

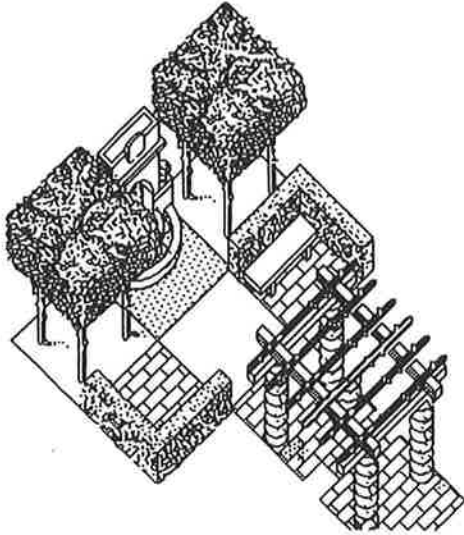
**GRAND RIVER
CONSTRUCTION AND LANDSCAPING
GUIDELINES
DECEMBER 9, 1997**

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I. GENERAL INFORMATION

1. THE GRAND RIVER ENVIRONMENT



Grand River is designed for an exceptional living environment with enduring property and building values. The developer, Fort Bend Grand River Ltd., has prepared these guidelines to help ensure that potential owners' building designs are complimentary to the architecture and environment of the community. Grand River is envisioned to become one of the most desirable estate residential locations in Fort Bend County.

The Grand River Land Plan and Deed Restrictions establish particular principles and certain standards to be observed by all land owners and users in the community.

To accomplish the intent of the Land Plan, preserve and enhance the natural endowments of the site and ensure the most efficient and integrated land usage, certain guidelines and controls for architectural and landscape design are necessary.

Fort Bend Grand River Ltd. will appoint an Architectural Review Committee to review and evaluate all plans and specifications for any and all proposed construction and future improvements and alterations.

The information in these guidelines is presented as a convenient reference to assist land owners, their architects, engineers and designers in the most advantageous adaptation of the Grand River protective covenants and design guidelines for development and construction.

Creativity and flexibility of architectural and landscape design, tailored for individual use within the framework of the Grand River precept, are certainly encouraged. Fort Bend Grand River Ltd. representatives are prepared to cooperate with the land owners and their agents by providing information, ideas and suggested methods for accomplishing mutual development goals.

These Grand River guidelines and covenants have been carefully formulated to assure an attractive rewarding environment for all its users and for the best possible safeguards for the continuing appreciation of property values.



1.0 INTRODUCTION

Grand River is being developed as an exclusive subdivision featuring very large estate lots. The Land plan includes generous landscape reserves on both sides of the entry, huge estate and equestrian lots from 2 to over 11 acres, a private community park on the Brazos River and "Equestrian Ways" along the roadways, resulting in a "country style" equestrian theme.

This document is presented as a supplement to the development guidelines and standards for the Grand River community. The intended use is to provide a framework to illustrate and define design objectives for a unified, harmonious setting for the unique style and character of the Grand River environment.

These guidelines are supplemental to the Protective Covenants and are to be used in architectural review of builder or owner plans. These guidelines are also for use as standards for future compliances to maintain the integrity of the community, as well as the preservation and enhancement of property values.

Location, size, style, color and types of signs, buildings, walls, vegetation, ornaments, drainage, building materials and other design elements are described in the following pages. Illustrative examples and descriptions are meant to insure an orderly and well maintained sense of place and community.

2.0 SITE LAYOUT

The goal in the development of large estate lots is to provide a more natural setting, a "country feel". To help achieve this goal, a set of Guidelines and Restrictions (CC&R's) have been created to maintain the aesthetic objectives of the development while at the same time functioning to promote the maintenance and preservation of property values. It is not the intention of this document to contradict the recorded CC & R's. In case of a conflict between the CC & R's and these construction and landscaping guidelines, the more restrictive idea shall rule.

Emphasis in the Grand River development shall be towards the preservation of the natural beauty of the native landscape. The preservation of the native flora of the region, while at the same time providing reasonable flexibility to the property owner to make the desired and necessary improvements to their property is key in the development of an estate lot community.

