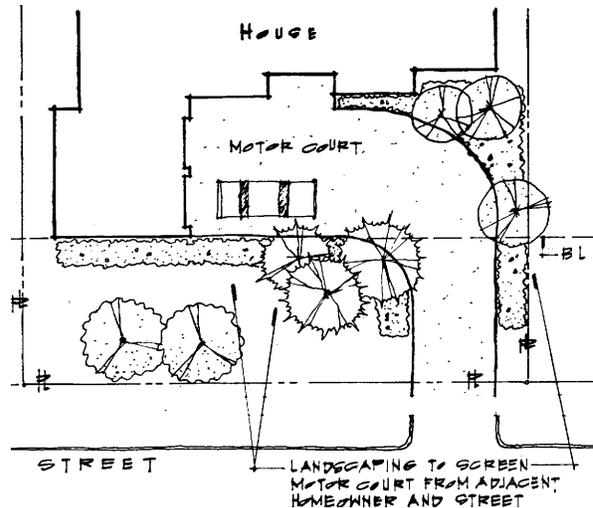
All wood fences exposed to permanent public view must be constructed in accordance with these guidelines and screened with a combination of trees and shrubs.

2. Mechanical Equipment

Air conditioning compressors are not permitted outside of fences on the side streets of corner lots.

3. Rear Yard Equipment

Play equipment and structures, pools, lawn furniture, etc. must be screened from public street view by a combination of trees, hedges, walls, or fences.



**J. Exterior Colors**

Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used. The general intent is to encourage greater variety among homes along the street.

Siding and trim should generally stay within the earthtone color family. The use of white is also

permitted. Extremely bold or primary colors, however, are prohibited.

Yellow, blue, or green pastels are discouraged unless part of an overall concept. However, soft and muted earthtone pastel colors like grey, beige, brown, salmon, etc., are acceptable.

The variety and number of exterior colors on each home should be held to a maximum of three not inclusive of brick color or front door color. Brick colors should generally be of an earthtone family or range. No one brick color family should dominate a particular street scene.

Repetition of brick uses should occur no more frequently than every fifth home.

Very dark colored brick is discouraged. Brick for homes on consecutive and facing lots must vary in order to avoid monotony. Variety in brick use is highly encouraged.

Likewise, trim color and/or field color must also vary. The ARC will determine whether consecutive or relatively consecutive homes' brick colors or trim colors are similar enough to deny their adjacency.

## **K. Security Devices**

Security devices such as sirens and speaker boxes should be the minimum size needed to be effective and should be located unobtrusively. Section III.C.2 ("Entrances and Windows"), prohibits security and/or burglar bars on the exterior of homes unless specifically approved by the ARC prior to installation. If security devices are being considered for a home, the builder/developer must utilize a device which is not visible to public view and preferably mostly contained within the home.

## **IV. Model Homes/Model Home Park**

### **A. Model Home Layout**

#### **1. Modifications**

Realizing that model homes will function as sales offices, modifications to the finished product that would actually be sold is expected. However, builders are expected to emulate as closely as possible the end product that a consumer can expect to receive.

Before sale by the builder, all modifications (e.g., front yard fencing, atrium doors in lieu of overhead garage doors, floodlights, etc.) must be removed and the unit restored to its standard appearance.

#### **2. Yard Lights**

Each model should have, unless otherwise specified by the ARC, yard lights installed that will illuminate the model homes during the period from dusk to 10:00 p.m. The builder may employ other types of illumination upon approval of the ARC.

#### **3. Fencing**

Fencing on sales models will always be of an iron/metal material of a standard configuration where it is adjacent to front yards. Fences will always permit view of the home and into the lot from the street. Model home fences should never exceed four (4) feet in height in the front yard. Wood fencing is allowed in the rear yards of model homes. All fence designs must be submitted

to the ARC for review and approval.

4. Flag Poles

A maximum of one (1) flagpole per model home site, per builder will be allowed to display a U.S. Flag, a Texas Flag, or Builder Flag.

The flagpole should be one-piece construction of brushed anodized aluminum not to exceed 35 feet in height. The pole should be capable of withstanding local wind velocities.

The length of the flag should be approximately one-fourth the height of the pole on which it is mounted. Building-mounted flagpoles are not permitted. Flags and/or poles must be replaced when they become faded or worn.

**B. Maintenance: Model Home Exteriors and Landscaping**

1. Model Homes Exterior

Exterior of model homes should be kept in a new and fresh condition. Doors, siding, and trim are to be kept clean and painted when necessary. If, in the opinion of the ARC, areas of a model home require refurbishing, the ARC will give the respective homebuilder two weeks' notice in writing in which to correct the deficiencies.

2. Landscaping

The front and rear yards of all model homes are to be landscaped including fully sodded yards and foundation plant material. Front yard and street trees will be planted in accordance with previously promulgated rules of the ARC and these guidelines. A minimum of one (1) rear yard tree is required.

**C. Model Home/Builder Signage**

One (1) yard sign per lot is allowed for the purpose of advertising a particular builder name or to advertise the property for sale or rent. No additional sign, advertisement, billboard, or advertising structure of any kind shall be displayed to public view on any lot.

Builders will be allowed one (1) yard sign per builder, per Model Park. The sign may be a maximum of 32-sq. ft. in area. Base landscaping is required. The sign will be allowed for a period of time commensurate with the model homes sales program only. Model identification signs may not exceed three (3) square feet. In addition, one sign no larger than three (3) square feet may be used to indicate whether a model home is open/closed and the hours of operation only. This sign must be close to the front door.

**The ARC has the right to remove any sign, advertisement, billboard, or advertising structure which is in violation of these restrictions. All model home signage packages must be submitted to the ARC for review and approval.**