



CERTIFICATION
JONES CREEK RESERVE COMMUNITY ASSOCIATION, INC.

Residential Design Guidelines

I, the undersigned, pursuant to Texas Property Code §202.006, certify:

That I am the President of Jones Creek Reserve Community Association, Inc., a Texas nonprofit corporation (the "*Association*");

That the attached document is a document that applies to the operation and utilization of residential property within Jones Creek Reserve, a development in Fort Bend County, Texas;

That the property affected by the attached document is the property restricted by that certain Declaration of Covenants, Conditions, and Restrictions for Jones Creek Reserve, recorded under Clerk's File No. 2024034546 in the Official Public Records of Fort Bend County, Texas, as same has been or may be amended from time to time (the "*Declaration*"), and any other property which has been or may be annexed into Jones Creek Reserve and made subject to the authority of the Association;

That the document which affects the use and operation of the above-referenced property is attached to this Certification as Exhibit A; and

That the document attached to this Certification as Exhibit A was promulgated by Declarant in accordance with the Declaration and is filed of record by the Association pursuant to Texas Property Code §202.006.

SIGNED this the 22 day of April, 2023.

By: *Paul Grover*
Print Name: Paul Grover
Title: President

STATE OF TEXAS §
COUNTY OF Fort Bend §

BEFORE ME the undersigned authority, on this day personally appeared Paul Grover, the President of Jones Creek Reserve Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal of office this the 22 day of April, 2023.

James B. Grover, Jr.
Notary Public – State of Texas

After Recording Return To:
Lisa L. Gambrell
Isabella L. Vickers
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., Ste. 5700
Houston, Texas 77056

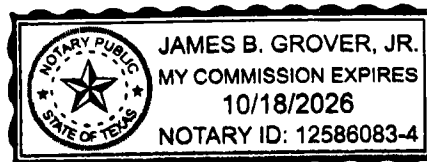


EXHIBIT A

RESIDENTIAL DESIGN GUIDELINES FOR
JONES CREEK RESERVE

RESIDENTIAL DESIGN GUIDELINES FOR JONES CREEK RESERVE

These Residential Design Guidelines for Jones Creek Reserve (these “*Guidelines*”) are adopted by VENTANA PRECINCT LINE LLC, a Texas limited liability company (“*Declarant*”), pursuant to the power reserved to Declarant in the Declaration of Covenants, Conditions, and Restrictions for Jones Creek Reserve, recorded under Clerk’s File No. 2024034546 in the Official Public Records of Fort Bend County, Texas, as amended and supplemented from time to time (the “*Declaration*”).

These Guidelines are intended to be used by Owners who are constructing, removing, repairing, or replacing Dwellings, Outbuildings, or other improvements on Lots within Jones Creek Reserve, a residential community located in Fort Bend County, Texas (the “*Property*”). References to “Owner” in these Guidelines include the more narrowly defined term of “Builder”, as set forth in the Declaration. Where appropriate, the narrower term of “Builder” is used in these Guidelines instead of “Owner”. The Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the Property, including criteria for design, style, materials, colors, and location of site improvements, landscaping, and lighting.

Owners should refer to these Guidelines before commencing any work or engaging in any activity on or in connection with a Lot or Dwelling within the Property. In addition, the prior written approval of the Architectural Review Committee (the “*ARC*”) of Jones Creek Reserve Community Association, Inc. (the “*Association*”) of any construction plan, including the site plan, design development plan, and exterior plan, must be obtained prior to the commencement of any work on a Lot. These Guidelines must be used in conjunction with the Declaration, the applicable plat, and state and local laws and ordinances. In the event there is a conflict between these Guidelines, the Declaration, the applicable plat, and any applicable state or local laws or ordinances, the more restrictive requirement will control.

Declarant, the Association, the Board of Directors of the Association (the “*Board*”), the ARC, and the respective officers, directors, employees, agents, managers, partners, representatives, successors, or assigns of the aforementioned parties are not liable in damages or otherwise to any party who submits matters for approval to any of the aforementioned parties, or to any Builder or Owner affected by these Guidelines by reason of mistake of judgement, negligence, or nonfeasance arising out of or in connection with the approval, disapproval, or failure to approve or disapprove of any matters requiring approval. Each party who submits plans for a proposed improvement and each party who may be affected by the approval or disapproval of plans for a proposed improvement agrees, by the submission of plans for a proposed improvement, that such party will not claim or file a suit against Declarant, the Association, the Board, the ARC, or their respective directors, officers, employees, agents, managers, partners, representatives, successors, or assigns as a result of the approval or disapproval of the plans or the failure to approve or disapprove of the plans. Approval by the ARC is not intended as any kind of representation, warranty, or guarantee as to compliance with state or local laws or as to the integrity or workability of the plans or the contractors used.