2.1 General

The builder/owner is to develop and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions and by these construction and landscaping guidelines. Compliance with building setback lines, lot layouts, driveways, garages, etc. are required of the builder/owner.

Connections to utilities are the responsibility of the builder/owner.



Notwithstanding the above, it is expected that over time, product preferences of the market will change. At that time where such demand exists, the ARC will re-evaluate these guidelines to respond to this unique product type.

The builder/owner shall comply with any and all ordinances that may be in effect from Fort Bend County and/or any other governmental agency (i.e., HUD, EPA) having applicable jurisdiction.

2.2 Building Setbacks

Building setbacks from front property lines are eighty feet (80') unless otherwise approved by the A.R.C. or in these guidelines. For corner lots, the setback for both side facing streets is eighty feet (80'). The minimum side yard setbacks on interior lots is forty feet (40'). The rear building setback shall be forty feet (40'). The setback for barns, stables and all other outbuildings is sixty feet (60') from side property lines.

More or less stringent setbacks may be required by the A.R.C. In case of a conflict between the Development Guidelines and the setbacks called for in the recorded plat, the setbacks adopted by the A.R.C. shall govern.

If in the opinion of the ARC, the relaxation of these standards can protect and enhance an existing natural feature such as a specimen tree, consideration will be given for a variance on a case by case basis. To secure such variance, the builder/owner is required to provide evidence in the form of a tree survey, plan and or site photographs which verify the existence and character of the site feature causing the variance request.

Prior to the placement of any forms, builder/owner should review the recorded final plat and these guidelines for the specific lot to verify all setback requirements. Homeowners are encouraged to obtain written confirmation from their builder that all setback requirements have been met prior to the construction of the building foundation(s).

2.3 Typical Estate Lots/Site Layout

Because of the large size of estate lots, and therefore the large distance between dwelling units, care should be given to site buildings with regard to views and site lines. In so doing, the siting of the building(s) should take into consideration such factors as the views from adjoining roadways, relationship to adjoining lots and structures, preservation of existing woods and specimen trees and the relationship to utility connections.

Only one single family dwelling and accessory out building(s) shall be permitted or constructed per lot. Separate and attached "housekeeper's" quarters will be permitted subject to the architectural restrictions contained in the Covenants Conditions and Restrictions (CC&R's).

Enclosed parking for a minimum of two cars, vans, or pickup trucks is required for every residence.

2.4 Driveway Cuts into Existing Roadways

Driveway cuts into existing roadways are to be in accordance with Fort Bend County and City of Richmond Regulations.

The use of stamped and colored concrete, interlocking pavers, brick pavers and brick borders is permitted. Color, pattern and design will require the approval of the A.R.C. prior to construction.

2.5 Driveways

Construction of all driveways are to meet or exceed Fort Bend County and City of Richmond standards.

All driveways must be constructed of either concrete or asphalt with a minimum width of ten feet (10') from the street cut into the garage area or courtyard.

The driveway must enter the lot at 90 degrees to the street right-of-way. Turnaround or circular drives may be allowed. Under no circumstance may an entire front yard be paved as a driveway.

A common tendency is to place the driveway along a side property line. While it is not the intent of these Guidelines to exclude this possibility, the placement of driveways along the side property lines of a lot is discouraged.

Gated entries to a lot should be recessed from the fence line to present a more inviting appearance to the lots.

2.6 Garage Placement

No garage may be located closer to the street than the main front facade of the residence. Garages should not face the street unless it is located more than 1/2 the distance of the total depth of the lot from the street. For corner lots, a garage opening should not face the street which serves as the primary access for the residence. The placement of the garage opposite the corner, behind the residence is encouraged.

Carports are prohibited without expressed written approval of the A.R.C.

2.7 Garage Placement, Corner Lot

Detached garages on the interior lot side of corner lots are acceptable. Detached garages on the corner side with driveways extending from the front street are permitted, however placement to the opposite side is preferred.

