Builder Guidelines

ARCHITECTURE GUIDELINES

GENERAL RESPONSIBILITIES

The following Single-Family Builder guidelines are not intended to limit the creativity of the Builders in their design or construction. They are intended to provide a basis for design concepts, forms and materials that create a pleasant living environment. The design of each residence should reflect each individual homeowner's choice in acceptable building materials, while fitting into the overall architectural scheme of the community.

The Builder shall be responsible for individual site development and maintenance including the area within the public street right-of-way (between the back of the street curb and the property lines) and the surrounding lots. Builders of corner lots shall be responsible for the right-of-way (ROW) of both streets adjacent to the lot.

Each Builder shall be responsible for street cleaning and trash pickup on the adjoining lots and areas where homes are being constructed.

Specifically, during the construction of the home each Builder shall, as necessary:

1. Provide and use or cause to be used a container on each lot for trash and debris.
2. The Builder is responsible for providing a safe and clean building site in a manner as to avoid creating any hazardous or unsightly conditions.
3. Repair ruts on surrounding lots. These are generally caused by delivery or construction traffic.
4. Clean adjacent streets of mud, dirt, gravel, concrete and other material spills or deposits.
5. Prevent damage to existing properties. All damage to existing properties associated with home construction shall be the responsibility of the Builder. Resident complaints shall be courteously addressed and resolved quickly.
6. Comply with any Storm Water Pollution Prevention Plan, including installation of slit fences on side and rear lot lines to protect neighboring lots from construction activities and define the limits of work.
7. Provide and use one lot per Builder for wash out of concrete trucks, which shall be clearly labeled by the Builder and regularly cleaned such that it may be properly maintained and mowed.
8. Provide and use a portable toilet that will be regularly inspected and maintained in a clean, pleasant condition by the Builder and also provide suitable facilities for all inspectors and authorized visitors to the site. Toilets with vulgar graffiti or which become unpleasant shall be removed from the site and replaced with satisfactory ones.

9. Prohibit "borrowing" utilities from neighboring residents without their written consent.
10. Cause all workers to avoid loud music and/or excessive non-construction related noise within , which is offensive to residents, inspectors or visitors.
11. Self-police speeding vehicles within . Within any populated area the speed limit is 25 miles per hour. On streets that are not populated, the speed limit is 30 miles per hour unless otherwise posted.
12. The Builder shall comply with any and all rules and regulations in effect within the jurisdiction of any governmental agency including but not limited to City, County, State, MUD, EPA, etc. Builder shall also warrant compliance with all applicable building codes.

MINIMUM/MAXIMUM SQUARE FOOTAGE

40' X 110' / 115' Lots	**Minimum 1,100 s.f. Single Story Houses** **Minimum 1,250 s.f. Two Story Houses**
46' X 110' / 115' Lots	**Minimum 1,150 s.f. Single Story Houses** **Minimum 1,400 s.f. Two Story Houses**
50' X 110' / 115' Lots	**Minimum 1,250 s.f. Single Story Houses** **Minimum 1,500 s.f. Two Story Houses**
55' X 110' / 115' Lots	**Minimum 1,400 s.f. Single Story Houses** **Minimum 1,600 s.f. Two Story Houses**
60' X 110' / 115' Lots	**Minimum 1,500 s.f. Single Story Houses** **Minimum 1,800 s.f. Two Story Houses**

GENERAL CONSTRUCTION REQUIREMENTS

HOURS OF CONSTRUCTION:
6:30 a.m. to 8:00 p.m., Monday through Saturday
9:00 a.m. to 8:00 p.m., Sunday

TRAFFIC DURING CONSTRUCTION PROCESS:
All construction activities shall be undertaken with care to minimize interference with traffic and to protect the general public. Builders shall also comply with applicable Federal, State and Local laws and Ordinances as they pertain to construction Site Safety.

CONCRETE CLEAN OUT:
The developer will designate a clean-out area for concrete trucks in coordination with builders
within each platted section; this area will be the only location within the section in which clean out will be allowed.

PORTABLE TOILETS:
Portable toilets should be placed on the construction site in a manner which least disturbs neighboring residences and marketing of the community and be placed on the lot so that the door faces away from the street.

CLEAN STREETS/UTILITY PROTECTION:
The builder shall protect the pavement, curb and gutters, swales and drainage courses, sidewalks, utility structures and other property contiguous or leading to each lot by Builder and Builder Contractors and suppliers, and shall keep pedestrian and road right of way and drives and other property clean and clear of equipment, building materials, dirt and debris. Temporary erosion controls devices must be installed, maintained and replaced as necessary as required by the Environmental Protection Agency.