Reference is made to the Declaration for all purposes, and, unless otherwise specified in these Guidelines, the capitalized terms used in these Guidelines have the meanings set forth in the Declaration, which definitions are incorporated in these Guidelines for all purposes by this reference.

I. NEIGHBORHOOD PLANNING ELEMENTS

The Property is designed to promote “street scenes” that are aesthetically pleasing in character and reflect the feeling of the neighborhood. Developing a “street scene” requires Builders to coordinate their architectural designs and landscape styles in a manner that reflects street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall appearance of the Property.

Builder and Owners are responsible for individual site development and maintenance, including development and maintenance of the area within the street right-of-way. On corner Lots, Builders and Owners are responsible for both rights-of-way. Builders are responsible for street cleaning and trash pick-up on Lots and in the immediate area where Dwellings are being constructed.

A. Housing Plan and Elevation Repetition

The following 3 scenarios represent guidelines for determining when a plan and elevation can be repeated within the Property:

- (1) When building the same plan, same elevation, on the same side of the street or on both sides of the street, 3 full Lots must be skipped.
- (2) When building the same plan, different elevation, on the same side of the street, 2 full Lots must be skipped.
- (3) When building the same plan, different elevation, on opposite sides of the street, 1 full Lot must be skipped.
- (4) 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.
- (5) Home plan and elevation repetition requirements on corner Lots or Lots located where 2 streets meet will be handled on a case-by-case basis.

B. Lot Coverage and Square Footage

Buildings and other structures may not exceed 60% of the total Lot area of any Lot. Driveways, sidewalks, pools, spas, and decks are not considered structures for the purpose of calculating the Lot coverage.

All Dwellings within the Property must contain a minimum of 1,400 square feet of living area. Living area does not include porches, garages, or non-airconditioned areas.

C. Building Setback Lines

Minimum building setback lines may be established by state or local laws or ordinances and may be reflected on an applicable Plat for the Property. Local laws, the Declaration and the applicable Plat should be referred to in determining the appropriate setback line for a specific

building site. If there is a discrepancy between the forgoing, the greater setback line controls. Encroachment upon the setback lines with residential structures and garages is prohibited. The Board may, in special cases, grant variances to building lines not specifically illustrated on a recorded Plat.

Typical setback lines for standard residential Lots are as follows:

Front Yard Setback – non cul-de-sac Lot	25-foot minimum setback
Front Yard Setback – cul-de-sac Lot	20-foot minimum setback
Rear Yard Setback	10-foot minimum setback or the width of any easement
Side Yard Setback	5-foot minimum setback or the width of any easement
Corner Yard Setback	15-foot minimum setback

Pools, spas, decks, and walkways located in the rear yard are not considered building encroachments to the side setback lines. However, a planted landscape area (minimum 3 feet in width) must be maintained between the fence line and any pool, spa, deck, or walkway.

D. Garages

- (1) All Homesites within Jones Creek Reserve must provide garage parking for 2 vehicles.
- (2) Detached garages are not permitted on any Lot.
- (3) Corner Lot driveways and garages must be placed near the property line farthest from the entry street.
- (4) Garages may not face the side street and must be placed on the opposite lot side from the side street on corner lots.
- (5) When front loaded attached garages are utilized, the ARC may require that the garage be recessed a minimum of 3 feet from the facade of the Dwelling.
- (6) If a front-loaded garage is not recessed, it must protrude from the front elevation of the Dwelling but may not extend further than 10 feet.

E. Utility Easements

All Lots contain a utility easement for the distribution of electrical, telephone, gas, and cable television service. In some instances, sanitary sewer lines are also placed within the utility easement. Utility easements are typically located along the rear Lot line, although selected Lots may contain a side Lot utility easement for the purpose of completing circuits or distribution systems. Both the applicable Plat and the individual Lot survey should be consulted to determine the size and location of utility easements on a specific Lot. Encroachment of structures upon the utility easement is prohibited.

Generally, interior Lots contain a 7-foot wide utility easement along the rear Lot line. Perimeter Lots or Lots that back up to drainage facilities, pipeline easements, property boundaries and non-residential tracts typically contain a 14-foot wide utility easement.