2.8 Culverts

Minimum sizes for culverts will be listed on the recorded plat or the subdivision construction plans. Once the road ways have been accepted into the road system, county or city, in every case the culverts shall be set by the governmental authority having jurisdiction over the development at the Builder/Owner's expense. All culverts must be set using cement stabilized material. All entry and driveway culverts shall utilize sloped end treatments as specified in the CC&R's

2.9 Pools, Spas and Decks

Portable or permanent above ground swimming pools are prohibited. Smaller prefabricated, installed above the ground, spas or hot tubs are acceptable. Above ground spas or hot tubs, visible from public view or from other lots must be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Swimming pool appurtenances such as rock waterfalls and sliding boards must not be over six feet (6') in height if visible from public view. 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 easements (If pool plumbing is required in utility easements, contact utility coordinating committee before digging.) Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility companies.

2.10 Fences, General

No fence may be located closer to the roadway right of way than 25', without exception. Minimum acceptable materials include penetrated wood, cedar or redwood in a 3-rail or crossboard style in keeping with the country theme. Wood fences may be painted white, black or left in a natural state. Wire mesh of a minimum 3-inch square may be used, subject to A.R.C. approval, in conjunction with a 3-rail or crossboard fence in order to contain small animals or to keep them out. If used, wire mesh of not less than 3" square may be used, must be applied on the inside of the wood fence and must not extend above the top rail.

Except as stated above, no cyclone, barbed wire or other wire fencing is permitted. Other fencing materials may be considered by the A.R.C. on a case by case basis.

Brick or masonry columns in connection with iron or metal fencing is permitted.

Fencing which crosses a utility easement must include removable panels of not less than 12' in width to provide access to utility companies.

3.0 ARCHITECTURE

3.1 General

The following guidelines are not intended to limit creativity of the builders/owners in their design or construction.

All construction within Grand River will be in accordance with the Standard Building Code and the Code of Ordinances of the City of Richmond which apply to Estate Lot development.

The intent of this section is to establish basic design criteria for the construction of residences and other structures within Grand River. Emphasis is on quality material, design and construction in order to promote well crafted residences within the community. The house 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 should produce a climate of individuality, while insuring the architectural integrity of the community as a whole.

The estate lot development setting provides the maximum possible freedom of choice for variety in Architectural style. However, to encourage harmonious and aesthetically pleasing development, and to foster continuity within the Grand River community, traditional elevations, especially those with a "country" theme are encouraged. Contemporary designs will be considered by the A.R.C. on a case by case basis and ultra-modern shapes are discouraged.

The builder/owner shall be responsible for individual site development and maintenance including the area within the public street right-of-way. The builder/owners of corner lots shall be responsible for the right-of-way for both streets.

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

3.2 Exterior Elevations

Exterior elevations should be interesting and not have the appearance of a "shoebox". All single-story houses are encouraged to include some variation of the ridge line.

Priority should be given to those sides of the house which are visible from streets. 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 materials and details on all elevations.

3.3 Exterior Materials

The developer recognizes the dynamic nature of the building materials industry and recognizes that building materials are constantly changing and improving. The ARC will consider materials options either not included or listed below, that due to changes in the material or new materials, suggest better options from either a cost, maintenance or aesthetic context which justify such reconsideration.

The following materials are acceptable:

BRICK - Earth tone colors. Bricks shall meet standard specifications established by The Brick Institute of America.

MASONRY - Natural stone, manmade stone and precast panels made from natural stone are acceptable.

MORTAR JOINTS - All mortar joints for brick shall be tooled; "Slump" joints will not be allowed. Mortar color shall be selected to compliment stone or brick color.

WOOD SIDING - Stained in earth tone colors or painted in neutral colors. Horizontal application only.

HARDBOARD SIDING - Pre-finished. The use of plywood sidings is prohibited.

ALUMINUM - Not permitted.

VINYL SIDING- Limited application generally above the first floor elevation and on soffits and gables.

STUCCO - A recent trend in the building industry has repopularized the use of solid stucco. While it is not the intention of the Developer or the A.R.C. to prohibit solid stucco applications, stucco in combination with brick or masonry is preferred.

ALUMINUM OR WOOD WINDOWS - Bronze, or white finish if aluminum.