CONSTRUCTION FENCING:
A four (4') orange safety construction fence is required on the sides of each lot when adjacent to homes that are occupied or adjacent to any common area or drainage structure. The safety fence will ensure that the construction activity remains on the designated lot(s) and that building material and debris will not encroach upon adjacent owned lots or common areas. Construction fencing shall be installed prior to construction commencing and removed upon the installation of the home landscaping and turf.

NOISE:
Common courtesy is encouraged during the construction process of homebuilding.

SITE CLEAN-UP:
ALL construction sites are to be maintained in a neat and orderly manner. The Builder/Builder contractors are responsible for any and all trash that blows off the site and shall collect all such trash as soon as possible and place trash in proper receptacles. There is NO stockpiling and/or dumping of trash on adjacent lots or common areas to collect at a later time.

CONSTRUCTION DAMAGE:
Any damage to streets and curbs, drainage structures, utility structures, mailboxes, common area landscaping including lawns, trees, shrubbery and irrigation will be the responsibility of the Builder. Any items damaged will be notified to the Developer or Developer's Representative and all such costs will be the responsibility of the Builder. If

repairs by the Builder are not timely then the Developer or Developer's Representative will have the repair made and billed back to the Builder.

PLAN AND ELEVATION SPACING AND REPITITION

When constructing the same floorplans and or elevations within a section, they are to be placed in such an arrangement to avoid repition thus creating diversity among floorplans and elevations. **PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL FLOORPLANS, ELEVATIONS, LOT LAYOUT MUST BE SUBMITTED TO THE ACC FOR APPROVAL. NO CONSTRUCTION IS TO COMMENCE WITHOUT WRITTEN APPROVAL FROM THE ACC.** The ACC has the right to consider issuing variances as requested.

Houses with the same floor plan and same elevation must have a **MINMIMUM** of four (4) lots between them when built on the same side of the street.

When built on opposite sides of the street, houses with the same floor plan and same elevation must have a **MINIMUM** of four (4) lots between the lot directly across the street and the lot on which the same house will be built.

Houses with the same floor plan and same elevation **CANNOT** be built on back-to-back corner lots.

Houses with the same floor plan and different elevation must have a **MINIMUM** of two (2) lots between them when built on the same side of the street.

Houses with the same floor plan but different elevations, when built on opposite sides of the street must have a **MINIMUM** of two (2) lots between the lot directly across the street and the lot on which the same floor plan will be built.

A **MINIMUM** of three (3) houses must be built between houses with the same brick or stone.

Houses directly across the street from each other **CANNOT** use the same brick or stone.

SETBACKS AND MASSING – GENERAL

The footprint and the roof form determine the look and feel of a plan from the exterior. The two should work together to provide variety in the street scene. Plan shapes should be arranged to compliment each other. Imaginative plan geometry and roof forms increase the sense of individuality.

Varied elevations and placements on the site result in more interesting street scenes. More pleasing arrangements are achieved with a variety of plans.

EXTERIOR ELEVATIONS – GENERAL

Style comes naturally out of good planning, relationship of plan to elevation; form following the function and the honest use of a selected range of materials.

The same criteria from breaking up the box shape of a plan applies to the elevations.

All two-story residences should have single-story elements in as much as possible.

Priority should be given to those sides of the house that are visible from public view including streets, walkways, and common areas. The most articulated elevations should be those, which are in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials, and details on all elevations.

Single story houses should be placed on corner lots or if a two-story is on a corner lot, a one-story element should be adjacent to the side street. Where a plan has a short and long side, the short side should be toward the street corner.

All houses shall include some variation of the ridgeline.

Where a one-story residence occurs next to a two-story residence, the single-story elements should be adjacent to each other in as much as possible.

Where elevations other than the front are visible to public view, those elevations are required to receive similar attention to details as the front elevation.

Elevations, visible only to neighbors and not the public, should receive similar attention as well.

EXTERIOR MATERIALS

All houses must be a MINIMUM 60% brick and/or stone or as otherwise the stated in the Conditions, Covenants and Restrictions. Houses adjacent to major ROW's are to have brick on the front and side adjacent to the ROW.

Material changes should not occur on an outside corner. **The technique of "shirt fronting" of masonry veneer will not be permitted unless otherwise approved by the ACC.** Material changes are most successful when made as part of a larger offset; for example, a masonry column or recessed window.

High contrast trim or material variations should be avoided in favor of variations that are chosen to blend all elements into a single idea.

The exterior walls of dwelling units facing a street shall be finished with concrete stucco systems, brick, stone or other masonry product (collectively "Masonry Material"). Masonry materials shall not include Hardiplank, Hardiboard, cement siding/shakes or related materials. Exceptions will only be granted if there is an area of the house where the structure cannot support brick, in which case the ACC will approve the siding material to be used.

Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials throughout the neighborhood. Special requirements will be addressed in the deed restrictions or supplemental deed restrictions where intended.

For each section:

1. The Builders shall submit samples of all proposed finish materials to the ACC for approval.
2. Acceptable exterior building materials are:
   *Brick
   *Stone/Cultured stone
   *Fiber cement siding/shakes, or an approved equal are allowed on the sides and rear that are not included in the 60% masonry requirement.
   *Stucco
   *Rot resistant accent material such as Cedar or Redwood.
3. Board and batten is prohibited.
4. Horizontal (lap type) fiber cement siding is the preferred siding.
5. Vertical siding is discouraged.
6. Rough sawn plywood is prohibited. Hard board and particleboard siding are prohibited. Fiber cement, in lieu of these materials, should be used.
7. Diagonal siding is prohibited.
8. In masonry construction, all mortar joints are to be tooled with mortar color complementary to the brick color.
9. Materials should be used to emphasize planes and volumes. When different materials adjoin, care should be taken to avoid the look of applied facing.
10. Soft, subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited. Each Builder is required t o submit a proposed color palette to the ACC for approval.
11. All fiber cement materials shall be painted. Accent material such as Cedar or Redwood should be stained or weatherproofed to retain original new cut color.

The number or primary materials on the exterior will be limited to three (3) not including roof shingles, unless approved by the ACC.

The following materials may be used:

1. BRICK – earth tone colors are recommended. Gray is not acceptable. Orange is not acceptable. Synthetic brick is not allowed.
2. CULTURED STONE
3. STONE
4. FIBER CEMENT MATERIALS SIDING – painted in earth tone colors. Horizontal application only. The use of wood siding is prohibited, only hardi plank or LP Smartside is permitted.
5. ALUMINUM, VINYL OR WOOD WINDOWS – Bronze or white finish aluminum or approved substitute.
6. Rot resistant wood such as Cedar or Redwood that is properly stained or preserved.

NOTE:
The same brick or stone or fiber cement color cannot be used on an adjacent home without changing mortar color, paint color, or architectural application.

Front porch elevations may have Hardiplank or LP Smartside inside the front porch areas as approved by plan.

ROOF MATERIALS

Unless otherwise approved, the roof of all buildings shall be fiberglass composition shingles, three dimensional, minimum 25 year shingle. The color will be consistent within a neighborhood or product type. Earth tone colors are preferred. All colors will be submitted for ACC approval.

Other materials (i.e. slate, tile, masonry shingles, etc.) may be considered for custom and specialty products with ACC approval.

ENTRANCES, WINDOWS, ROOFS

Care should be given to the size, type and organization of all windows. Windows should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections, which provide a shadow pattern. They should never appear like surface "holes" cut into the side of the box. Scattered windows tend to create awkward, face-like shapes should be avoided.

Deeply recessed entrances provide both protection from the elements and a sense of individuality. When used with wall extensions, the whole entry can result in a courtyard effect. Individual entrance structures should be distinctive architectural features. They are best when there is a combination of overhanging roofs and some change in the plan configuration.
Front-facing gables are to be avoided over the garage door. The unshielded exposure of garage doors is helped greatly by way of a low plate line over the door.

Avoid flat roofs whenever possible. The MINIMUM slope on all roofs should be 6/12 pitch. Roof pitches under a 6/12 pitch is only allowable on complimentary areas of the homes such as porches and patios. A combination of roof pitches may be used if they are integrated into the design of the house.

When a building program is started by a builder in any specific Section, any subsequent builder must have comparable roof pitches to ensure consistency in roof design throughout the Section / Development.

ROOF OVERHANGS

Roof overhangs are both practical and attractive. They give a house character and solar protection.

Overhangs should be an integral part of the house form and not thin planes extended past the mass of the house. Use over windows to create shadow.

Exposing the ends of rafters is prohibited. Minimum fascia is six inches (6"). Eaves must be boxed in with horizontal soffits.

Minimum roof overhang is twelve inches (12") on exterior walls when the minimum 6:12 roof pitch is utilized, unless otherwise approved by the ACC. When roof pitch increases, less roof overhang may be considered.

CHIMNEYS

It is recommended, but not required, that every residence incorporate a minimum of one fireplace. In order to use the chimney as a repetitive design element throughout the community, the chimney structure should be expressed on the exterior of a residence in one of the following manners:

Chimneys can be used to establish an ornamental or thematic direction. They may be built out of masonry materials used on the exterior of the home with the exception of wood, which is prohibited. The minimum plan dimensions for an exposed chimney are 24" x 36" and a larger form is preferred. The use of prefabricated fireplace units allows wide design latitude for fiber cement-clad or masonry chimneys.

If the chimney is located on exterior wall, it is recommended that masonry will be used. If the chimney is located on an area not supported by brick, then other materials may be considered.