F. Street Address Markers

Street address markers must be located on the front of each home and displayed on an approved address marker. The font used on all street markers must be Trajan Bold. Curb address markers are prohibited.

G. Mailboxes

Centralized mail delivery will be utilized in accordance with United States Postal Service (“*USPS*”) requirements, and Declarant will coordinate the installation of mailboxes with the USPS. Subject to the approval of the USPS and the ARC, placement of mailbox units must conform to the following general guidelines:

- (1) Mailboxes must be mounted on a concrete slab within the public street right-of-way between the side-walk and curb.
- (2) Mailboxes may not be located in areas within the Property which will create a traffic hazard.

H. Site Maintenance During Construction

Each Lot in Jones Creek Reserve must be maintained in a neat, clean, and orderly condition by the Builder during construction. A Builder must place a minimum of 1 net basket large enough for trash and construction debris containment within the boundaries of each Lot on which a Dwelling is being constructed, and the debris must be removed from each Lot as often as necessary to maintain attractiveness of the construction site. Construction debris, including excess concrete, may not be burned, dumped, or disposed of in any area of the Property unless a specific location for such a purpose is approved in writing by the ARC. Builders not maintaining their Lots in a neat, clean, and orderly condition, as provided in these Guidelines, may be subject to fines charged by Fort Bend Municipal Utility District #143.

Sediment Control

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all projects in Jones Creek Reserve are required to practice sediment control during construction. As soon as earth-work commences which destroys the natural vegetative cover on any portion of a Lot, one of three basic sediment control methods must be installed in such a way as to filter all storm water runoff from the tract into the public street. The sediment control system must remain in place and in good repair until construction and landscaping is complete. If the ARC determines that a Builder has not maintained his sediment or drainage course, the Builder may be assessed the cost of cleanup.

Builders may choose any of the following sediment control methods:

- (1) Temporary sediment fencing may be constructed on the site out of wire mesh and burlap, or a commercially manufactured fencing product (such as Enviro Fence) may be used. Whichever fencing material is selected, it must be securely anchored below the surface elevation of the ground so that any storm water sheet flow passes through the fence material or is trapped behind it.

- (2) A continuous strip of solid grass sod, 3 feet in width, may be planted behind the curb and along the sides of driveways (if existing). Also, side yard swales must be fully sodded to accommodate sheet flow drainage from the rear Lot area.

II. LOT ELEMENTS

A. Grading and Drainage

Each Lot must be graded so that storm water will drain from the rear property line through the side yard and front yard to the abutting street and not across adjacent Lots or reserves. Minimum grade must be 1%. Variances may be made in those instances where existing topography dictates an alternate Lot grading plan. The Board must approve all variances.

B. Driveways

- (1) Builders must build driveways into the street right-of-way. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape environment. All driveway locations must be approved by the ARC.
- (2) Driveways may be paved with concrete or unit masonry; use of materials should be consistent with the architectural character of the Property. The use of stamped or colored concrete, interlocking pavers, brick pavers, and brick borders is encouraged but must be approved by the ARC. All materials must be compatible with the Homesite. Asphalt paving is prohibited.
- (3) Concrete driveways are to be a minimum of 4 inches thick over a sand base. A #6, 6-inch by 6-inch woven wire mesh must be installed within the portion of the driveway between the Dwelling and the property line.
- (4) Driveways may not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with state and local regulations, which may require inlet adjustments or upgrades, may be necessary.
- (5) Driveways may not be located any closer than 2 feet from the side Lot line.
- (6) Under no circumstances may an entire front yard be paved as a driveway. A minimum of 25% (exclusive of the garage) of the front yard is to be planted in shrubs, ornamental grasses, groundcover, and turf.
- (7) Driveways are to abut rollover curbs with the thickened section to attach to street.
- (8) Driveways must be a minimum of 16 feet in width. Any driveway greater than 20 feet in width requires ARC approval. When a rear loading garage is provided, the driveway must be a minimum of 10 feet in width at the street.

C. Sidewalks

- (1) All sidewalks must meet or exceed state and local requirements and the standards defined by the Americans with Disabilities Act. The Fort Bend County, Texas requires that all concrete within the right-of-way be reinforced with steel (minimum #3 rebar at 24 inches on center).