ROOF MATERIALS

The roofing in Grand River shall be of a limited number of colors for continuity throughout the development. The roofing material will be a minimum 20-year warranty such as GS Firescreen or equal. Except in certain limited thematic applications, where the roof is an integral part of the desired overall design of the residence, metal roofing is prohibited unless the look is of shingles.

WALL MATERIALS

Soft subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited. Each owner/builder is required to submit a color palette to the A.R.C. for approval.

Gable ends of a uniform material tend to be more architectural than those which change at the eave line.

High contrast trim or material variations should be avoided in favor of those which are chosen to blend all elements into single ideas.

3.4 Entrances, Windows, Roofs, Addresses, Security

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

For energy conservation purposes, the use of double pane windows is encouraged but not required. Sunscreens will not be permitted. Window coverings facing a street or waterfront must compliment the color of the house.

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 which is very appropriate to the region. 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.

Large front-facing gables should be avoided unless they are broken into small scale elements. Otherwise, open gables are better facing toward interior side yards.

Front-facing gables are acceptable but discouraged when placed over the garage door which places emphasis on the garage. Efforts should be made to reduce the emphasis on the garage.

The unshielded exposure of garage doors is helped greatly by way of a low plate line over the door.

Changes in roof geometry are best when accompanied by offsets in plan. Avoid flat roofs; a minimum slope on all roofs should be 5 in 12 pitch. Porches and overhangs may have a minimum slope of 3 in 12 pitch. A combination of roof pitch may be used if they are integrated to the design of the house.

3.5 Roof Overhangs

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

Overhangs should be used on the eave condition and the rake condition. Overhangs should be an integral part of the building form and not thin planes extending past the mass of the house. Use over windows and garage doors to create shadow is encouraged. Eave condition overhangs are suggested and should be 18" to 20" and rake condition overhangs should be a minimum of 12". No flush rake conditions are allowed.

Exposing the ends of rafters is prohibited. Use a fascia of at least 1x6 size. Box in overhangs if feasible.

3.6 Chimneys

It is recommended 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 each 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, brick, or stucco. The minimum plan dimensions for an exposed mass is 24" x 24" and a larger form preferred.

In the event of gas fireplaces, direct vents in place of chimneys are allowed, provided the vents are located along the rear slope or rear half of the roof and painted to match the shingles.

The height of the chimney should be in proportion to the roof line and adhere to fire codes. Broad, massive chimneys will be encouraged and small, spindly shapes will not be approved. Chimneys which barely peak above or squat on the roof are not visually bold enough and, therefore, are unacceptable. They may be used only when clad with material complementary to the house, such as masonry.

Top treatments, soldier courses in brick and other interesting variations to the upper portions of chimneys are encouraged. Fireplaces shall be made of the same material as the house where economically feasible.

3.7 Rooftop Elements

The roofs, as an expressive design element, should be kept as visually unobstructed as possible.

All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In instances where metal roofing is employed (following A.R.C. approval), roof accessories may be made of the same metal. All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match the color of the roofing material color.

The location and design of all skylights and solar collectors shall be approved by the A.R.C. No solar collectors shall be allowed on any roof slope visible from a public street.

Radio/television antennae, satellite dishes, and radio towers are not to be visible from a public right of way and are not to be visible to an adjoining property where such facilities are larger in size than 24".

3.8 Garages

The garage doors should not dominate the facade. 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 building 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 must be connected to the house with a covered walk, breezeway, etc.

If attached construction is used, a setback of five feet (5') minimum from major front elevation of house to the face of the garage is encouraged. The face of a porch qualifies as the major front elevation, if the porch is substantial enough to be the major focus of the facade. If an attached front loaded garage occurs, a porch extending a minimum of two feet (2') beyond the front building wall is encouraged.

Garages, at a minimum must be able to accommodate the storage of two (2) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage space is allowed.

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

All garage doors should be of metal design and of a color which compliments the adjacent wall. Treatment of detail on garage doors should be consistent with the overall character of the house. This may be accomplished with one or two well placed windows along the top of the garage door and by breaking up the mass with the paneled construction. Windows may be used to break up massive garage facades facing the street.

