

Lakepointe

Design Guidelines

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1.0 INTRODUCTION

Lakepointe is located in west Houston north of West Little York Road approximately 1.2 east of Eldridge Parkway and 2-1/4 miles west of Sam Houston Parkway.

Lakepointe is being developed as a master planned community of the *Little York West, Ltd.* consisting primarily of a mixture of single family detached residential densities with a recreation center/pool complex, water feature and open space network. The master plan has been adopted in order to establish the long range intent of the community.

The master plan for *Lakepointe* is a dynamic subject to refinement and modification as project development occurs. The master plan will be sensitive to market condition and, while maintaining its basic integrity through these design guidelines, will be responsive to change. A system of landscaped walks and trails, greenbelts, parks and water feature integrate each village. The pedestrian network connects the various and recreation center throughout the community.

The Design Guidelines are intended for the use of the various builders in the *Lakepointe* development and the design professionals they may engage as well as the residents and homeowners who wish to make improvements. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each

project and each neighborhood. However, certain standards have been adopted for key design factors to provide continuity and ensure that neighboring projects reinforce each other's quality.

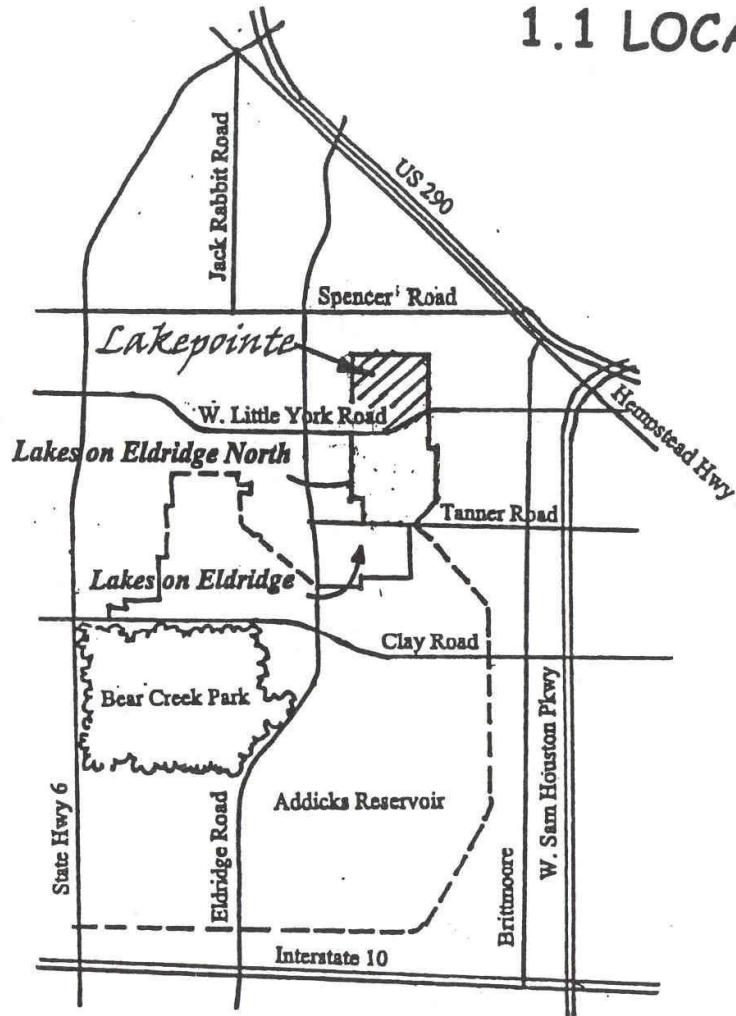
These guidelines are supplemental to the Protective Covenants and are to be used in the architectural review of builder or owner plans. Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as standards for future compliance to maintain the integrity of the community. The residential guidelines contain the construction, development and aesthetic standards adopted and administered by the *Lakepointe* Architectural Control Committee but does not necessarily represent all of the restrictions that may be imposed on a specific lot. Prior to commencing design of a project, the property deed, the recorded subdivision plat and the "Declaration of Covenants, Conditions and Restrictions" should be referred to. In addition, the *Lakepointe* is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is therefore subject to Houston's development ordinance and any other ordinance which Houston may, by law, extend outside its corporate limits. The development regulations for Harris County, including curb and driveway standards, shall also apply. Local county and City standards, regulations and ordinances have precedence over this document.

The intent for the construction of residences and other structures within *Lakepointe* is that they be of the highest quality. Builders are required to comply with the regulations of the Home RWC Warranty building standards.

In order to ensure the integrity of the development, concepts defined in these Design Guidelines and construction of any type will be subject to review by the Architectural Control Committee (ACC). The Architectural Control Committee is created by the *Lakepointe* Covenants, Conditions and Restrictions (CCR's) and will operate in accordance with these provisions. All proposed improvements, grading, mass plantings and exterior construction must be reviewed and approved by the ACC prior to the commencement of any building or construction activity on the site. No improvement shall be permitted without approval by the ACC. Refer to the covenants, Condition and Restrictions for members, function and approval procedures for the ACC.

How to Use This Document 1) Located the design standard requirement in the Table of Contents, 2) Turn to that page in the document and find the standard in the column on the left side of the page, 3) Locate the "Lot Size" in the row at the top of the page, and 4) the place where the "Design Standard" row meets the "Lot Size" column is the specific requirement for that particular lot. Other information for clarification of a design guideline may be contained in the Appendix. Refer to other documents such as the recorded plat, Driveway Location Plan, and Deed Restrictions for further information regarding a particular lot. This document may be revised and updated as necessary to meet changing conditions, market demands, and other factors effecting development of this project and individual lots.

1.1 LOCATION MAP



2.0 SITE PLANNING CRITERIA

	55'	60'	65'/70'	70' Lakefront
SETBACKS				
• Front	25";20" on cul-de-sac	25"; 20" on cul-de-sac	25"; 20" on cul-de-sac	25";20" on cul-de-sac
• Interior Side	5"	5"	5"	5"
• Corner Side¹	10"	10"	10"	10"
• Rear	Utility Easement	Utility Easement	Utility Easement	Utility Easement
• Rear on Lake	N/A	N/A	N/A	N/A
• Detached Garage	3" Side	3" Side	3" Side	3" Side
LOT COVERAGE²	70%	60%	60%	60%
MINIMUM UNIT SIZE	One Story: 1800SF Two Story: 2000SF	One Story: 1800SF Two Story: 2000SF	One Story: 2000SF Two Story: 2300SF	One Story: 2000SF Two Story: 2300SF
MAXIMUM UNIT SIZE	2800 SF	2800 SF	3800 SF	4200 SF
FLOOR PLAN AND ELEVATION REPETITION				
• Same plan, same elevation, on the same side of the street	Three full lots must be skipped (a side street does no count as a lot)	Three full lots must be skipped (a side street does no count as a lot)	Four full lots must be skipped (a side street does no count as a lot)	Four full lots must be skipped (a side street does no count as a lot)
• Same plan, same elevation on the opposite side of the street	Three full lots must be skipped (a side street does no count as a lot)	Three full lots must be skipped (a side street does no count as a lot)	Four full lots must be skipped (a side street does no count as a lot)	Four full lots must be skipped (a side street does no count as a lot)
• Same plan, same elevation on nearby intersecting street	Must not be located within 175" radius	Must not be located within 175" radius	Must not be located within 200" radius	Must not be located within 200" radius
• Same Plan, same elevation on back-to-back lots	Permitted	Permitted	Permitted	Permitted
• Same plan, different elevation on the same side of the street	Two full lots must be skipped	Two full lots must be skipped	Three full lot must be skipped	Three full lot must be skipped

¹ Lots whose side property line abuts a green space reserve such as the landscape reserve located between a lot and the entry road into a section shall not be considered a corner lot.

² Lot Coverage: Impervious cover excluding pool.

	55'	60'	65'/70'	70' Lakefront
<ul style="list-style-type: none"> • <i>Same plan, different elevation on opposite sides of the street</i> 	Two full lots must be skipped.	Two full lots must be skipped.	Two full lots must be skipped (a side street does not count as a lot)	Two full lots must be skipped (a side street does not count as a lot)
<ul style="list-style-type: none"> • <i>Same or similar brick, stone or stucco on neighboring lots or lots directly across the street</i> 	Not Permitted	Not Permitted	Not Permitted	Not Permitted



55 & 60' LOTS



65'/70' & 70' Lakefront LOTS

	55'	60'	65'/70'	70' Lakefront
RESIDENCED ON CORNER LOTS	No full two-story plates will be permitted on the corner side of corner lots. : <i>A lot is still considered a corner lot for two-story plates on residences if there is a common space separating the lot from the side street.</i>			
GARAGE PLACEMENT				
<ul style="list-style-type: none"> Corner Lots 	Must be located on opposite side of the lot from a side street on corner lots; however, rear loaded attached and rear loaded detached garages may be located on the side street as long as the vehicular entrance to the garage faces the rear of the lot. No garages may face a side on a corner lot. <i>Note: A lot is still considered a corner lot for garage placement criteria if there is common space separating the lot from the side street. Refer to the Driveway Location Plan to determine the location of a garage on a particular lot.</i>			
<ul style="list-style-type: none"> Lots adjacent to Lakes 	Not applicable			Detached garages are not permitted on lots which back onto a lake. When the side of a lot is exposed to a lake, a detached garage may be allowed provided that the garage is on the side of the lot opposite the lake. Swing-In garages may not face a lake.
<ul style="list-style-type: none"> Lots adjacent to a Common Area 	Lots that back onto or have a side exposed to a common area may have detached garages positioned on either side of the lot as long as the plan meets the Driveway Location Plan requirements.			
UTILITY EASEMENTS	Enrcoachment of structures and the planting of trees upon the utility easement are prohibited. The ACC des not have the authority to approve placement of structures and trees on the utility easement.			
GRADING, DRAINAGE AND BERMS	<p>Most lots have been graded from rear to front with a slope between 1 and 1-1/2%. Each lot must drain directly to the street without crossing property lines. For lots along the lake and the Harris County Flood Control Drainage channel, a maximum of forty feet (40") of the rear of the lots may drain towards the lake of the drainage channel, but in no instance shall lots be allowed to drain across read property lines into the lake with storm drain pipes. In no instance may a builder or homeowner be allowed to construct a retaining wall at the rear of the lot along the lake or the drainage channel. Lots may not be regarded along the read forty feet of the lot without express approval of the ACC.</p> <p>Berms used for screening or aesthetics may not exceed a maximum slope of 4:1 for sodded berms and 3:1 for landscaped berms. Maximum height limited to 3" (three feet). Rigid berms shaped like half of a cylinder are not permitted. Berms are not permitted in the front yards.</p>			