- (2) Sidewalks will be constructed by the Builder within all public street rights-of-way adjacent to Lots.
- (3) Builders must construct a sidewalk parallel to the street from side Lot line to side Lot line.
- (4) Sidewalks must have a broom finish.
- (5) Builders must construct an entry walk a minimum of 4 feet wide from the front door of the Dwelling to the back of the street curb. Walkways may tie the walkway to the driveway instead of extending the walkway to the public street.
- (6) Locations of sidewalks are not to be varied except where required to avoid existing trees or flush valves.
- (7) When sidewalks deviate from a straight line, gentle radii instead of abrupt curves and angles must be utilized.
- (8) Sidewalks must be located at least 4 feet from the back of curb, except on cul-de-sac Lots where they must be located within the right-of-way.
- (9) On all corner Lots, sidewalks must be 5 feet in width and constructed in a consistent manner to produce a uniform appearance.
- (10) Cold joints are not permitted. Complete pours between expansion joints are required.
- (11) Manhole and valve box adjustments may be required. If required, the Builder must coordinate with the county, municipality, or municipal utility district for manhole and valve box adjustments.
- (12) Where sidewalks cross driveways with decorative paving, the standard sidewalk design may not be carried through the driveway.
- (13) Corner Lots require the construction of a sidewalk on the side of the Lot parallel to the side street.
- (14) Builders must connect sidewalks to the landings of handicap ramps installed by Declarant. Landings will be built in accordance with Fort Bend County, Texas regulations. Smooth and flush transitions are required. When connecting to the landings, a transition panel is required. The transition panel must have a broom finish with a 5-foot picture frame.
- (15) Builders are encouraged to provide a slight curve to the entry walkways and incorporate brick pavers, stones, or other materials. In all cases, the materials must be compatible with the building architecture and approved by the ARC.
- (16) Sidewalks, curbs, and driveways servicing a particular Lot, whether constructed within the boundaries of the Lot or within the street right-of-way adjacent to the Lot, must be maintained, repaired, and replaced, as needed, by the Owner of the Lot, subject to the prior written approval of the ARC. Where applicable, each Owner is also responsible for maintaining and irrigating the landscaping adjacent to a public right-of-way located between the boundary of the Owner's Lot and the

street. Owners may not remove grass, trees, shrubs, or similar vegetation from this area without prior written approval from the ARC.

D. Pools, Decks and Other Structures

All future improvements to the exterior of the home, including swimming pools, decks, spas, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines:

- (1) Pool decks may extend beyond the established side setback lines so long as a minimum of 3 feet for landscaping and fencing remains between the deck and the Lot line.
- (2) Swimming pools, spas, and accompanying decks and equipment must be screened from Public View. Screening must be approved by the ARC.

E. General Lot Fencing Requirements

- (1) Builders must install a fence along the rear and side Lot lines of each Lot, residential street right-of-way, greenbelt, and amenity lake, except where specifically stated otherwise. All fencing must comply with the standards adopted for each Lot type. When fences of differing heights or materials abut, the tie-ins must comply with accepted fencing standards.
- (2) Side yard fences must be constructed on the Lot line.
- (3) Front yard fences must be setback from the front build line of a Lot a minimum of 35 feet; provided, however, that front yard fences must be setback at the same distance from the front Lot line as front yard fencing previously installed on an adjacent Lot. Variances may be granted in the event there are conflicts with mechanical equipment, windows, or other architectural elements installed on a Homesite.
- (4) One single-sided hinged gate with a latch may be installed in the most appropriate side yard, as approved by the ARC.

F. Typical Interior Lot Fencing

- (1) Typical interior Lots require wood fences to be constructed with quality materials. Used fencing is not permitted. Pine is not permitted.
- (2) Treated Pine may be used for the structural member only.
- (3) Fences must be installed on the common Lot line between 2 adjacent Lots.
- (4) Interior Lots fences may be stained only with the ARC approved stain and color. Any other painting, use of color sealants, and staining of fences is prohibited.

G. Upgraded Wood Fence

- (1) Any fence that is visible from the street must be an upgraded wood fence that is constructed with quality materials. Used fencing is not permitted. Pine is not permitted.

- (2) The upgraded wood fence must have an overall height of 6 feet. This includes a 2-inch cap.
- (3) Treated pine may be used for the structural member only.
- (4) Fences must be installed on the common Lot line.