The height of the chimney should be in proportion to the roofline and adhere to building codes.

Broad, massive chimneys are encouraged. Chimneys that barely peak above or squat on the roof are visually weak and, therefore, are unacceptable.

Exposed metal flues are not allowed. They may be used only when clad with material complementary to the house, such as masonry.

Chimneys on the rear of houses adjacent to roadways shall be 100% masonry. All chimney caps must be painted the same color as the roof.

ROOF TOP ACCESSORIES

The roof, as an expressive design element, should be kept as visually unobstructed as possible. Visible radio/television antenna, satellite dishes, and radio towers are discouraged. If they are necessary, they are to be placed on the back of the roof or in the back yard. The ACC shall approve location of all proposed antennas visible to the public.

Vent stacks and other necessary roof penetrations should be located away from public view and be kept to a minimum. When possible, locate roof penetrations on the backside of the roof. All vent stacks are flashing is to be painted to match the color of the shingles. Roof penetrations shall be set no higher than the minimum code height.

All solar panels shall be submitted to the ACC for approval prior to the installation. They shall have associated plumbing painted the same color as the background to which it is mounted.

Shingles are to be overlapped at valleys so that no valley flashing is exposed.

No rooftop or window HVAC equipment is permissible.

RAIN GUTTER DRAINS

Roof gutters are required for the front and rear of the home.

Positive drainage away from the house should be provided for rainfall, irrigation, air conditioner condensate and all other types of water runoff.

Down spouts on front of house are to be located to proved a clean, unobtrusive appearance. Down spouts should be terminated by either buried grates, flush with ground at splash blocks, or connection to the storm sewer. Downspouts drained into the yard

should utilize "bubblers" placed no closer than ten feet (10') to the house foundation directing water away from foundation.

Roof drainage that will ultimately create erosion or run across pedestrian walks and paths or into adjacent property is not acceptable.

GARAGES

The garage doors should not dominate the façade. When this occurs, the house generally adds little to the overall character of the street and the house entrance is visually overwhelmed.

Garage doors (often at least 16 feet wide) are like blank walls. They are devoid of architectural elements, which give a house scale, life and character such as windows, terraces, landscaping, etc.

The traditional solution is to detach the garage from the house proper, allowing the house to stand on its own and reflect the relationships of the interior spaces to the street. For shelter, the garage often is connected to the house with a covered walk, breezeway, etc.

When front loaded, attached, recessed garages are constructed, a minimum three-foot (3') setback and a ten-foot (10') maximum setback from the main elevation of the house is required to keep the house from appearing to be all garage unless otherwise approved by the ACC.

The face of a porch qualifies as the major front elevation, if the porch is substantial enough to be the major focus of the façade.

Roofs over the garage should be as low as possible, sloping toward the street. The highest roofs should not occur over the garage due to the added visual emphasis.

When two-car garages are built, two single doors divided by a vertical column at least eighteen inches (18") wide is encouraged. This breaks up the expanse of the door into appropriately scaled architectural elements.

Garage built on the right side of the house are the typical condition, but may be flipped.

Conversion of garage space into livable area is strictly prohibited for two car garages.

GARAGE DOORS

The dominant visual impact of garage doors should be carefully addressed in a variety of ways.

Single garage doors have a better scale and are preferred. Large double garage doors may require the addition of a short porte-cochere as plans provide.

Side entry garages should be used to break up the monotony of garage door corridors. Windows can be used to break up massive garage facades.

DETACHED GARAGES

Detached garages facing side streets are encouraged. This sitting requires less concrete for driveways. All detached garages in shall be connected to the residence by a covered breezeway.

A detached side loaded garage in the front is appropriate, but care should be taken to keep the design in a proportionate scale to the residence and from being too massive in appearance.

Side loaded detached garages are acceptable if they are mixed with other types of garages on the same street and are not all loaded from the same side. Windows help soften the effect of the garage.

GARAGES ON CORNER LOTS

When a garage is detached and side loading on a corner lot, a four-foot (4') high brick, stone or stucco wall between the house and garage is recommended. Any other material must be submitted to the ACC. The Architecture of the house will be reviewed in conjunction with the submission to determine compatibility

A fence between the garage and the rear property line shall be set back at least three feet (3') from the garage face.

Attached garages siding on corner lots are discouraged. This concept creates massive façade void of architectural interest.

Detached garages on the interior lot side are preferred.

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

EXTERIOR LIGHTING

Exterior lighting shall be installed in a manner that will not cause unnecessary light spill distraction, nuisance or be unsightly.

Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing nighttime security without annoying others. Selection and placement of fixtures, and selection of light source types, should be done with care. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features are encouraged.