	55'	60'	65'/70'	70' Lakefront
LOT LAYOUT	Homes and detached garages should be sited so as to maximize rear yard space and yet conform to the requirements of the driveway Location Plan			
DRIVEWAYS				
<ul style="list-style-type: none"> Materials Permitted 	Concrete or Unit masonry, stamped or colored concrete (color subject to ACC approval), exposed aggregate concrete, interlocking concrete pavers, brick pavers and brick borders			
<ul style="list-style-type: none"> Material Not Permitted 	Asphalt paving, loose gravel and stone, timber borders			
<ul style="list-style-type: none"> Construction Standards 	Minimum 4" thickness over a compacted subgrade. A #6 six (s) inch by six (s) inch woven wire mesh or approved equal shall be installed within the "drive in" portion (apron) of the driveway between the curb and the sidewalk. Adherence to county specifications regarding driveway curb and curb returns at driveway is required.			
<ul style="list-style-type: none"> Driveway Widths 	<p>For front-loaded garage: 17' at face of garage; 17" at curb.</p> <p>Two-car detached rear loaded: 17" at face of garage; 12" at curb</p> <p>Three-car attached front loaded: Permitted only on 65"/70" lots with conditions (see Architectural Criteria); 26" at face of garage; 17' at curb.</p> <p>Three-car attached rear loaded: 26" at face of garage; 12" at curb</p> <p>Two-car swing-in garage: 17" at face of garage; 12" at curb; back-up space may not be greater than 30" from face of garage to side property line</p> <p>Three-car swing-in garages are permitted with the requirements as noted in the "Architecture" section of these guidelines. Driveway width (motor court) is limited to 26" at face of the garage and 17" at curb: <i>Note: Driveways may be reduced to a maximum of 10' where necessary with prior ACC approval.</i></p>			
<ul style="list-style-type: none"> Driveways Not Permitted 	Dual driveways on a single lot are not permitted. For instance, a driveway through a porte cochere and another driveway alongside the porte cochere to access the rear loaded garage is not permitted. Circular driveways are not permitted.			
<ul style="list-style-type: none"> Setbacks 	Driveways shall be located no closer than 2" from the side property line and may abut the concrete slab of the house if necessary, but only with ACC approval. The driveway must also be setback 5" from the side property line at the curb to allow room for the 5" driveway turning radius.		Driveways shall be located no closer than 2" from side property line and must be setback a minimum of 2" from the concrete slab of the house. ³ The driveway must also be setback 5" from the side property line at the curb to allow room for the 5" driveway turning radius.	

³ Note: In special circumstances only when the width of the lot and the residence may require a smaller setback, the ACC will review the plan submittal on a case-by-case basis. At the time, the two foot setback requirements may be reduced to 18" and the driveway width may be reduced to 9"-6". In no instance shall either setback be less than 18".

	55'	60'	65'/70'	70' Lakefront
<i>SIDE-BY-SIDE DRIVEWAYS ON NEIGHBORING LOTS</i>	Side-by-side driveways on neighboring lots must be minimized to one occurrence per each side of the street. Refer to Driveway Location Plan.			
<ul style="list-style-type: none"> <i>General</i> 				
<ul style="list-style-type: none"> <i>Landscaping Requirements</i> 	No landscape requirement for side-by-side driveways		Lots with side-by-side driveways are required to plant a low evergreen hedge extending from the sidewalk to the front elevation of the house along the side property line shared by both driveways and on one side of the drainage area so as not to impede drainage. Only one hedge row will be required between driveways.	
<i>SIDEWALKS</i>				
<ul style="list-style-type: none"> <i>General</i> 	A four foot (4") concrete sidewalk must be constructed by each lot builder. No abrupt curves or sharp angles will be allowed. Manholes and valve boxes must be flush with the concrete paving to insure pedestrian safety. Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway. Where sidewalks cross walkways with decorative paving, the standard sidewalk design must be carried through the walkway.			
<i>WALKWAYS</i>				
<ul style="list-style-type: none"> <i>Width</i> 	Three feet minimum, four feet maximum must be constructed from the front door to the driveway. Curvilinear sidewalks are required (see sketch). A landscape strip must be provided between the sidewalk and the slab of the house and garage.		Four feet minimum; six feet maximum must be constructed from the front door to the street curb. A six foot (6") width concrete landing between the sidewalk and curb is required. Handicap ramps are permitted from the driveway to the front porch, but a walkway between the front porch and the street is still required except for 60" lots.	
<ul style="list-style-type: none"> <i>Materials Permitted</i> 	Unit masonry, quarried stone set in mortar or sand dust, interlocking pavers stamped concrete, concrete with brick edging and/or brick spacers.			
<i>POOLS, DECKS, AND ANCILLARY STRUCTURES</i>				
<ul style="list-style-type: none"> <i>General</i> 	Restricted to rear yards only. Pools, decks and ancillary structures must be setback a minimum of three feet (3") from side property lines. No structures may be constructed on a utility easement.			
<ul style="list-style-type: none"> <i>Swimming Pool Appurtenances and Equipment</i> 	All apparatus associated with swimming pools such as waterfalls and sliding boards, require ACC approval, may not exceed the height of the fence, and must be setback 16" from the rear property line of lakefront lots. Pool filters and equipment located on lake lots must be screened with an evergreen hedge or a 42" cap rail fence. Waterfalls must be finished on all side on lake lots.			
<ul style="list-style-type: none"> <i>Permitted</i> 	Gazebos, Lakepointe standard wood storage sheds, playhouses, decks, greenhouses and potting sheds, arbors and trellises must all be approved by the ACC, play equipment in the rear yards only.			
<ul style="list-style-type: none"> <i>Not Permitted</i> 	Metal or fiberglass storage sheds			

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WOOD FENCES				
<ul style="list-style-type: none"> General 	The builder is responsible for installing a fence along the rear and side property lines of each lot wherever a wood fence is required. Fencing is not permitted in the front yard of any lots. All public view (front, side reveal, and along side property lines adjacent to neighboring driveways) wood fences must have 2 x 6 pressure treated rot board along bottom edge of fence. All pickets must rest on a top of a rot board. Bevel 3/4" of top edge of rot board for drainage. All front facing wood fencing must be located a minimum distance of 15 feet behind the front elevation of the house.			
<ul style="list-style-type: none"> Good Neighbor Fences 	Wood fences not visible to the public such as side property lines on interior lots shall be constructed with alternating panels (seven foot lengths) and exposed rails along common interior lot lines. Good neighbor fences must be six feet high and constructed of 1" x 6" vertical cedar pickets and 4" x 4" pressure treated vertical wood posts. A 2 x 4 horizontal cross member is required for stability.			
<ul style="list-style-type: none"> Upgraded Wood Fences 	All wood fences visible to the public including fencing facing the street or facing a neighbor's adjacent driveway must be installed with the good side "out". All wood fences visible to the public must be six feet high and constructed of 1" x 6" vertical cedar pickets and 2" x 6" cap and 4x4 pressure treated post. Alternating panels not permitted. A 2x4 horizontal cross member is required for stability.			
<ul style="list-style-type: none"> Corner Lot Fencing 	<p>All corner lot fencing must be setback 5" from the street right-of-way.</p> <p>Objectives: Reduce amount of wood fencing to the extent possible without sacrificing homeowner privacy using one of the following options:</p> <p>OPTION 1: Locate cap rail fencing at rear corner of house and extend to rear property line. Enclose mechanical equipment (i.e., air conditioning units) with 42" height wood fence on three sides or install evergreen hedge. Allow the residence to be seen from the side street.</p> <p>OPTION 2: All fencing must be 5" from corner side property line. Locate cap rail fencing a minimum of 15" beyond front elevation of house (thirty feet is preferred as long as mechanical equipment is located behind fence) and extend to rear property line.</p> <p>OPTION 3 (for rear yards with view to lake): Wrought iron fencing may be approved on corner lots as long as air conditioners are screened with 42" wood fence or evergreen hedge; the rear yard is sodded with St. Augustine sod; two shade or flowering trees (2-2 1/2" cal.) are planted, and an evergreen hedge is installed along the corner side fence line. Fencing must be setback 5" from corner side property.</p>			
<ul style="list-style-type: none"> Stain Required 	The following fences will require wood stain. All corner side yard fencing, all front facing wood fencing and any fencing facing a street including those fences separated from the street by landscape reserve. The stain shall be: Behr Exterior Wood Stain in Cappuccino Solid Color (SC-142) or Behr Exterior Wood Stain in Valise Solid Color (SC-123). A semi transparent stain can also be used in: Cappuccino (ST-142) or Valise (ST-123)			
Wood Fencing Requirements by Location	<p>Drainage Channel: Builders must install 6"-6" cap rail fence with good side facing towards the channel for all lots that abut the drainage channel.</p> <p>East Property Line: Builders must install a 6"-6" good neighbor fence with no alternating panels. All panels must face the interior of each lot.</p>			
WROUGHT IRON FENCES				
General	The builder is responsible for installing a fence along the rear and side property lines of each lot wherever a wrought iron fence is required			