H. Typical Corner Lot

- (1) The fencing located on the exterior side of the Lot (side abutting the street) must be an upgraded wood fence. Fences visible from Public View must be installed with the finished side out.
- (2) In certain locations, the ARC, at its discretion may require masonry columns to be incorporated into the 6 foot upgraded wood fence.

III. HOUSING

It is the intent of this section to establish basic criteria for the construction of Dwellings within Jones Creek Reserve. Emphasis is on quality in material, design, and construction in order to promote well-crafted Dwellings within the Property. The Dwelling footprint and the roof form should work together to provide variety and interest when viewed from the street. These Guidelines allow for diversity in design and are intended to produce a climate of individuality while ensuring the architectural integrity of the Property as a whole.

A. Foundations

- (1) Foundation design and construction must meet all applicable state and local codes and ordinances.
- (2) Minimum slab elevations are determined by, and should be coordinated with, the appropriate city or county agency. All foundation plans must be designed by a Texas Registered Professional Engineer.
- (3) Prior to construction, a form survey must be undertaken to ensure that building setback lines are not violated and a soils test must be undertaken to ensure foundation quality.

B. Exterior Color Schemes

All exterior colors must be submitted to and approved by the ARC. The palette of exterior colors for each Dwelling must be selected to complement, coordinate, and harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is not permitted.

C. Exterior Materials

- (1) Samples of all finish materials must be submitted to the ARC for approval.
- (2) The number of primary materials on the front exterior of a Dwelling is limited to 3, excluding roof shingles.
- (3) Artificial, simulated, or imitation exterior materials are not permitted without approval of ARC.

- (4) Changes in materials must have a logical relationship to the changes in the form of the Dwelling. No material changes may occur at an outside corner of a Dwelling, whether front or rear.
- (5) Where a Dwelling incorporates siding or a similar non-masonry material on the side elevation(s), the masonry material on the front of the Dwelling must wrap around the side a minimum of 5 feet.
- (6) The same color palette and building materials may not be used on an adjacent Dwelling.
- (7) It is preferred that no single material or finish cover more than 75% of the front of any Dwelling. For Dwellings that do not meet this requirement, the following regulations apply:
 - i. No more than 25% of all Dwellings may be composed of a single masonry material. When there is more than one Builder in a section, this provision will apply to each individual Builder and will be based on the total number of Lots they will develop.
 - ii. In instances where a single masonry material is used on a front elevation, Builders must incorporate varying patterns or accents where possible.
 - iii. Dwellings that do not incorporate a second masonry material must be adjacent to Dwellings that do have a second masonry material.

D. Masonry Requirements

- (1) The front elevations of all one and two story Dwellings must be comprised of over 35% masonry.
- (2) Appropriate masonry materials include (following ARC approval):
 - i. Brick
 - ii. Stone
 - iii. Stucco

E. Brick

- (1) Brick must meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C216 87.
- (2) Only king and queen bricks are allowed. Jumbo bricks are not allowed.
- (3) Concrete brick is not allowed. Stucco brick is not allowed.
- (4) Brick must be in earth tone colors.

F. Mortar Joints

All mortar joints must be tooled; “slump” joints are not allowed.

G. Stone

- (1) The use of any type of stone on the exterior of a Dwelling must be approved by the ARC to ensure architectural compatibility within the Property.
- (2) Mortar must be either white or matching the stone.

H. Stucco

- (1) Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture on the Dwelling.
- (2) Stucco must be uniform in color and compatible with all other exterior Dwelling materials.
- (3) The use of dryvet and EFIS is prohibited. “Stucco Board” is allowed subject to ARC approval.

I. Wood

All wood must be painted or stained. Naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized.

J. Trim

All wood trim must be smooth, high-quality finish-grade stock, stained or painted as approved by the ARC. Any finish not listed above may be considered by the ARC on a case-by-case basis.

K. Siding

- (1) Siding material may be cementitious fiber board and must be of horizontal lap type. Cementitious fiber board is not considered masonry and, as such, may not be included within the percentage of masonry materials required.
- (2) Vertical siding is discouraged.
- (3) Vinyl, diagonal, plywood, and particle board are prohibited.

L. Metal

Exposed metals must be anodized aluminum, bronze, copper, or painted galvanized steel.

M. Window Treatment

- (1) Vinyl windows are preferred. Wood or metal windows are subject to ARC approval. When metal windows are utilized, the finish must complement the color and architectural style of the Dwelling.
- (2) No reflective glass or glazing is permitted on any front or side facade, or on any facade that is visible from Public View.