Lights should be directed to illuminate house number graphics. Ground lighting or decorative light fixtures are acceptable. Decorative fixtures shall be of high quality materials and workmanship and be in scale and style with the residence.

High-pressure sodium lights, except for subdivision streetlights, are prohibited.

Mercury vapor security lights, when the fixture is visible from public view or from other lots, are prohibited. Mercury vapor lights, when used for special landscape lighting affect, (hung in trees as up and down lights) are permissible with ACC approval.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permissible.

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

SCREENING

Where practical, all meters, air conditioning units, etc. are to be placed away from public view. Behind the front fence offset, extreme care shall be taken in location of condensers to avoid noise infiltration of adjoining bedrooms and other "quiet" zones. The equipment shall be placed in rear and fenced side yards. In absence of complete yard fencing, meters, air conditioner, pool pumps, etc. must be screened from view. Where possible, Builders shall design niches or offsets to tuck mechanical equipment into.

Shrubs or vines should be placed in front of screens.

Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening at the time of installation. Staggered spacing of shrubs for hedges makes a good screen.

On corner lots, every effort should be made to place air conditioners, pool pumps, etc. in the rear yard.

DRIVEWAYS

Builders are required to build driveways into street right of way and connect to street.

The materials should be compatible and compliment the architecture of the residence. The concrete portion of the driveway is to be a minimum of 4" thick and constructed to applicable standards. Expansion joints between the curb and driveway are required.

MOTOR COURTS

Motor courts are encouraged. The required use of various paving materials, other than smooth finished concrete, will provide visual interest.

Turnaround or circular drives are encouraged.

Under no circumstances may an entire front yard be paved as a driveway. A minimum of 25% (exclusive of garage and measured from 3' behind the front building line) of the front yard is to be planted in shrubs; ground cover, trees, turf or ACC approved plantings.

Paving materials are never permitted to abut building foundations except at entry walk or garage approach in front yard.

SIDEWALKS – GENERAL

Sidewalks are to be constructed on all lots by the Builder within all public street rights-of-way adjacent to single family lots. All walks are to be constructed in a consistent manner producing a uniform appearance per County requirements and specifications and ADA compliant.

Locations of sidewalks are not to be varied except where required to avoid specimen trees or fire hydrants.

Gentle radii, instead of abrupt curves and angles, are required for transitions around fire hydrants or specimen trees.

Construction joints should occur every ten feet (10') on center. Expansion joints shall occur every twenty feet (20') on center or at property lines.
No cold joints are permitted. Complete pours between expansion joints are required.

Drill dowels into existing concrete curbs and driveways and use expansion joints at connections of existing and new concrete. Dowels are to be stubbed out where sidewalk is to be continued in the future.

Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Manholes and valve box adjustments may be required and are the responsibility of the Builder to: (1) coordinate with the City and (2) bear the costs for any adjustments.

All sidewalk construction is to meet or exceed county and city standards.

INTERIOR LOTS – SIDEWALKS

Builder is required to construct a sidewalk, parallel to the street, from side property lines to side property line. The sidewalk will be 4' minimum unless otherwise identified.

CORNER LOTS – SIDEWALKS

Builder is required to construct a sidewalk parallel to the street to each side property line. The sidewalk will be four feet (4') minimum width unless otherwise identified and per the county regulation and specification and ADA compliant.

Corner lots are also required to construct a sidewalk on the side of the lot parallel to the side street.

Developer will install Handicap ramps at street corners. Builder should connect to ramps that are in place with a smooth and flush transition.

WALKWAYS

Walkways from the street to the residence are important in creating an enriched neighborhood feeling. Builders are encouraged to provide walks from the street rather than connections to the driveway, as they offer the opportunity to add detail to the landscape, and minimize the importance of the driveway as a pedestrian route to the house.

Straight walks to the front porch are discouraged. Builders are encouraged to provide a slight curve to the walk to soften the feeling in the landscape.

Builders are encouraged to enhance the walk with brick, pavers, stone or other materials, especially near the street. In all cases enhancement materials should be compatible with the building architecture and approved for exterior paving applications.

CONCRETE PATIOS

A concrete patio that has an exposed foundation that is greater than one foot (1') in height shall be covered with masonry, which matches the masonry of the house.

DECKS

All decks must be constructed such that they are compatible with the residence. When considering the relationship of the deck to a neighboring lot, decks should be constructed no closer than seven feet six inches (7'6") from the adjoining lot. When considering the

relationship of a deck with a common area, decks shall be constructed no closer than seven feet six inches (7'6") to the common area. Decks that encroach into a side or rear utility easement can be no closer than seven feet six inches (7'6") from property line and are subject to removal by utility companies with rights to the easement.