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<ul style="list-style-type: none"> Construction Standards 	<p>Wrought iron (also known as tubular steel) must conform to the standard identified in the Appendix. A zinc-galvanized factory coat is preferred for durability but not required. However, maintenance may be required more often without the factory coat. Welds must be sanded or brushed and primed before painting to prevent rusting. Primer must be epoxy or steel and structural primer. All fencing must be primer-coated. Paint must be polyurethane or oil-based enamel paint. Pain must be black semi-gloss only.</p>			
<ul style="list-style-type: none"> Lake Lots 	<p>Not Applicable</p>			<p>A four foot (4") wrought iron fence must be constructed along the common property lines of all lot adjoining a lake. The four foot fence must extend from the read corners of the lot for twenty-four feet along the side property lines. The wrought iron fence must transition in height from 4" to 6" in three 8" long sections along the side property line. The remaining fence shall be a good neighbor extending to a point located a minimum of fifteen feet behind the front elevation of the house.</p>
<ul style="list-style-type: none"> Common Area Lots 	<p>A six foot wood fence (a standard fence with the good side facing "out") must be installed along the common property lines of all lots adjoining a common area.</p>			
<ul style="list-style-type: none"> Landscape Requirement Along Wrought Iron Fencing 	<p>Hedges must be installed along 50% of the inside perimeter of the wrought iron fence of a lot line shared with a lake. All side property line must be landscaped with an evergreen hedge. The hedge shall be limited to the following: Dwarf Burford Holly (Ilex „Burfordii“ compacta); Indian Hawthorn (Raphiolepis indica); Dwarf Pittosporum tobira (Pittosporum tobira „Wheeleri“); Dwarf Wax Myrtle (Myrica cerifera) or Dwarf Yaupon Holly (Ilex vomioria „Nana“). An evergreen hedge must be installed on both sides of a side property line with wrought iron fencing.</p>			
BREEZEWAY FENCES	<p>A four foot breezeway fence is required. Six foot high fences are permitted. Fences must be either wood with the good side out or wrought iron with an evergreen hedge maintained to a height of three feet planted on either side of the fence. A continuous evergreen hedge may be installed in place of a wood fence upon request and approval to the ACC.</p>			
LIGHTING				
<ul style="list-style-type: none"> Permitted 	<p>Cast aluminum, brass or wood fixtures</p>			
<ul style="list-style-type: none"> Not Permitted 	<p>Plastic lighting fixtures, colored lighting, pole mounted lighting fixtures, lampposts, exposed transformers and wiring, "spill over" lighting onto neighboring yards, neighboring properties, streets or public spaces.</p>			

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<i>PEDESTRIAN GATES</i>				
<ul style="list-style-type: none"> <i>Wrought Iron Gates</i> 	A three foot wide pedestrian gate may be located along the rear fence line of lots bordering the lake. Gates larger than in width are not permitted. Gates must be self closing and self latching. The fenceline along a lake must be continuous in height. No ornamentation, arbor archways, etc may be added to a gate.			
<ul style="list-style-type: none"> <i>Wood Gates</i> 	A three foot wide pedestrian shall be located in the side yard facing the front street on the side of the residence with the front loaded or side loaded garage or for a swing-in garage, the side yard opposite the rear wall of the garage. Gates must be self-closing and self latching.			
<ul style="list-style-type: none"> <i>Wrought Iron Gates</i> 	Not Applicable			Three foot wide wrought iron gates will be permitted along the rear lot line of lake, greenbelt, park or common area lots. Gates larger than three feet in width are not permitted. No gates shall be permitted to be installed in the project brick wall. Gates must be self-closing and self-latching.
<i>DRIVEWAY GATES</i>				
<ul style="list-style-type: none"> <i>General</i> 	Driveway gates must be wrought iron only constructed according to the standard identified in the Appendix. Driveway gates must be located a minimum of ten feet behind the front elevation of the house. As a result of the installation of a driveway gate if any additional fencing must be installed along the side or front property line, that fencing must be either 6" wrought iron with an evergreen hedge or a upgraded fence on both sides—two sided good neighbor fencing. Driveway gates are not permitted on front loaded garages and swing-in garages.			
<i>MECHANICAL EQUIPMENT</i>	The approximate location of all mechanical equipment (air conditioning pads) must be identified on the lot plan submittal. All mechanical equipment must be located behind a fence.			
<i>STREET CURBS</i>	Cutting, breaking or removing any portion of the street curb for a lot drainage or any other purpose is strictly prohibited.			
<i>MAILBOXES</i>	U.S. Post Office standard "gangboxes" will be installed at appropriate locations.			
<i>BASKETBALL OR GAMES REQUIRING POLES</i>	No permanently installed poles will be permitted. Portable basketball poles with attached backboards such as Hydro by Huffly Sports or similar permitted. Basketball nets and backboard may be attached to the front of a detached garage.			
<i>ANTENNAE SATELLITE DISHES AND RADIO TOWERS</i>	Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted. The ACC will comply with any federal, state or county law, regulation or order regarding such devices, including, but not limited to, the Telecommunications Act of 1996. Such devices must be installed in the least obtrusive location of the rear yard. Location must be approved by the ACC. In no instance shall any such devices project above the highest point of the rear line of the residence or be visible from the street.			

3.1 LANDSCAPE CRITERIA

	55'	60'	65'/70'	70' Lakefront
STREET TREES				
<ul style="list-style-type: none"> <i>Cottonwood Park Lane, Pinewood Lane, and Juniper Crossing (The Loop Road in Sect. One)</i> 	Not Applicable	Not Applicable	Two 2—2-1/2" cal. Mexican Sycamore must be installed between the sidewalk and the street curb and spaced every thirty feet (30"). No tree shall be located closer than ten feet to a driveway or five feet from the neighboring side property line.	
<ul style="list-style-type: none"> <i>Tallwood Crossing (The East-West Road connecting Section One to Section Two)</i> 	Two 2—2-1/2" cal. Mexican Sycamore must be installed between the sidewalk and the street curb and spaced every thirty feet (30"). No tree shall be located closer than ten feet to a driveway or five feet from the neighboring side property line.	Not Applicable		Not Applicable
<ul style="list-style-type: none"> <i>Corner Side Yards</i> 	Four 2—1/2" cal Bradford Pear must be planted between the sidewalk and the curb and spaced every twenty-five feet (25").			
FRONT YARD REQUIREMENTS (MIN.)				
<ul style="list-style-type: none"> <i>Shade Trees</i> 	One 4" caliper Live Oak located 11" from front property line. One 4" cal. Live Oak will be required on Tallwood Crossing	One 4" caliper Live Oaks located 11" from front property line. One 4" cal. Live Oak will be required on Tallwood Crossing	Two 4" cal Live Oaks located 11" from front property line. Only one 4" cal Live Oak will be required on Cottonwood Ln, Pinewood Ln and Juniper Crossing.	Two 4" cal Live Oaks located 11" from front property line. Only one 4" cal Live Oak will be required on Cottonwood Ln, Pinewood Ln and Juniper Crossing.
<ul style="list-style-type: none"> <i>Large Shrubs or Ornamental Trees</i> 	One @ 15 gal	One @ 15 gal	Two @ 15 gal	Three @ 15 gal
<ul style="list-style-type: none"> <i>Medium Size Shrubs</i> 	Ten @ 3 gal; 10 @ 5 gal	Ten @ 3 gal; 10 @ 5 gal	Twenty @ 3 gal; 10 @ 5 gal	Twenty @ 3 gal; 10 @ 5 gal
<ul style="list-style-type: none"> <i>Border Plants</i> 	Ten @ 1-gal	Ten @ 1-gal	Fifteen @ 1-gal	Fifteen @ 1-gal
<ul style="list-style-type: none"> <i>At Foundation</i> 	Must be Evergreen	Must be Evergreen	Must be Evergreen	Must be Evergreen
<ul style="list-style-type: none"> <i>Lawn</i> 	St. Augustine sod	St. Augustine sod	St. Augustine sod	St. Augustine sod
<ul style="list-style-type: none"> <i>Irrigation</i> 	Not Required	Not Required	Not Required	Not Required
LAKE LOTS REAR YARDS				
<ul style="list-style-type: none"> <i>Lawn</i> 	Not Applicable	Not Applicable	Not Applicable	St. Augustine sod
<ul style="list-style-type: none"> <i>Shade or Flowering Trees</i> 	Not Applicable	Not Applicable	Not Applicable	Two @ 2-2-1/2" cal.

	55'	60'	65'/70'	70' Lakefront
<ul style="list-style-type: none"> <i>Evergreen Hedge</i> 	Not Applicable	Not Applicable	Not Applicable	Must be installed wrought iron fence @ 3"-6" spacing for 50% of perimeter. Dwarf Wax Myrtles are required. <i>Note: Photinia not permitted</i>
<ul style="list-style-type: none"> <i>Utility Pedestals and Transformer</i> 	Not Applicable	Not Applicable	Not Applicable	Screen with evergreen shrubs
<ul style="list-style-type: none"> <i>Irrigation</i> 	Not Required	Not Required	Not Required	Required in read yards
CORNER LOTS	An evergreen hedge must be planted between the sidewalk and the fence. Choose from the following list: Indian Hawthorn, Green Pittosporum, Dwarf Burford Holly or Dwarf Yaupon Holly. <i>Note: Photinia not permitted.</i>			
IRRIGATION EQUIPMENT	All exposed mechanical equipment such as automatic controllers, back flow preventors and vacuum breakers must be screened from public view.			
LANDSCAPE MAINTENANCE	Mowing; pruning and shaping; weed control; seasonal mulching winter protection as required; replacement of dead or diseased plants; insect and disease control; fertilization and watering; warranty.			
LANDSCAPE PLAN SUBMITTAL TO ACC	Not Required	Not Required	Not Required	Not Required
PLANTING BEDS				
<ul style="list-style-type: none"> <i>Required</i> 	Mulched with shredded pine bark; minimum planting bed width of 5" from front of residence			
<ul style="list-style-type: none"> <i>Permitted</i> 	Ryerson steel edging (or similar), brick set in mortar, natural stone			
<ul style="list-style-type: none"> <i>Not Permitted</i> 	Gravel or rock mulch; plastic edging, loose brick edging, concrete scallop edging; corrugated aluminum edging, wire wickets, railroad ties or timbers; chicken coop wire attached to stakes; small picket fencing; continuous concrete bands. Shrubs or trees between the sidewalk and the street curb are strongly prohibited.			
REQUIREMENTS FOR TO CAR SWING-IN GARAGES	Since more concrete is required in front of the residence for swing-in garages, in addition to landscaping the front foundation of the residence, the planting bed must extend from the house to the edge of the driveway in order to help in screening a portion of the concrete			
REQUIREMENTS FOR THREE CAR SWING-IN GARAGES	Three car swing in garages will be permitted only with the following conditions: <ol style="list-style-type: none"> Construct a 3" height masonry wall (same material as residence) around the front and side of the driveway apron. Install on additional 4" Live Oak plus five addition 5 gal Indian Hawthorn along the front of the masonry wall. Specialty paving within the walled area of the driveway apron is encouraged. Paving may be stamped and colored concrete exposed aggregate or concrete pavers. Black or charcoal concrete not permitted. 			
TREE PRESERVATION	Homes, driveways and detached garages must be sited for tree preservation. Tree removal must be approved by the ACC. Any lots with trees must indicate the location of these trees on the lot plan submittal. The penalty for removal of trees without ACC approval is to replant any trees caliper for caliper with a maximum size of 4" caliper when measured 1" above grade. Builders must comply with the requirements for tree preservation identified in the Appendix.			