When attached two-car garages are built, two single doors divided by a column are encouraged. This breaks up the expanse of the door into appropriately scaled architectural elements.

No wood or particle board doors are permitted. All garage doors are to be paneled metal. Glass fenestration is permitted. No reflective film or foil is permitted on windows.

3.9 Barns, Stables, Outbuildings

Barns, stables and other outbuildings are permitted in the Grand River community, however, in all cases, the plans for construction shall be reviewed and approved on a case by case basis. Whenever possible, outbuildings should use the same materials and architecture to be in harmony with the residence. No prefabricated aluminum, light duty metal, or "pole & tin" structures are permitted. All barns, stables and other outbuildings shall be of substantial and new construction.

Barns and storage buildings made to look like barns are permitted to have a traditional barn appearance and need not match the style of the residence, however, if the style of the barn is such that it closely resembles the residence, then the same materials and construction techniques should be used.

Very large barns which have long walls should have some variation to the walls which face streets, such as stable windows or false stable windows with contrasting trim, to break the monotony of such a large blank space.

The placement of barns and stables should take into consideration the effects to adjacent property owners. Except for Lots 24 through 35 of Block 3 of the subdivision, barns stables and other outbuildings must be located behind the residence and no closer than sixty feet (60') to side lot lines. In the case of Lots 24 through 35 of Block 3, when the residence is planned to overlook the river, placement of barns, stables and other outbuildings in front of the residence is permitted, but such outbuildings should not unnecessarily detract from the majesty of the front facade.

In every case, stables and equestrian wash down facilities should be elevated a minimum of 24 inches above natural ground to encourage drainage away from the site and to prevent bogging or ponding. No outdoor storage of feed, hay or bedding materials is permitted.

Large outdoor and indoor equestrian facilities, such as arenas, are permitted on lots larger than 3.5 acres, but plans for construction of such facilities shall be reviewed and approved on a case by case basis by the A.R.C.

4.0 LANDSCAPE

4.1 General

The residential lot builder/owner is responsible for the landscaping on his/her property. Plantings other than ground covers and low growing ornamentals between the fence line and the pavement are discouraged in order to preserve adequate sight lines for motorists. Installation of landscaping must occur prior to occupancy of the house. Installation of landscaping, including materials and workmanship, must comply with current industry standards.

In those sections where an Equestrian Way is located between the fence and the street, no landscaping shall be planted which would conflict with the usage of the trail as an Equestrian Way.

The following landscaping standards are applicable to all Estate lots.

4.2 Lot Landscaping

The emphasis in estate lot villages is the preservation of the natural flora as well as wildlife habitat. Selected landscaping around man made structures to create a smooth transition from the man made to the existing native landscape is expected.

In contrast to higher density suburban developments, estate lot developments are intended to maintain large areas of natural green space without the imposition of costly and high maintenance landscaping.

Low shrubbery and bedding should be limited to the areas around the perimeter of the buildings to soften the visual appearance and provide a transition from along the driveways and at entry features residence to the surrounding natural vegetation.

4.3 Lighting

The builder/owner is to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be

unsightly. Light sources should not conflict with the sight lines of pedestrians or motorists, or installed in a manner which endangers their safety and welfare. Light sources must not "spill over" into neighboring yards. Light sources should not be visible, unless no other application exists.

Exterior residential lighting can convey a warm, inviting atmosphere. Care is to be taken in placing fixtures, selection of fixtures and types of light source. Exterior illumination of architectural features such as columns, entries, chimneys and landscape features are encouraged.

Individual security lighting is allowed, including mercury vapor and high pressure sodium lights, provided that they are not placed in front of the residence or are sited as to spill over into adjoining lots or public rights of way. No security lighting fixture shall be erected higher than 25' above the surrounding natural ground.

Lighting for outdoor equestrian facilities, tennis courts or personal athletic courts will be reviewed by the A.R.C. on a case by case basis. In no event shall such outdoor lighting be permitted which causes a nuisance or is allowed to "bleed over" onto adjoining lots.

Ground lighting or decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence.

Free standing decorative fixtures, and lamp posts are acceptable but must be approved by the A.R.C.