When decks are constructed of wood and have an exposed area below the deck that is greater than two feet (2'), that areas shall be screened from view with lattice or other decorative screening. Each lattice panel shall have a minimum thickness of 3/8 – inch and be framed. For a wood deck to appear compatible with the home, the sub structure shall be skirted with materials like those used on the house (i.e. 4x4 columns are skirted with the same masonry as that used on the house giving the appearance of the deck being supported by a masonry column). The latter is preferred.

If a deck is a second story deck and the wall below the deck has a window or is 100% finished, then screening is not required. The deck support structures shall be designed as aesthetically pleasing as possible (i.e. masonry columns).

POOLS AND SPAS

Pools constructed above ground are prohibited. Smaller, prefabricated, spas or hot tubs installed above ground are acceptable. Above ground spas or hot tubs, visible from public view or from other lots, shall be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Privacy screens for pools or spars on lots adjacent to common areas must be set back a minimum of twenty feet (20') from rear property lines and must not exceed thirty feet (30') in width parallel to rear property lines unless otherwise approved by the ACC. Maximum privacy screen height, not to exceed six feet (6') above existing grade. Screening material shall be masonry compatible with residence, wood fence with finished side out, or other screening material approved by the ACC.

Swimming pool appurtenances, such as rock waterfalls and slides, shall be in keeping with the scale of the home as determined by the ACC. Skimmer nets, long handle brushes, pool, chemicals, filters, pumps, heaters, plumbing, etc. must not be visible from public view.

Pool walls shall not encroach on utility, drainage or detention easements. If pool plumbing is required in utility easements, contact local utility companies for permission before digging. Wood or concrete pool decks may be placed on utility easements with permission from utility companies, but are subject to removal by utility companies. Decks shall not alter drainage on neighboring lots or directly abut fencing.

FENCES – GENERAL

Builder shall be responsible for constructing fences on single-family lots where they adjoin other single-family lots, residential streets, and interior neighborhood open space lots. Builder fence types in are either wood or wrought iron or masonry.

Builder fence types shall be constructed of wood, wrought iron, or masonry. Note: Some areas require a specific type of fence. To insure compatibility of fence design and placement throughout the community, the ACC shall approve all fences prior to installation. Diagonal and horizontal fencing is prohibited. Chain link fence is prohibited. All fences visible to the public shall have the finished side out and be constructed in accordance with the detail for wood fences in public view.

FENCING SETBACKS

A minimum fence setback of ten feet (10') and maximum of fifteen feet (15') from front face of the house is required unless there are conflicts with windows or other architectural elements of the house. A minimum side fence setback of twelve feet (12') from public walks is required on corner lots for a planting buffer. Side fences more than thirty feet (30') long require a planting buffer. In the occurrence of a side setback of fifteen feet (15') on a corner lot, a side fence between the side of the house and the street is not allowed. In such cases, the fence must tie into the rear of the house with a minimum one-foot (1') offset.

FENCING ON CORNER LOTS

Fences visible to public view (front fence) shall be installed with the finished side out. The fence is to be installed with typical construction techniques.

Utility meters, A/C units or other equipment shall be screened from public view. It is preferred that they be behind the fence.

Fences on corner lots that obstruct the view of the front of an adjacent house shall be angled back ten feet (10') to minimize said obstructions.

Gates in fencing on the side of the house, parallel with the side street, are prohibited.

WOOD FENCE

All wood fences are to be constructed with #1 cedar 1x6 pickets and #2 treated southern yellow pine or cedar or metal posts and three rails. Pickets are to be attached with screw or ring shanked shank nails, on a straight-line guide. No used material is allowed.

Wood fences on lot lines common with neighboring lot lines shall be installed alternating eight foot panels of solid pickets and exposed rails are intended to provide a uniform attractive fence to each abutting property.

All fences visible to the public shall have the finished side out. All fencing visible to the public shall have a continuous 2x6 cedar cap with a 1x2 cedar trim.

Fences are to be kept in good repair. Painting, sealing or staining of fences is prohibited.

METAL FENCE

Metal fences shall be primed and painted semi gloss black. Hot dipped galvanizing is suggested.

Set metal posts in concrete footing.

The preferred approach to transition grade changes with fencing is to install the fence stringers parallel to the slope and pickets perpendicular.

LANDSCAPE GUIDELINES

RESIDENTIAL LANDSCAPING

The general intent of the Landscape Guidelines is to provide requirements as a framework for site improvements through landscape plantings. The object is to create an orderly planned landscape utilizing the minimum standards set in these Single-Family Builder Guidelines.

Planting should be consistent throughout the development and in the neighborhoods to provide for a pleasant and uniform streetscape. Avoid mixing plant materials with dramatic differences in cultural, botanical and aesthetic properties.