	55'	60'	65'/70'	70' Lakefront
<i>LANDSCAPE STANDARDS</i>	<p>All plant material shall be sound, healthy specimens typical of their species, with well-formed tops and roots, and shall be free from all injurious insect eggs or larvae, diseases, serious injuries to bark, root or foliage, broken branches, or any other type of disfigurement. Plant proportions shall be those recognized as normal for a well-grown plant of that species and size, as recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association Nurserymen. All plants that fail to make new growth from a dormant condition, decline or die shall be replaced. A plant is considered dead if at least 50% of its growth is dead. All replacements shall conform to the original intent of the planting design. The ACC reserves the right to require the builder to replace plants that do not meet these requirements.</p>			

3.2 PLANT PALETTE

The following is a list of plant materials considered to be appropriate for *Lakepointe*. Other plant material may be used, but priority should be given to plants from this palette.

Botanical Name	Common Name
SHADE TREES	
Carya illionisis	Pecan
Liquidamber styraciflua	Sweet Gum
Magnolia grandiflora	Southern Magnolia
Pistache chenensis	Chinese Pistache
Platanus mexicana	Mexican Plane Tree
Quercus macrocarpa	Burr Oak
Quercus nigra	Water Oak
Quercus shumardii	Shurmard Oak
Quercus virginiana	Live Oak
Ulmus parfolia „Drake“	Drake Elm
EVERGREEN TREES	
Ilex opaca	American Holly
Ilex Savannah	Savannah Holly
Pinus thunbergi	Japanese Black Pine
Pinus taeda	Loblolly Pine
ORNAMENTAL TREES	
Betula nigra	River Birch
Cercis Canadensis „Oklahoma“	Redbud

Botanical Name	Common Name
ORNAMENTAL TREES	
Chamcerops humilis	Mediterranean Palm
Chionanthus virginica	Chinese Fringe Tree
Crateagus marshalli	Parsley Hawthorn
Cycas revolute	Sago Palm
Lagerstroemia indica	Crape Myrtle
Magnolia liliiflora	Lily Magnolia
Magnolia soulangeana	Saucer magnolia
Magnolia stellata	Star Magnolia
Prunus mexicana	Mexican Plum
Pyrus calleryana ,, Aristocrat“ or „Capitol“	Flowering Pears
SHRUBS	
Aspidistra eliator	Aspidistra
Aucuba japonica	Japanese Aucuba
Azalea species	Azalea
Buddleia davidii	Butterfly Bush
Buxus species	Boxwood
Callistemom citrinus „Austraflora“. „Firebrand“, „Little John“, and „Splendens	Dwarf Bottlebrush
Camellia sasanqua	Camellia
Chanomelis speciosa	Flowering Quince
Cleyera japonica	Japanese Cleyera
Eleagnus macrophylla	Elaegnus Ebbeningei
Eriobotrya japonica	Copperton Loquat
Fatsia japonica	Aralia

Botanical Name	Common Name
SHRUBS	
Fiegoa sellowiana	Pineapple Guava
Gardenia jasminoides	Gardenia
Ilex cormuta „Burfordii“ compacta	Dwarf Burford Holly
Ilex vomitoria „Nana“	Dwarf Yaupon
Juniperus	Juniper species
Leucophyllum frutescens	Texas Sage
Ligustrum japonicum	Wax Leaf Ligustrum
Mahonia aquifolium	Oregon Grape
Mahonia bealei	Leatherleaf
Myrica cerifera	Southern Wax Myrtle
Myrica pussila	Dwarf Wax Myrtle
Nandina domestica	Dwarf Nandina varieties
Nerium oleander	Oleander
Pittosporum tobira „Variegata“	Variegated Pittosporum
Pittosporum tobira „Wheeleri“	Dwarf Pittosporum
Rhaphiolepis indica	Indian Hawthorn
Rhododendron indicum „Formosa“	Formosa Azalea
Spirea bumalda or similar dwarf varieties	Spirea
Groundcover and Vines	
Ajuga reptans	Ajuga
Ardisa Creulata	Ardisa
Asparagus sprengeri	Sprengeri Fern

Botanical Name	Common Name
Groundcover and Vines	
Carex morrowii	Japanese Sedge
Cuphea hyssopifolia	Mexican Heather
Crytomium	Holly Fern
Dryopteris normalis	Wood Fern
Festuca ovina	Fescue
Festuca cinerea	Fescue
Ficus pumila	Climbing Fig
Gelsimium sempervirens	Carolina Jasmine
Hemerocallis species	Daylily
Hedera helix	English Ivy
Juniperus horizontalis, conferta, and procumbens „Nana“	Low growing junipers species
Lantana camara „Radiation“	Lantana
Liriope muscari	Liriope
Mellettia reticulata	Evergreen Wisteria
Ophiopogon jaburan	Giant Liriope
Ophiopogon japonicum	Monkey Grass
Rosa banksiae	Lady Bank's Rose
Santolina incana	Lavender
Trachelosperum asiaticum	Asian Jasmine
Trachelosperum jasminoides	Confederate Jasmine
Veronica latifolia, scrophulariaceae and spicata Wisteria chinensis, floribunda, megasperma, sinensis	Wisteria

4.0 ARCHITECTURE

The intent of this section is to establish basic criteria for the construction of residences and other structures within *Lakepointe*. Building construction must be of the highest quality and builders are required to comply with a 10-yr warranty program such as the Home RWC Warranty building standards.

Emphasis is on quality in material, design and construction in order to promote well crafted residences within the various communities. The foot print of the residence and the roof form should work together to provide variety and interest when viewed from the street.

or across the lakes. 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.

Imaginative plan geometry and articulated plans which deviate from the rectangular box or “shoebox” form are required. Priority must be given to those sides of a residence that are visible from the streets and common areas. Unarticulated or blank walls which face a street or common area or lake are strongly prohibited.

	55'	60'	65'/70'	70' Lakefront
FOUNDATIONS				
<ul style="list-style-type: none"> Requirements 	Minimum slab elevations are determined by and must be coordinated with the appropriate county agency. All foundation plan must be signed and sealed by a Texas Registered Engineer. A form should be undertaken to ensure that building setback lines have not been encroached prior to foundation construction. An area soils tests should be undertaken to ensure foundation quality prior to foundation construction.			
% MASONRY REQUIREMENT^d				
<ul style="list-style-type: none"> Non Lakefront 	One-story: 90% Two-Story: 60% 100% masonry/stucco on front elevation except for gable over entrance door and gable over garage door(s). Full two-story plates over garage doors must be masonry or stucco. Friezes may be brick, stucco, pre-cast or wood.	One-story: 90% Two-Story: 60% 100% masonry/stucco on front elevation except for gable over entrance door and gable over garage door(s). Full two-story plates over garage doors must be masonry or stucco. Friezes may be brick, stucco, pre-cast or wood.	One-story: 90% Two-Story: 70% 100% masonry or stucco on front elevation except for gable over entrance door. Friezes may be brick, stucco, pre-cast or wood.	One-story: 90% Two-Store: 70% 100% masonry or stucco on front elevation except for gable over entrance door. Friezes may be brick, stucco, pre-cast or wood.
<ul style="list-style-type: none"> Lakefront 	Not Applicable			90%; Rear on lakes to be 100% masonry or stucco
EXTERIOR MATERIALS				
<ul style="list-style-type: none"> General 	Limited to three materials per residence, excluding glass and trim.			
<ul style="list-style-type: none"> Brick 	Must meet standard specifications establish by the Brick Institute of America.			
<ul style="list-style-type: none"> Stucco 	Cementitious-based or acrylic-based stucco is permitted. Quality and installation shall meet cement and plaster institute minimum standards. Stucco is not permitted.			
<ul style="list-style-type: none"> Siding 	Wood siding, concrete Hardi-plank only. Siding materials may not extend down to or near the grade except for box-out windows and garages.			
<ul style="list-style-type: none"> Wood 	All wood must be painted or strained, naturally weathered wood is prohibited. If a stain is used, a wood sealant must be used.			
<ul style="list-style-type: none"> Stone and Cultured Stone 	The use of any type of stone on the exterior of a residence must be approved by the ACC.			
<ul style="list-style-type: none"> Metal 	Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.			
<ul style="list-style-type: none"> Trim 	All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the ACC. The use of MDO (Medium Density Overlay) will be allowed.			
<ul style="list-style-type: none"> Mortar Joints 	All mortar joints shall be tooled; "slump" joints are not allowed.			
<ul style="list-style-type: none"> Premoflex 	Permitted in lieu of stucco in limited areas: dormers and gables only.			

⁴ Hardi-plank or concrete siding is not considered masonry. Dormers and trim are excluded from the percent masonry requirement.

	55'	60'	65'/70'	70' Lakefront
<ul style="list-style-type: none"> <i>Not Permitted</i> 	Metal and vinyl siding; effective aluminum. The use of a combination of stone, brick and/or stucco to create a rustic or distressed or "Old World" look is not permitted.			
WINDOWS				
<ul style="list-style-type: none"> <i>Permitted</i> 	Wood or metal may be used. When metal windows are used, the finish shall complement the color and the architectural style of the house. Glass block is permitted.			
<ul style="list-style-type: none"> <i>Not Permitted</i> 	Mirrored, bronze or reflective glass or glazing, wrought iron ornamentation, burglar or security bars on windows and doors, sunscreens and awnings are not permitted.			
<ul style="list-style-type: none"> <i>Window Tinting</i> 	Encourage for energy conservation purposes.			
DOORS	At a minimum, doors must be 100% stained wood (leaded glass windows permitted and encouraged). All doors must have either a transom window, side windows or both.		All doors must be stained wood with at least 50% leaded glass windows. All door must have either a transom window, side window or both.	
PORCHES	For porches ½ the length of a front elevation or larger, at a minimum the entablature ⁵ above the columns must be 12"-24" in width. Wood columns must be a minimum of 8" square or 8" diameter pots or larger. Brick is permitted but only as a base to the column. Smaller width or diameter dual columns will be approved in place of larger columns. For smaller porches that span the width of the front door or doors, the columns but be brick. Roof pitches over porches must be 3:12 or greater.			
ROOF FORMS				
<ul style="list-style-type: none"> <i>General</i> 	Roof pitches must be 4:12 or greater* Roof pitches over porches must be 3:12 or greater.			
<ul style="list-style-type: none"> <i>Not permitted</i> 	Flat roofs, mansard roofs; pitch less than 4:12; shed roofs, pitch less than 3:12 on dormers and porches.			
ROOFING MATERIALS				
<ul style="list-style-type: none"> <i>Composition Shingles</i> 	25-year warranty such as Pretisque II or equal; Black or dark gray only.			
<ul style="list-style-type: none"> <i>Acceptable Alternatives</i> 	None			
<ul style="list-style-type: none"> <i>Unacceptable Materials</i> 	Wood shingles			
<ul style="list-style-type: none"> <i>Bay windows and Porches</i> 	Copper roofing and standing seam metal is permitted over these areas. Roofing must be complimentary color to the residence.			
<ul style="list-style-type: none"> <i>Exposed Roof Metal</i> 	All exposed roof metal must be located to the rear or side slopes of all buildings away from public rights of way and painted to match the roofing material. Roof metal must be kept to a minimum.			
<ul style="list-style-type: none"> <i>Breezeways</i> 	Breezeway roofing material must be the same as the residence.			
<ul style="list-style-type: none"> <i>Skylights and Solar Collectors</i> 	Skylights must be integrated into the roof with the roof design and in a manner parallel to the roof pitch. Skylight glazing should be clear, solar bronze or gray. Skylight framing must match the color of the roof materials. Solar collectors are permitted but are not allowed on any roof slope visible from a public street.			