N. Roof Treatment

- (1) Roofing materials used on all Dwellings must be earth tone colors (blacks to browns).

- (2) Shingles must be algae resistant.
- (3) Standing seam metal roofs may only be used with ARC approval. The metal must have a matte finish.
- (4) Galvanized steel is prohibited.
- (5) Wood shingles are prohibited.
- (6) Mediterranean tiles are prohibited.
- (7) Roofing materials must be 25-year warranty shadow profile composition shingle.
- (8) Gabled and hipped roofs of varying pitch are preferred. The minimum allowance of roof pitch is 6:12.
- (9) Mansard roofs or other types of raised roof forms may only be used with ARC approval.
- (10) Roof overhangs are permitted. The minimum roof overhang is 18 inches on exterior walls when the minimum roof pitch is 6:12. A lower roof pitch may be permitted for gable roofs or accent roofing overhangs with ARC approval.
- (11) All vent stacks and flashing must be painted to match the color of the shingles. Roof penetrations may be set no higher than the minimum code height. Vent stacks and other necessary roof penetrations must be located away from Public View on the back side of the Dwelling and kept to a minimum.
- (12) All stack vents and attic ventilators must be located on the side or rear slopes of the roofs and mounted perpendicular to the ground plane. Vents and ventilators are not permitted on the front slopes of roofs. In cases where metal roofing is employed (in the case of a primarily composite single roof and following ARC approval), roof accessories may be made of the same metal. A minimum number of vent stacks may be allowed on the side of the roof section of the Dwelling upon approval of the ARC.
- (13) The location and design of all skylights must be approved by the ARC. It is preferred that skylights not be located on any roof slope visible from Public View.

O. Rain Gutters and Drains

- (1) The installation of rain gutters and drains is strongly encouraged on all roof sections where runoff occurs and affects pedestrian entrances and walkways. Rain gutters and drains must be integrated with the architectural design in color, shape, and location.
- (2) Drainpipes tied into the rain gutter downspouts must be screened from Public View either by suitable material or by planted shrubs or ground cover.
- (3) Gutters are required where a Dwelling is adjacent to a reserve and visible from Public View.
- (4) The use of a splash pad or hidden drainpipe is required. The splash pad may only be located on the side or rear elevation of the Dwelling.

- (5) The drain must be hidden if located on the front elevation of the Dwelling.

P. Chimneys

- (1) Fireplace chimneys must be constructed of materials that match the Dwelling in style and color and must meet or exceed the chimney standards set forth in the IRC and in other applicable codes.
- (2) All chimneys must have an appropriate metal or masonry cap.
- (3) Exposed metal flues may be used only when clad with material complementary to the Dwelling, such as masonry.
- (4) Direct vent chimneys are permitted provided they are located on the back of the Dwelling and, where applicable, are painted to match the Dwelling.

Q. Exterior Lighting Fixtures

- (1) All exterior lighting fixtures visible from Public View must have the approval of the ARC and must complement the architectural features of the Dwelling.
- (2) Colored lenses on low voltage lights, colored light bulbs, and neon lighting are not permitted.
- (3) Incandescent, low voltage incandescent, metal halide, quartz, LED and natural gas lights are acceptable.
- (4) Mercury vapor lights are prohibited when visible from Public View; provided, however, that mercury vapor lights are permitted, subject to ARC approval, when used for specific landscape lighting.

R. Maintenance

Each Homesite must be maintained in a neat, clean, orderly condition by the Builder or Owner. Periodic repairs must be made to correct any condition which suggests visual deterioration of the Homesite.

IV. LANDSCAPE DESIGN GUIDELINES

The Builder is responsible for landscaping all areas of Lots and the portion of the street right-of-way between the Lot line and the street curb. Plantings, other than groundcover and low growing ornamentals, between the street curb and the paved sidewalk are discouraged in order to preserve adequate sight lines for motorists. Installation of all landscaping must occur prior to occupancy of the Dwelling. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards. The following landscaping standards apply to all Lots.

A. Landscape Standards

- (1) All yards must be landscaped with a minimum combination of trees, shrubs, ground covers, and grass. Reference Section V, Plant Materials, for a list of approved plant materials. Builders are not limited to the plant material on the list provided in Section V, but all other plant material must be regionally appropriate and be approved by the ARC.