Mercury vapor lights, when used for special landscaping lighting affect, (hung in trees as up and down lights) is permissible with A.R.C. approval.

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

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

All wiring for exterior lighting should be underground. Pathway lighting and landscape lighting is encouraged. Such lighting must be inconspicuous.

"Christmas lights" must be removed from the exterior of buildings by January 15 of each year.

4.4 Tree Protection

The following procedures are recommended to insure the survival and good health of trees existing on site. The Owner/Builder should use the following guidelines to preserve trees on site:

Protection of trees on Construction Site:

- A. Tree protection fencing should be placed around drip line of trees to prevent storing of machinery or equipment which can cause soil compaction and mechanical damage.
- B. Excessive pedestrian traffic should not occur within drip line of trees.
- C. Soil should not be excavated, spread, spoiled or otherwise disposed of within drip line of trees.
- D. Trash fires shall not be permitted.
- E. In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood, 2" x 4" x 5', around the trunk and lay plywood on ground in drip line of tree to prevent compaction of soil by trucks or machinery.
- F. Removal of any tree with a caliper of 24" or more measured 12" from the base of the tree shall require approval of the A.R.C.

4.5 Tree Preservation

Where tree clusters are preserved, builder/owner is encouraged to also preserve understory if possible. This helps maintain conditions around existing root systems.

Placement of utilities within the drip line is detrimental to chances of survival of trees. If routing utilities outside the drip line is not possible, keep trench area to a minimum and adhere to tree protection methods described in previous section.

In the case of specimen trees, consider boring under the tree root system. Prune trees using horticulturally accepted methods to compensate for any loss of root system.

4.6 Plant Material: General

In addition to the on site plant material, the following is a list of plant material considered to be appropriate for Grand River. Other plant material may be used, but priority should be given to plants from this palette.

4.7 Plant Material: Shade Trees and Small Trees

Small Trees

Albizzia julibrissin	Mimosa
Cercis canadensis	Redbud
Chionanthus virginicus	Fringe Tree

Cornus florida	Dogwood
Crataegus Spp.	Hawthorn
Diospyros kaki	Japanese Persimmon
Hamameys Virginiana	Witch Hazel
Malus Spp.	Crabapple
Koelreuteria bipinnata	Golden Rain Tree
Pistacia texana	Texas Pistache
Prunus mexicana	Mexican Plum
Pyrus calleryana bradfordii	Bradford Pear
Sophora spp.	Mountain Laurel

Medium & Large Trees

Acer negundo	Box Elder
Acer Rubrum "Drummondii"	Swamp Maple
Betula nigra	River Birch
Carya illinoensis	Pecan
Cedrus deodora	Deodor Cedar
Cupressus arizonica	Arizona Cypress
Ulmus parvifolia var drakii	Drake Elm
Fraxinus pennsylvanica	Green Ash
Gleditia tricanthus	Honey Locust
Liquidamber styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Pinus taeda	Loblolly Pine
Pistacia chinensis	Chinese Pistache
Platanus occidentalis	Sycamore
Quercus glaucoides	Lacey Oak
Quercus macrocarpa	Bur Oak
Quercus nigra	Water Oak
Quercus shumardii	Shumard Oak
Quercus texana	Red Oak
Quercus virginiana	Live Oak
Sapindus drummondii	Soapberry
Taxodium disstichum	Bald Cypress
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia	Chinese Elm

4.8 Plant Materials: Shrubs

Dwarf Shrubs & Plants

Azalea	Azalea
Abelia grandiflora prostrata	Dwarf Abelia
Berberis thunbergii	Pigmy Barberry
Gardenia radicans	Dwarf Gardenia
Hesperaloe parviflora	Red Yucca
Ilex Spp.	Holly
Juniperus Spp.	Juniper
Lantana horrida	Texas Lantana
Nandina domestica nana	Dwarf Nandina
Poliomintha longifolia	Mexican oregano

Penstemon baccharifolius
Pittosporum tobira
Rosemarinus officinalis
Salvia spp.