⁵ Entablature is the horizontal plane between the top of the columns and the roof overhang.

	55'	60'	65'/70'	70' Lakefront
EXTERIOR PAINT	Maximum of three (3) colors per residence; 1005 durable acrylic required. Pastel and primary colors are prohibited. A wood stain will count as a color. Pain colors must harmonize or complement the masonry material(s).			
CHIMNEYS				
• Exterior⁶	Must be constructed of materials that compliment dwelling unit in style and color. Siding is permitted.			
• Interior	Must be constructed of materials that compliment dwelling unit in style and color. Siding is permitted.			
• Gas Fireplaces	Direct vent permitted but not visible from the street.			
RAILING				
• General	Railing may only be wrought iron painted black, approved stylized wrought iron to match the architecture of the residence or painted decorative wood railing. Pressure treated deck railing is not permitted.			
PORTE COCHERE	Must be an integral component of the building architecture. The side yard setback is the same as a residence.			
GARAGES				
• Storage Capacity	Two-car garages; three-car front loaded permitted but third space must be "stacked" space. Maximum <u>ten</u> -foot extensions for additional storage are permitted.		Two-car minimum; three car maximum. Three car front-loaded ⁷ permitted but must be setback a minimum of four feet (4") from the front elevation of the residence. Maximum <u>ten</u> -foot extensions for additional storage are permitted.	
• Roof Form	The roof pitch of a garage may not exceed the roof pitch of the residence. The roof may not exceed the height of the residence.			
• Garage Doors	Metal, paneled construction; "carriage house" doors are encouraged on all garages. Limited in height to eight feet (8") only.			
• Detached Garages	At a minimum, the front of a detached garage must be masonry same as the residence, At a minimum, the remaining three sides must have siding.			
• Swing-In or Slide-Loaded Garage	<p>The swing-in garage (doors) should never face the entry to a section or the entry to a cul-de-sac or court. When there are two entrances into a section, the dividing line would be the halfway point along the street. Refer to the Driveway Location Plan for driveway locations. The swing-in garage door should never face a lake. Swing-in garages that face each other on neighboring lots will not be permitted.</p> <p>Three0car swing-in garages are permitted with the following requirements:</p> <ol style="list-style-type: none"> 1. Construct a 3" height masonry wall (same material as residence) around the front and side of the driveway apron or 2. Install one additional 4" Live Oak plus ten additional 5-gal Indian Hawthorne or 10 Dwarf Wax Myrtle or 10 Dwarf Burford Holly along the driveway closest to the house. 3. Install specialty paving within the walled area of the driveway apron is encouraged. Paving may be stamped and colored concrete, exposed aggregate or concrete pavers. Black or charcoal concrete not permitted. 			

⁶ An exterior chimney is one located on an outside wall.

⁷ No four car front loaded garages will be permitted.

	55'	60'	65'/70'	70' Lakefront
Front Loaded Garages	Two car garages may have one single garage door. All front loaded garage doors may not extend more than 9" in front of the front elevation* ⁸ . This distance may be increased if a min 6" depth front porch is added to the front elevation. The front porch must be a minimum length of 1/3 the total length of the front elevation. No three-car front loaded garages will be permitted unless one of the spaces is stacked.	Two car garages may have one single garage door. All front loaded garage doors may not extend more than 9" in front of the front elevation*. This distance may be increased if a min 6" depth front porch is added to the front elevation. The front porch must be a minimum length of 1/3 the total length of the front elevation. No three-car front loaded garages will be permitted unless one of the spaces is stacked.	Two-car garages must have two single doors separated by a column. All front loaded garage doors must be setback 4" min. behind the front elevation* of the house and contained within a min. 2" shadow box. Four-car garages are not permitted.	Two-car garages must have two single doors separated by a column** ⁹ . All front loaded garage doors must be setback 4" min. behind the front elevation* of the house and contained within a min. 2" shadow box. Four-car garages are not permitted.
THREE –CAR DETACHED GARAGE ORIENTATION	Not Applicable		Rule-of-Thumb: The double door should be placed on the breezeway side of the garage and the single door should be placed on the side of the garage nearest the adjacent side property line. The ACC will only permit the opposite condition by allowing the single door to be "bricked or stuccoed in" if the homeowner chooses to use this side for a use other than vehicle storage.	
SECOND STORY LIVING QUARTERS	Not Permitted	Not Permitted	Permitted on detached garages; Full 8-9 foot plates not allowed—must contain living area within roof of garage; structure may not exceed height of main residence. Windows must not face adjacent lots. Exterior stairs not permitted. Second story living quarters are not permitted on lots with a one ¹⁰ -story residence. Plans and elevations for garages with second story living quarters must be submitted to the ACC for approval.	

⁸ Columns or the living area above a porte cochere do not constitute a front elevation. The front elevation is defined as "that portion of a house nearest to the front building line that parallels the street and is located at grade."

⁹ Single doors will only be permitted on garages setback min. of 16" from front elevation or on garages contained within a porte-cochere 16" depth or greater. In no instance will a single door be permitted on garages setback less than 16" from a front elevation.

¹⁰ Columns or the living area above a porte cochere do not constitute a front elevation. The front elevation is defined as "that portion of a house nearest to the front building line that parallels the street and is located at grade."

5.0 BUILDER ACTIVITY

BUILDER SIGNAGE	One sign per lot until occupancy. Information displayed is limited to name and logo, model name (if applicable, phone number. Maximum size is limited to 4.5 sf(i.e., 18” * 36”). Lighting limited to uplighting only (in ground or screened). Larger signs may be permitted per ACC approval.
MODEL HOMES/ SALES OFFICES	No free standing sales offices are permitted on site- sales must be contained within model homes. All model homes and their lots must meet the standards of the Design Guidelines. Sidewalks connecting model units may be located within the front yard and removed after sale of a home(s). 36” to 42” wrought iron trap fencing to match the community standard is permitted. Landscaping for all model homes must exceed the minimum standards as identified in these guidelines. Extensive landscaping is required. Model home sites must be located on short cul-de-sac streets or courts. Parking lots for model homes are not permitted. Pre-sales trailers are permitted at designated locations only.
BUILDER CONSTRUCTION ACTIVITY	There are dumpsites on Lakepointe. All material shall be removed from the premises during construction and completion of construction. Each Friday, all construction sites are to be cleaned so as to facilitate a pleasing environment to visitors and homeowners of the community. Construction materials shall be kept out of the street rights-of-way at all times. All streets are to be free from dirt, debris, and spilled concrete. Each builder shall be responsible for street cleaning. “Wash-out” areas for concrete trucks must be provided on all construction sites. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc. damaged during construction.
SEDIMENT CONTROL	As soon as earthwork commences, sediment control methods shall be installed in such a way so as to filter all storm water run-off from the tract into the public street. The sediment control system must 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, EPA-NPDES and Pollution Prevention Plan. Builders shall be responsible for filing and securing all necessary permits.
CONSTRUCTION OFFICES	The use of temporary structures trailers or portable buildings is permitted at designated and pre-approved locations. Activities are limited to construction offices, security offices, storage of tools and equipment, and toilets. The location, design and general appearance of all temporary buildings must be approved by the ARC. All temporary buildings must be placed a minimum of twenty-five feet(25”) from the street ROW. Each builder must provide an off-street parking area for construction crews.
FLAGS AND FLAGPOLES	Advertising flags, banners, and pennants are permitted but must be approved by the ACC.

6.0 ARCHITECTURAL REVIEW

The official submittal of plans and specification to the ACC is to provide a review process for the conformance to guidelines and standards, adopted by the ACC. The end result is to impart a visual character and a sense of community through controlled architecture, landscaping, and other design elements identified in these guidelines.

All new construction subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the ACC prior to the commencement of any on-site building or construction activity. The approval process can be facilitated if complete and high 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 builders.

The site plan, architecture and landscape plan must be approved in writing by the ACC before construction can begin. The ACC is committed to high level of design quality within our communities by reviewing design and plotting submissions and working with our builders to achieve this goal.

Compliance with these guidelines is paramount, but the ACC will review requests from builders for modifications from these guidelines on a case-by-case basis. See Variances this section. Submittals shall be delivered/sent to the attention of the ACC, care of:

AMI
9575 Katy Freeway, Suite 130
Houston, Texas 77024
Phone: 713-932-1122
Fax: 713-932-6059

The Builder is required to submit complete and accurate design and construction documents to be examined by the ACC. Minimum submittal requirements are as follows (additional information is encouraged):

SUBMITTAL REQUIREMENTS:

1. Site Plan including:
 - a. Survey indicating existing tree locations
 - b. Distance (with dimension lines) of residence and garage from front and rear property lines
 - c. Building setbacks, easements, and R.O.W. identification(survey)
 - d. Utility service locations
 - e. Siting of improvements
 - f. Overall drainage plan (use arrows to indicate the intended flow of storm water run-off to the street).
 - g. Location of air conditioning unit(s)
2. Architectural Plans (required for first time submittal only) and shall consist of the following:
 - a. Floor Plans (11" * 17" photocopy format)
 - b. Exterior elevations (11" * 17" photocopy format)
 - c. Outline specifications describing all materials to be used on the project including masonry selection.