LANDSCAPE DESIGN

All landscaping plans must be submitted to the ACC for approval. Residents are encouraged to consult with professional landscape architects, landscape designers or nurserymen for assistance in landscape design.

Planting beds are to be curvilinear with the shrubs massed in tiers. Smaller shrubs and ground cover are to be placed in the front of the bed. Larger shrubs should be placed in the rear of the bed. Groupings of shrubs of the same species provide a substantial look.

Care should be taken when planting large trees and shrubs near the foundation. It is suggested by landscape professionals that large trees and shrubs should be planted no closer to the foundation than two (2) times the diameter of the root ball of a mature plant.

Avoid planting shrubs at foundation at a constant distance from the foundation. Radius beds should be placed eight feet (8') minimum from the house. Widths of the beds should vary. A single row of foundation planting is not acceptable.

Planting beds, in addition to foundation plants, should extend toward the front property line to offer a more lush appearance to the community. No bare ground is acceptable. Mulch all planting beds with at least two-inch (2") deep shredded pine or hardwood mulch. Other materials to be used in place of mulch will be submitted the ACC for approval.

Gravel and rock may be used at drip line of house, but is not permitted for use or substitution for shrubs, ground cover, and mulch or grass lawns. Specimen boulders are permitted upon review of the plan.

STREET RIGHT OF WAY

The street right of way (ROW) that extends into the front yard of each individual lot and the side yard of corner lots will be landscaped by the builder and maintained by the homeowner. It is in this strip that first impression of the neighborhood is made.

Builders are encouraged to place a percentage of the required front yard landscaping in the street ROW. This should be done in association with walkways, steps, landings, and terraces.

REAR YARDS

Lots adjacent to lakes or park must have fully sodded back yards if wrought iron fencing is requested..

PLANT BEDS – EDGING

Plant bed edging is not required, and if maintained properly, shrub beds with a sharply cut shovel edge can be very attractive. In all cases, edging should be in keeping with the architecture of the residence.

Materials that are prone to rot, rust, split or crack are discouraged.

IRRIGATION

Sprinkler heads shall be located to effectively and evenly water the intended area with 100% coverage while minimizing overthrow onto pavement, walks, etc.

Homeowners should be instructed in the operation of the system so as to not over or under water the landscaping. Care should be taken to avoid irrigation spray and runoff on adjacent property.

All irrigation systems shall be designed and installed by a licensed irrigator in the state of Texas and be equipped with a backflow prevention device as mandated by appropriate local code.

GRADING

Berms are to be graded in gentle, undulating naturalistic forms, and not straight or steep slopes. Provisions are to be made for drainage around or through berms are required. Generally, a height of forty-eight inches (48") from top of adjacent curb is the maximum desired height.

Swales (small ditches) are to be graded shallow and wide to slow runoff. Avoid steep cuts for natural look.

Steep slopes of 2.5:1 or more should be broken with retaining walls or steps. Terracing of lawns is encouraged, especially in front yards. All retaining walls shall be submitted to and approved the NCC prior to construction.

Drainpipes tied into rain gutter down spouts shall be completely hidden from view. Plant shrubs or ground cover, large enough and dense enough, to screen visual obstructions. Use splash blocks where practical.

Gutters and downspouts shall be integrated with architectural design in color, shape and location. Gutters and downspouts shall be painted the same color as trim.

TREE PLANTING

All tree types to be installed must receive prior approval from the ACC

Unless otherwise specified, all corner lots must have at least four (3) trees with a minimum two inch (2") trunk diameter, each.

Unless otherwise specified, all other lots must have a minimum of two (2) trees at least two inches (2") in trunk diameter. Pine trees, if used, must be clustered in groups of three (3) or more (to be equaled as one (1) tree).

Lots backing or siding to the lake system shall have two (2) trees at least two inches (2") in trunk diameter placed in the rear yard by the builder. Such trees shall meet the size requirements of this section.

Any developer-installed trees damaged by builders' subcontractors will be replaced by developer and reimbursed promptly by the builders.

PLANT MATERIAL

The following is a list of plant material considered to be appropriate for . Other plant material may be used if approved the ACC. The Builder is encouraged to use a blend of the suggested plant material throughout the community (ACC may require submission of a front yard tree planting plan).

Arborvitae, Italian cypress, junipers (other than ground cover varieties), yucca, cactus and bamboo are not in character with the suggested plant palette and may be cause for rejection.