Red Penstemon
Dwarf Pittosporum
Rosemary
Sage

Small Shrubs & Plants

Abelia Spp.
Anisacanthus wrightii
Aucuba japonica
Buxus Spp.
Callicarpa americana
Chaenomeles japonica
Gardenia Spp.
Hydrangea macrophylla
Malvaviscus drummondii
Nandina domestica
Pavonia lasiopetala
Pyracantha crenato-serrata
Raphiolepis indica
Spiraea prunifolia

Abelia
Hummingbird Bush
Aucuba
Boxwood
American Beauty Berry
Flowering Quince
Gardenia
Hydrangea
Turk's Cap
Nandina
Rock Rose
Dwarf Pyracantha
Indian Hawthorne
Bridal Wreath Spirea

Medium Shrubs & Plants

Azalea indicum
Buddleia Spp.
Camellia Spp.
Elaeagnus fruitlandi
Feijoa sellowiana
Hibiscus coccineus
Hibiscus syriacus
Ilex Spp.
Jasminum Spp.
Juniperus Spp.
Lagerstroemia indica "dwarf"
Leucophyllum frutescens
Ligustrum texanum
Lonicera fragrantissima
Photinia glabra
Pittosporum tobira
Pyracantha fortuneana
Spiraea spp.
Hydrangea Quercifolia
Myrica Cerifera

Indica Azalea
Butterfly Bush
Camellia
Silverberry
Pineapple Guava
Texas Star Hibiscus
Althea
Holly
Jasmine
Juniper
Dwarf Crepe Myrtle
Texas Sage
Wax Leaf Ligustrum
Winter Honeysuckle
Red Tip Photinia
Pittosporum
Pyracantha
Spirea
Oakleaf hydrangea
Wax myrtle

Large Shrubs & Plants

Cassia corymbosa
Eryobotrya japonica
Ilex Spp.
Juniperus spp.
Lagerstroemia indica
Ligustrum lucidum

Flowery Senna
Loquat
American Holly
Junipers
Crepe Myrtle
Glossy Privet

Nerium oleander	Oleander
Photinia fraseri	Fraser Photinia
Photinia serrulata	Chinese Photinia
Podocarpus macrophylla	Yew Podocarpus
Prunus carolina	Cherry Laurel
Punica granatum	Pomegranate
Rhus Spp.	Sumac
Vitex agnus-castus	Vitex

4.9 Plant Materials: Ground Covers, Vines

Vines

Antigonon leptopus	Coralvine
Bignonia capreolata	Crossvine
Campsis radicans	Trumpet Creeper
Gelsemium sempervirens	Carolina Jessamine
Ficus pumila	Climing Fig
Hedera Spp.	Ivy
Lonicera Spp.	Honeysuckle
Pathenocissus quinquefolia	Virginia Creeper
Polygonum aubertii	Silverlace Vine
Rosa banksiae	Lady Banksia
Trachelospermum asiaticum	Asian Jasmine
Trachelospermum jasminoides	Confederate Jasmine
Wisteria spp.	Wisteria

Groundcovers

Ajuga reptans	Carpet Bugle
Buchloe Dactyloides	Buffalo grass
Catharanthus roseus	Periwinkle
Cynodon dactylon	Bermuda Grass
Gazania	Gazania
Juniperus spp.	Juniper
Liriope Spp.	Lily Turf
Lupinus texensis	Bluebonnet
Lantana camara	Lantana
Ophiopogon japonicum	Monkey grass
Osteopermum fruiticossum	African Daisy
Portulaca grandiflora	Moss Rose
Sedum Spp.	Sedum
Stenotaphrum secundatum	St. Augustine Grass
Verbena peruviana	Peruvian Verbena
Vinca minor and major	Vinca

4.10 Plant Materials: Lawns

GRASS

The Grand River property contains excellent short native grasses, including King Ranch Blue Stem and Common Bermuda. Regular mowing and light fertilization is normally all that is required to

provide an attractive groundcover for the open undeveloped areas of a lot. Excessive use of chemical herbicides is discouraged.