Each submittal shall consist of two (2) sets of 11" * 17" photocopies (Xerox) and supplementary specifications and two (2) copies of the site plan. Only complete submissions will be reviewed for first submittal only. The Builder will have complete responsibility for compliance with all governing codes and ordinances. All new architectural plans and previously submitted plans that have been revised or customized must be submitted.

TIMING

The ACC shall review and approve in writing each submittal or recommend revisions to those aspects of the plans that are inconsistent with other builder guidelines. The ACC requires a maximum of thirty days for review and approval of submitted plans. If an applicant has not received a response after thirty days, the submittal shall be considered „approved“ provided the Builder can supply proof of ACC receipt. More timely responses will require a verbal or written request at the time of submittal.

ONGOING REVIEW

Construction shall 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/Owner’s expense to restore compliance with approved drawings. No drawings or changes at the time of construction are considered approved unless they are approved in writing by the ACC. Construction may not commence without written permission by the ACC.

VARIANCES

Reasonable variances may be granted upon written request as long as the variance shall be in conformance with the overall intent of the master plan for the improvement and development of the property as well as the preservation of existing natural and man made features. Variances may be granted with conditions for approval which would alleviate the impact that granting the request may have. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance requested in writing and the reason(s) why the request should be granted.

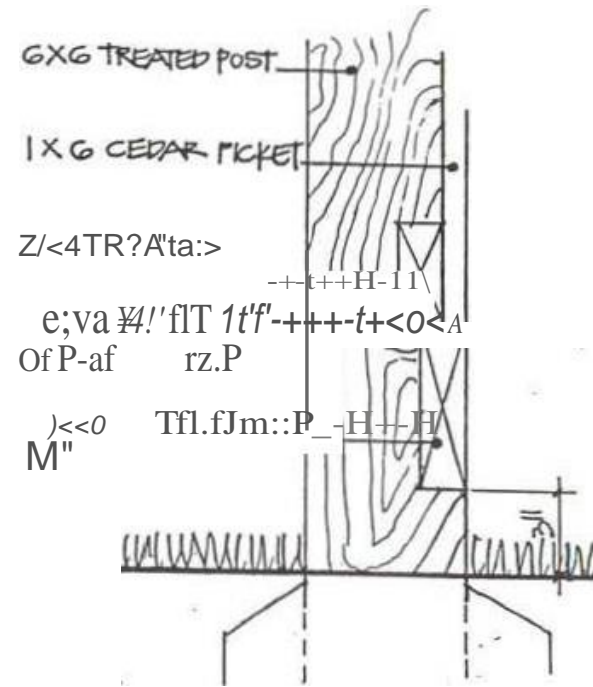
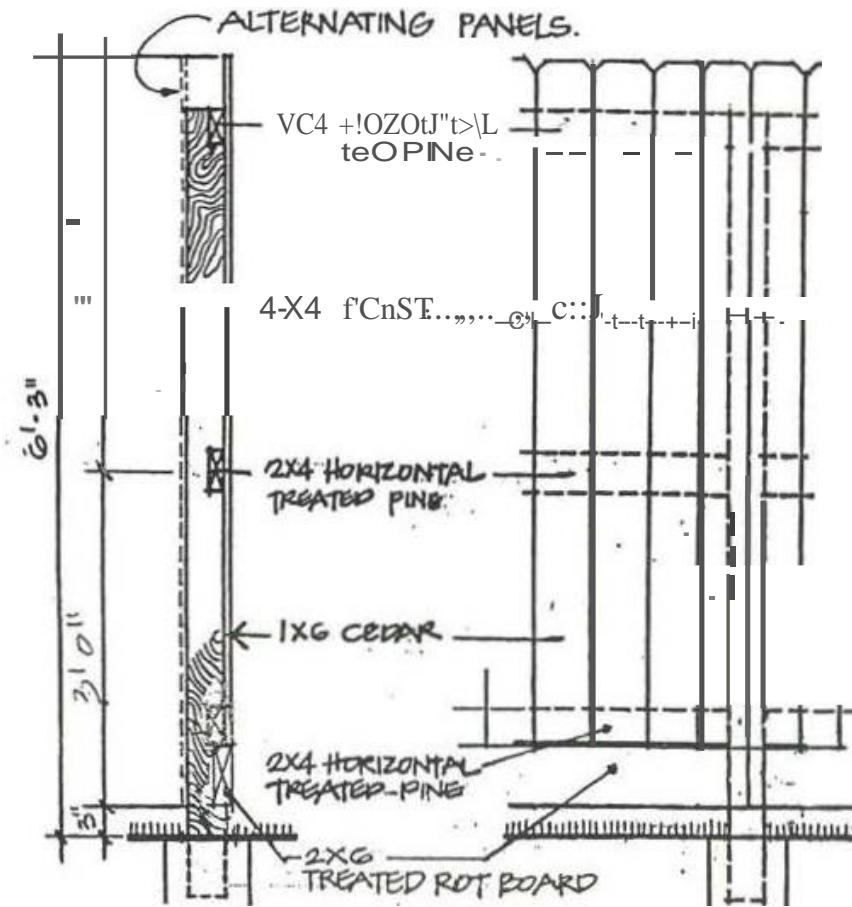
DISCLAIMER

Neither Lakepointe or the members of the Architectural Control Committee or its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the Committee for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Lakepointe the members of the ACC, or its representatives, to recover any damages.

APPENDIX

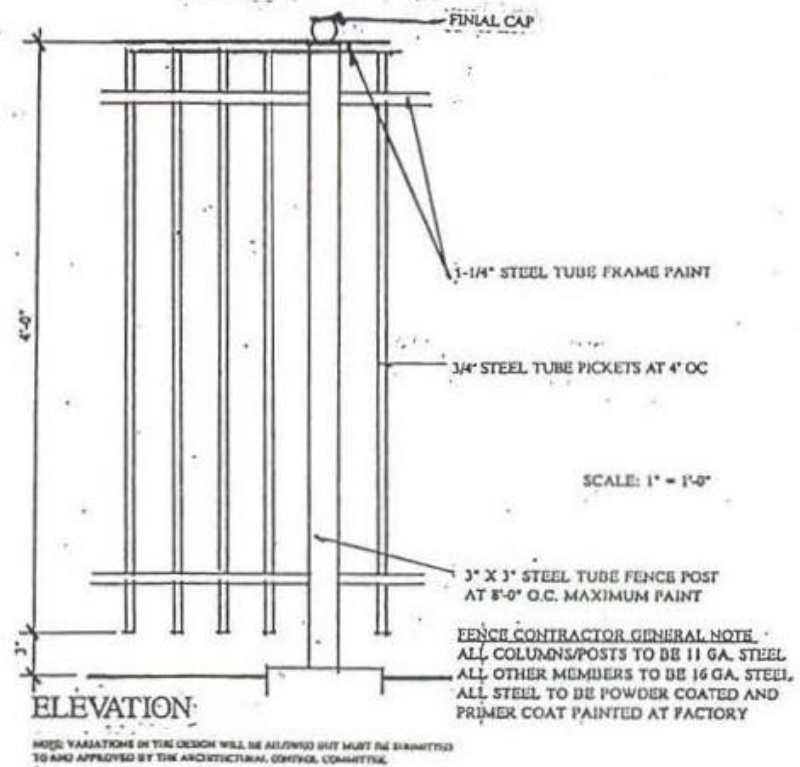
STANDARD WOOD FENCE DETAIL

(ALSO KNOWN AS GOOD NEIGHBOR FENCE)

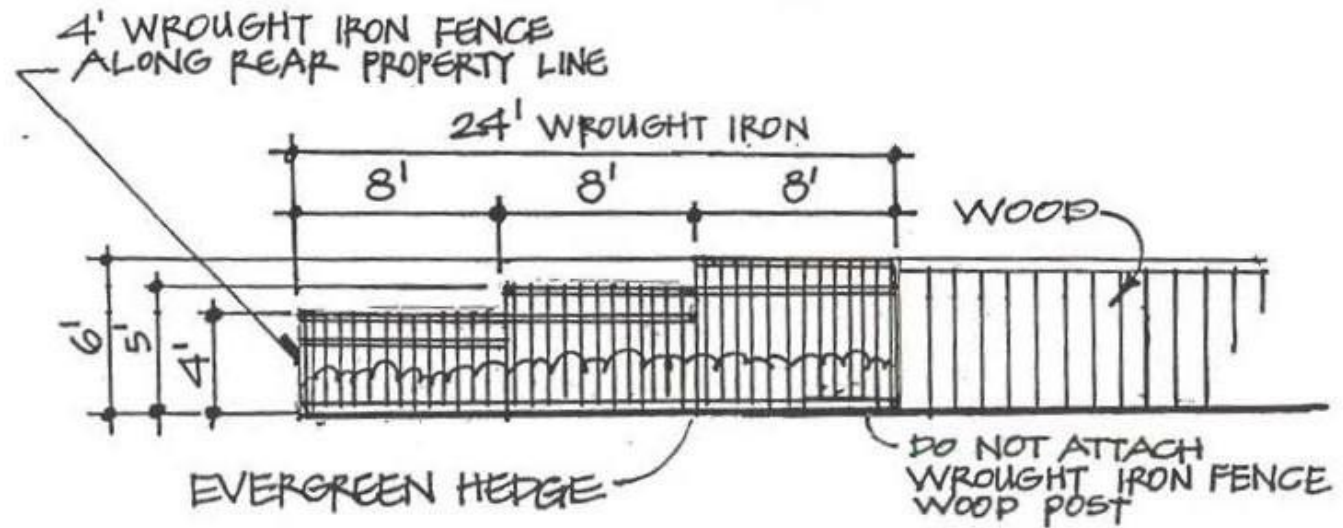


DETAIL AT WINDOW OF FENCE:

WROUGHT IRON FENCE DETAIL

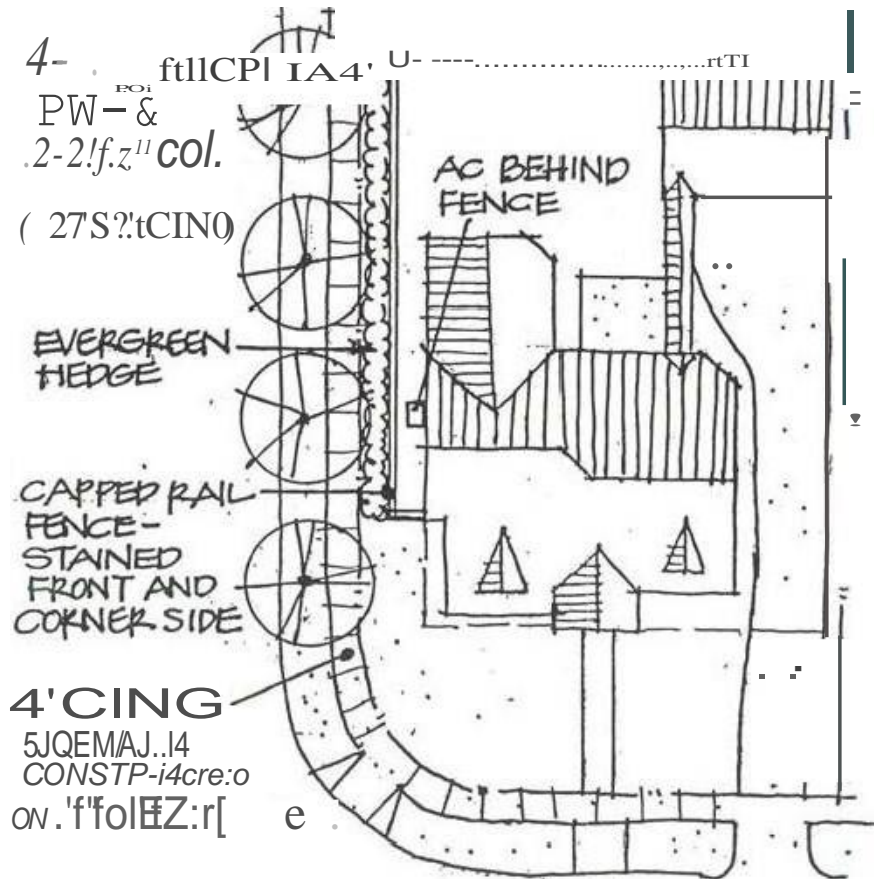


WROUGHT IRON FENCE "TRANSITION" REQUIREMENT



CORNER DE YARD LOT REQVI I=M.ETS

ft



GARAGE WITH SECOND-STORY LIVING QUARTERS EXAMPLE

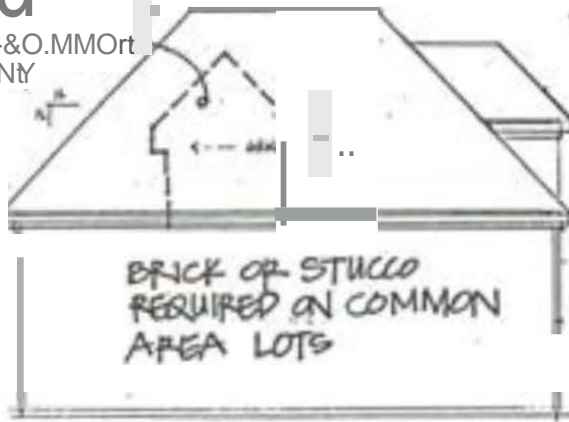


BRICK OR STUCCO
REQUIRED ON
COMMON AREA
LOTS

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W-6 t.if--&O.MMOt
Aff6,A. DNt