- (2) The front and rear lawn of each completed Dwelling must be completely sodded with Solid Tiff Bermuda Grass. Lawns may be overseeded with rye grass. Seeding, and sprigging are prohibited.
- (3) At a minimum, Builders or Owners must provide an automatic irrigation system for the front and side yards of all Lots. All irrigation systems must be designed and installed by a licensed irrigator and be equipped with a back flow prevention device.
- (4) Landscaping must not impede pedestrian traffic on the public sidewalk.

B. Front Yards

- (1) The following represent the minimum number of trees and shrubs which must be planted in the front yard of each Lot:
 - i. 45-foot Lots:
 - Trees: 1 tree with a minimum 6-inch caliper when measured 12 inches above grade
 - Shrubs:
 - 2 15-gallon shrubs
 - 5 5-gallon shrubs
 - 5 1-gallon shrubs
- (2) Minimum planting bed width is 3 feet from the foundation of the Dwelling. Curvilinear planting beds are encouraged. Radius beds must be placed 6 feet minimum from the Dwelling.
- (3) Shrubs are to be planted in a pleasing, organized design.
- (4) The number of plants utilized on each Lot must be appropriate for the size of the planting bed. A maximum of 7 different species of plantings may be utilized within a front yard.
- (5) All planting beds are to be mulched with 2 inches of hardwood mulch. Other materials used in place of mulch require ARC approval.
- (6) Planting bed edging is not required but is encouraged for maintenance purposes and to define the shape of the planting bed. Loose brick, plastic, concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging is Ryerson steel and brick set in mortar, stone set in mortar laid horizontally, and continuous and concrete bands.
- (7) The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.
- (8) All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

- ii. Mowing;
- iii. Pruning;
- iv. Weed control in lawns and planting beds;
- v. Adequate irrigation;
- vi. Appropriate fertilization;
- vii. Insect and disease control;
- viii. Seasonal mulching of planting beds;
- ix. Replacement of diseased or dead plant materials; and
- x. Warranty of all planting materials.

V. Plant Materials

The following is a list of approved plant material for use within Jones Creek Reserve. Other plant material may be considered, but approval of the ARC is required.

The ARC requires submission of a front yard planting for all Lots and full planting plans for all Lots within Public View.

SHADE TREES

American elm- *Ulmus americana*
 Bald Cypress-*Taxodium distichum*
 Bur Oak- *Quercus macrocarpa*
 Chinkapin Oak- *Quercus muehlenbergii* Cedar Elm-
Ulmus crassifolia
 Drummond Red Maple - *Acer rubrum* var. *Drummondii*
 Live Oak- *Quercus virginiana*
 Loblolly Pine- *Pinus taeda*
 Mexican Sycamore- *Platanus Mexicana* Pecan -*Carya*
illinoensis
 Sycamore- *Platanus occidentalis* Shumard Oak-
Quercus shumardii Sweetgum- *Liquidambar styraciflua*
 Southern Magnolia- *Magnolia grandiflora*
 Water Oak- *Quercus nigra*

ORNAMENTAL TREES

Bottlebrush Tree-*Callistemon rigidus* Chaste Tree-*Vitex*
agnus-castus Foster Holly- *Ilex attenuata* 'Fosteri'
 Mexican Plum- *Prunus Mexicana* Mountain Laurel-
Sophora secundiflora
 Possumhaw Holly- *Ilex decidua*
 Redbud - *Cercis canadensis* [var. *Texensis*, var.
Mexicana]
 Savanna Holly- *Ilex attenuate* 'Savannah'
 Southern Wax Myrtle- *Myrica cerifera*
 Spartan Juniper-*Juniperus chinensis* 'Spartan' Yaupon
 Holly- *Ilex vomitoria*

GROUNDCOVERS

Dwarf Ruellia *brittoniana* 'Katie'
 Hardy Daylily- *Hemerocallis* x 'Sunscape'