All lots with open areas, which are not heavily wooded, are required to keep the open areas mowed. A mowing "pool" will be set up and all lot owners are encouraged to participate in the mowing pool. Participation in the mowing pool is usually much less expensive than the cost of having a single lot mowed and presents a much more uniform appearance because lots are mowed at the same time. Owners who do not join the mowing pool are encouraged to follow the same schedule of mowing dates as adopted by the pool.

4.11 Landscape Maintenance

All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

- a. Mowing;
- b. Pruning and shaping;
- c. Weed control in lawns and planting beds;
- d. Adequate irrigation;
- e. Appropriate fertilization;
- f. Insect and disease control;
- g. Seasonal mulching of planting beds;
- h. Replacement of diseased or dead plant materials.

Each lot shall be maintained in a neat, clean and orderly condition by the builder/owner.

4.12 Drainage

In contrast to traditional higher density suburban developments where it is necessary to speed up and direct runoff with lot grading and drainage manipulation, to the greatest extent possible, estate lot development utilizes existing natural drainage features while keeping the manipulation of natural drainage features to a minimum. Overland runoff should be channelized only where necessary. The drainage of roadways and private improvements are important, but care should be taken to not unnecessarily alter or accelerate the surface runoff of the natural drainage ways.

Swales (small ditches) are to be graded shallow, but wide enough to slow runoff. Avoid steep cuts for natural look. Steep slopes of 3:1 or more should be broken with retaining walls or steps. Terracing of lawns is encouraged only when the grades are too steep.

It will be the responsibility of each builder/owner to provide adequate drainage for each home. Caution should be used in

establishing the foundation elevation so that adequate drainage from the back yard around to the front and the reverse is not impaired by driveways or slabs.

SEDIMENT CONTROL

In order to maintain clean streets and prevent siltation into storm sewers and drainage channels, all projects in Grand River are required to practice sediment control during construction. As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all storm water runoff from the tract into the public street. The sediment control system shall remain in place and in good repair until construction is complete, landscaping is installed, and lawns are established.

Builders shall conform to all regulatory agencies' rules, regulating standards, and criteria governing sediment control to include, but not limited to, ERA-NPDES. Builders shall be responsible for filing and securing all necessary permits.

4.13 FOUNDATIONS

Minimum slab elevations should be determined in accordance with the Fort Bend County Drainage District Drainage Criteria Manual. All foundation plans must be signed and sealed by a Texas Registered Professional Engineer.

A form survey should be undertaken to ensure that building setback lines have not been violated prior to foundation construction.

4.14 Water Wells and Septic Systems

In order to create consistent, safe and uniform placement, a Schematic diagram showing the acceptable areas for placement of water wells and septic fields for Grand River will be on file with the Fort Bend County Health Department. Compliance with this Schematic is mandatory.

4.15 Irrigation

Installation of an irrigation system by builder is encouraged but is not mandatory.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc., and to effect 100% overlap insuring effective and even coverage.

5.0 GRAPHICS

5.1 General

Specific requirements and guidelines for graphics is intended to limit the amount of signs, to present an image of quality and to squelch the propensity of competing builders to "outdo" each other in

attracting prospective customers with signage.

5.2 Builder Signage

Custom Builder

One sign per single family lot allowed until occupancy.
Information to be conveyed:

Name of Builder

Phone Number - Central Sales Office

18" x 36" panel may use builder's name and/or logo or trademark. Colors and graphics to be submitted to Architectural Review Committee.

6.0 Private Park/Landscape Reserves

6.1 Jeff Smith Private Park

At the confluence of Jones Creek and the Brazos River, a 2 acre private park is located for the exclusive use of the residents and owners of Grand River and their guests. Dedicated to and maintained by the Grand River Homeowners Association, the use of the park is to be governed by rules to be adopted by the Homeowners Association by action in its first few meetings. It is envisioned that the park contain a covered picnic area, fencing along Jones Creek and the River, a parking area and hitch posts for equestrian purposes. Other uses may be considered by action of the H.O.A.

6.2 Landscape Reserves

Landscape reserves have been set aside at the entry of the community to accommodate the entry features and to provide a pleasing and inviting atmosphere for the community. To be maintained by the H.O.A., the landscape reserves should act to help give all residents a sense of place and community.

Return to:

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Dianne Wilson

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