SHADE TREES

Palm Species
Bald Cypress – *Taxodium distichum*
Burr Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Drake Elm – *Ulmus parvifolia sempervirens*
Live Oak – *Quercus virginiana*
Loblolly Pine – *Pinus taeda*
Shummard Oak – *Quercus polymorpha*
Magnolia – *Magnolia sp.*
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoensis*
Sweetgum – *Liquidambar styraciflua*
Water Oak – *Quercus nigra*

ORNAMENTAL TREES

American Holly – *Ilex opaca*
Bradford Pear – *Pyrus calleryana 'Bradford'*
Crape Myrtle – *Lagerstroemia indica*
Redbud – *Cercis Canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

SHRUBS

Abelia	40" o.c.
Banks Rose	Specimen
Cleyera	30" o.c.
Dwarf Crape Myrtle	24" o.c.
Dwarf Wax Myrtle	36" o.c.
Dwarf Pittosporum	24" o.c.
Dwarf Pyracantha	24" o.c.
Fatsia	24" o.c.
Floribunda Rose	Specimen
Fountain Grass	
Indian Hawthorn –	30" o.c.
Italian Jasmine	60" o.c.
Muhly grass	
Nandina	30" o.c.
Oleander	60" o.c.
Pampas Grass	60" o.c.
Pineapple Guava	Specimen
Pittosporum	42" o.c.
Possum Haw	Specimen
Texas Silverleaf sage	24" o.c.
Variegated Pittosporum	36" o.c.

GROUND COVER & VINES

Ajuga	6" o.c.
Algerian Ivy	12" o.c.
Boston Fern	12" o.c.
Carolina Jasmine	12" o.c.
Chinese Star Jessamine	12" o.c.
Chinese Wisteria	Specimen
Climbing Fig	12" o.c.
English Ivy	12" o.c.
Holly Fern	12 – 18" o.c.
Honeysuckle	18" o.c.
Japanese Star Jasmine	12" o.c.
Lamb' Ear	12" o.c.
Liriope	12" o.c.

Monkey Grass	12" o.c.
New Gold Lantana	18 – 24" o.c.
Trumpet Creeper	Specimen
Wood Fern	12" o.c.

ANNUALS & BULBS

Spring and Summer	**Fall and Winter**
Amaryllis	Chrysanthemum
Begonias	Daffodil
Portulaca	Pansies
Daylily	Tulip
Dusty Miller	Rain Lily
Impatiens	Salvia
Lily of the Nile	Verbena
Marigolds	
Periwinkle (Vinca)	
Petunias	
Portulaca	
Purslane	

APPLICATION, REVIEW & APPROVAL GUIDELINES

GENERAL INFORMATION

The official submittal of plans and specifications to the ACC provides a review process for conformance to Single-Family Builder Guidelines, adopted by the ACC. A clear, direct statement as to acceptability of construction plans is to be made within the review period. The end result should impart a visual character and a sense of community through controlled architecture.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures shall be reviewed and approved in writing by the ACC prior to commencement of any on-site building or construction activity. The approval process can be facilitated if complete and quality submittal documentation is provided to the ACC. The ACC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of the Builders.

The ACC shall approve residence designs in writing before construction may begin. The ACC is committed to preserving quality within the development by reviewing residential design, tracking Applications and working with our Builders to achieve this goal.

These Single-Family Builder Guidelines are guidelines only and are not an attempt to cover all items. The ACC will use its own discretion on items not covered within the Single-Family Builder Guidelines.

REQUIREMENTS

The Builders are required to submit to the ACC a complete and accurate design and construction document for examination for all models to be constructed. After the construction documents are approved, submittals are to be made in two phases prior to the construction of, or any exterior improvements upon, any residential lot or parcel.

Minimum submittal requirements for each phase are as follows: (additional information is encouraged).

Phase I

1. Schematic Site Plan Including:
   a. Building setbacks, easements and ROW. Identification. (survey).
   b. Utility Service Locations
   c. Fencing
   d. House, garage, sidewalk and driveway

2. Preliminary Plans Including:
   a. Floor Plans @ 1/8 in. – 1' – 0" minimum scale if legible on 11" x 17".
   b. Exterior Elevations 1/8 in.= 1' – 0" minimum scale if detail is legible.
   c. Outline Specifications describing all materials to be used on the project.

Phase II

1. Construction documents:
   a. Final Survey, prepared by a registered public surveyor at appropriate scale.
   b. Submittal of material samples.

c. Foundation designed and sealed by a Licensed, Professional Engineer.

The Architectural Control Committee shall review and approve in writing each submittal or recommended revisions to those aspects of the plans that are inconsistent with the Single-Family Builder Guidelines.

Construction may proceed only after approval of the final set of drawings and specifications. **Changes that occur during actual construction that differ from approved drawings will require alterations at the Builder's expense to restore compliance with approved drawings.** No drawings are considered approved unless the ACC approves them in writing.

Production home plan approvals do not constitute a blanket approval to build that plan in all neighborhoods or sections.

The Builder or Builder's agent has complete responsibility for compliance with all governing codes and ordinances.

An official Application and Review Form is part of this document. Additional forms are available from the ACC.