SHRUBS & ORNAMENTAL GRASSES

American Beautyberry- *Callicarpa Americana*
 Azalea-*Rhododendron*
 Bridal Wreath Spirea- *Spirea cantonensis* Butterfly
 Bush- *Buddleja davidii*
 Coppertone Loquat- *Erobotrya japonica* 'Coppertone'
 Coralberry- *Symphoricarpos orbiculatus*
 Deer Muhly- *Muhlenbergia rigens*
 Dwarf Wax Myrtle- *Myrica pusilla*
 Dwarf Palmetto- *Sabal minor*
 Dwarf Fountain Grass- *Pennisetum alopecuroides*
 Gulf Muhly- *Muhlenbergia capillaris*
 Hollywood Juniper-*Juniperus chinensis* 'Torulosa'
 Indian Hawthorn-*Raphiolepis indica* 'Clara'
 Lindheimer Muhly Grass- *Muhlenbergia lindheimeri*
 Loropetalum- *Loropetalum chinense*
 Maiden Grass- *Miscanthus sinensis* 'Gracillimus'
 Mexican Bush Sage- *Salvia leucantha*
 Mexican Feather Grass- *Nassella tenuissima*
 Palm Grass- *Setaria palmifolia*
 Purple Fountain Grass- *Pennisetum setaceum*
 Red Yucca- *Hesperaloe parvifolia*
 Rose- *Rosa* sp.
 Swtichgrass- *Panicum virgatum*
 Texas Sage- *Leucophyllum frutescens*

EDIBLE PLANT MATERIALS

TREES

Avocado - *Persea americana*
 Apple - *Malus domestica*, var. Dorsett Golden or Anna
 Fig -*Ficus carica*

Liriope- *Liriope muscari*
Mondo Grass-*Ophiopogon japonicas*

TURF

Common Bermuda - *Cynodon dactylan*
Tiff Bermuda - *Cynodon dactylan*
Perennial Rye - *Lolium perrene* [winter install only]

PERENNIALS

Bicolor Iris - *Iris bicolor*
Black-eyed Susan - *Rudbeckia fulgida* Bulbine –
Bulbine frutenscens
Coneflower - *Echinacea sp.*
Iris - *Iris sp.* Lantana -*Lantana*
Lily of the Nile -*Agapanthus africanus*
Mexican Bush Sage - *Salvia leucantha*
Plumbago - *Plumbago auriculata*
Sage - *Salvia sp.* [*Salvia sinaloensis*, *Salvia greggii*]
Society Garlic -*Tulbaghia violacea*

VINES

Carolina jessamine- *Gelsemium sempervirens*
Creeping Fig-*Ficus pumila*
Crossvine- *Bignonia capreolata*
Coral Honeysuckle- *Lonicera sempervirens*
Star Jasmine-*Trachelospermum jasminoides*
Wisteria- *Wisteria reticulata*, *Wisteria frutescens*

Peach - *Prunus persica* Pear - *Pyrus communis*
Grapefruit - *Citrus paradisi* (Rio Red, Bloomsweet, cocktail) Meyer Lemon - *Citrus x meyeri* (improved meyer)
Asian Pear - *Pyrus pyrifolia* (20th century, shinko, shinseiki)
Lime - *Citrus aurantifolia*
Mandarin - *Citrus reticulata* (Kishu seedless, seedless clementine, atlas honey, page)
Orange - *Citrus sinensis* (Republic of Texas, cara cara navel, moro blood orange)
Satsuma - *Citrus unshiu* (Miho, seto, dobashi beni, browns select, BC-2)
Pecan - *Carya illinoensis* (Choctaw, pawnee)
Persimmon - *Diospyros virginiana*
Olive -*Olea europaea* (*Arbequina*, *koronekei*, *arbosana*, mission)
Jujube -*Zizyphus jujuba* (Sugarcane, tigertooth, ant admire)
Loquat - *Eriobotrya japonica* (Big Jim)

SHRUBS

Blueberry [Multiple variations] - *Vaccinium x spp.* (emerald, Jewell, palmetto, Windsor)
Pomegranate - *Punica granatum* (cashmere blend, cloud, garnet sash, red silk)
Kumquat - *Fortunella margarita* (ChangShou, Meiwa)

VINES

Maypop - *Passiflora incarnata* (Novak's)
Grapes -*Vitis vinifera* (black Spanish, blanc bu bois, champagne)
Muscadine grape -*Vitis rotundifolia* (caries, bronze, Darlene Ison)

GROUND COVER

Peppermint - *Mentha piperita*
Spearmint - *Mentha spicata*
Oregano - *Origanum vulgare*
Rosemary - *Rosmarinus officinalis*
Garlic Chives - *Allium tuberosum*
Lemon Grass -*Cymbopogon citratus*
Cardamon scented ginger -*Alpinia nutans*
Mexican Mint Marigold -*Tagetes lucida* (compact)
Lemon balm -*Melissa officinalis*
Chile Pequin -*Capsicum annum*
Thyme - *Thymus spp.* (creeping lemon, mother of thyme)