BRICK OR STUCCO
REQUIRED ON COMMON
AREA LOTS

REAR

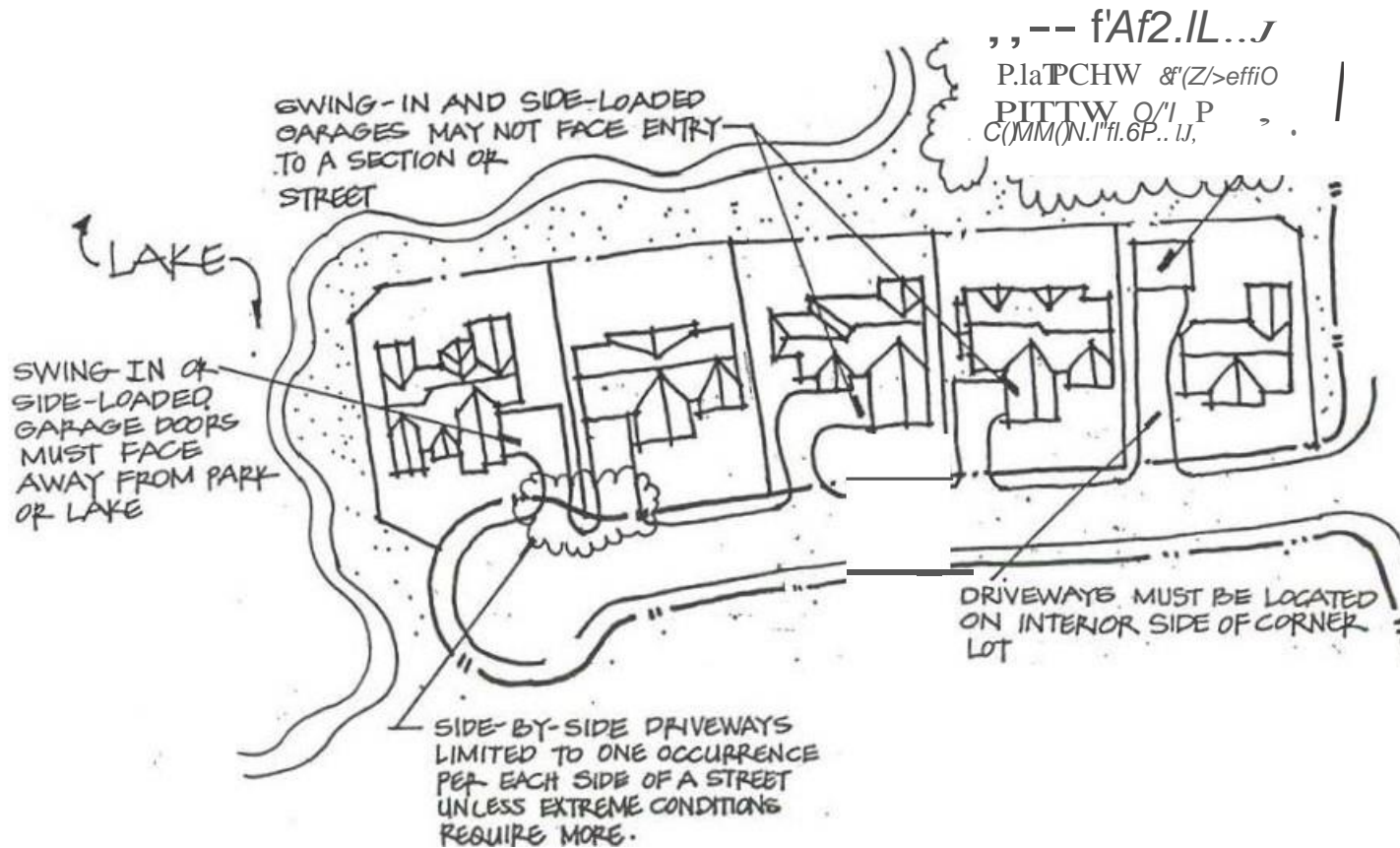
NO DORMER ALLOWED
ON SIDE OF GARAGE FACING
NEIGHBORING
LOT



BRICK
OR
STUCCO

FRONT

SWING-IN GARAGE ORIENTATION



3-CAR DETACHED GARAGE DOOR
REQUIRED ORIENTATION

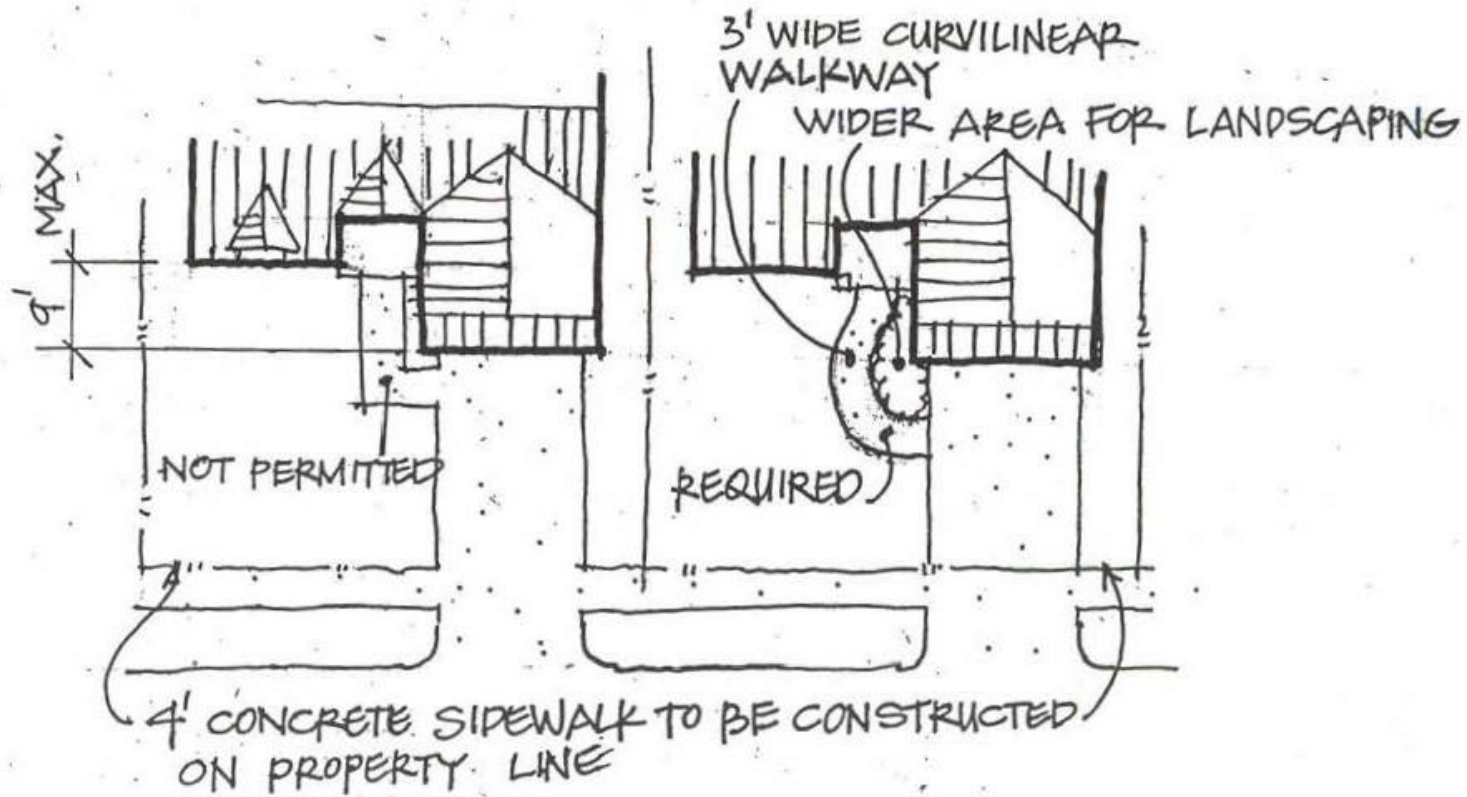


YES

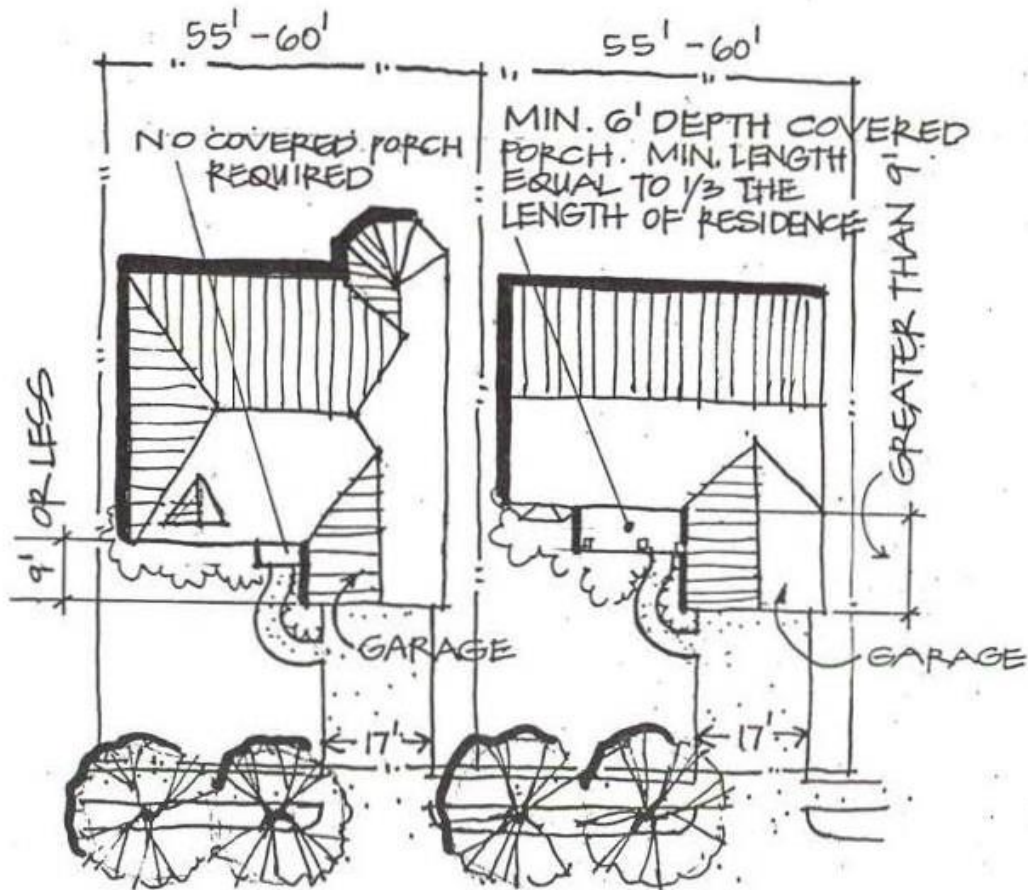


NO

SIDEWALK AND WALKWAY LAYOUTS



FRONT PORCH REQUIREMENTS

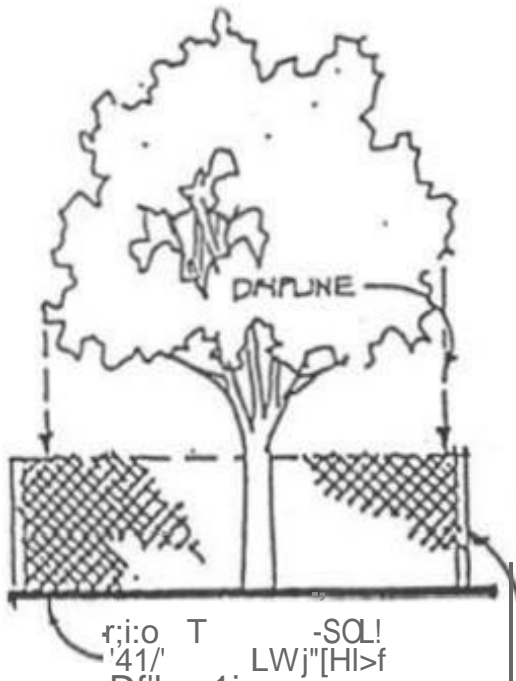


TREE PRESERVATION

The following procedures are recommended to insure the survival and good health of trees existing on site. The builder shall use the following guidelines to preserve trees on site. The builder shall use the following guidelines to preserve trees on site:

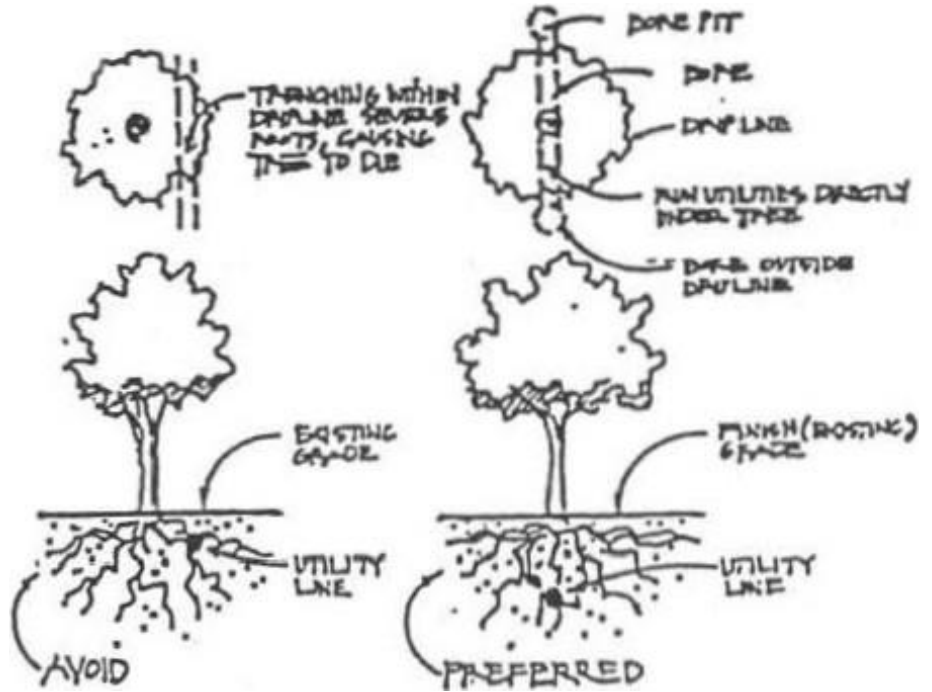
Protection of trees on Construction Site:

- A. Tree Protection fencing must be placed around drip line of trees to prevent storing of machinery or equipment which can cause soil compaction and mechanical damage. No materials or equipment of any sort may enter or be stored within the fenced protection area, or dripline of the tree; potentially toxic materials such as solvents, paints, gasoline, oil, etc. must not be poured on the ground near the dripline of the trees.
- B. Excessive pedestrian traffic must not occur within drip line of trees. Care should be taken when working on a vicinity of trees in order to prevent damage to trunks, branches and foliage.
- C. Soil must not be excavated, spread, spoiled or otherwise disposed of within dripline of trees.
- D. Trash fires will not be permitted.
- E. Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by hand trenching.
- F. Placement of utilities within the dripline (outward extent of tree canopy) is detrimental to chances of survival on developed lot. In an effort to protect specimen trees, starting a bore outside of the dripline and tunneling under a tree preserves more of the root system.
- G. Where keeping utility lines from within tree canopies is not possible, care should be taken to protect root system as much as possible.
- H. In close areas, where fencing to dripline 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 dripline of tree to prevent compaction of soil by trucks or machinery, etc. is evident. No nails, bolts, ropes or guy wires shall be attached to any trees.
- I. Prune trees using horizontally accepted methods to compensate for any loss of root system.
- J. Removal of any tree with caliper of 8" or more measured 12" from the base of the tree shall require approval of the ACC.



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ADDENDA

ADDENDUM#	DATE	ITEM	GUIDELINE STANDARD ADDENDUM OR REVISION
ELEVEN	11/31/01	55" & 60" Lots - Maximum Unit Size	The maximum unit size for residences in the 55" and 60" Sections is 3100SF. The residence shall comply with the lot coverage requirement contained in the Site Planning Criteria of this document. This addendum revision shall supersede the original maximum of 2800SF.

ADDENDA

ADDENDUM#	DATE	ITEM	GUIDELINE STANDARD ADDENDUM OR REVISION
EIGHT	04-10-01	Above-Ground Swimming Pools	Portable or permanent above-ground swimming pools are prohibited. Smaller prefabricated, installed above-ground spas or hot tubs are acceptable, but must receive approval from the committee
NINE	04-10-01	Street Trees: Section 2	In cases where two 2 ½" cal. Mexican Sycamores must be installed between the sidewalk and the street curb per the Guidelines, the ACC will permit the substitution of 2 ½" cal. Drake Elms. This may occur exclusively in Section Two.
TEN	04-10-01	Driveways adjacent to "Turkey Creek"	All builders with lots adjacent to "Turkey Creek" must place the driveway furthest away from the creek. This will supersede the original "Driveway Location and Fencing Plan."

SIX	10-17-00	Ancillary Structures	Play Equipment: The total area encompassed by play equipment shall be limited to a maximum length of 25' (twenty-five feet) and a maximum width of (17') seventeen feet. The maximum permitted height with shade canopy is 12' (twelve feet). Only tarpaulin shade canopies are permitted above 8' (eight feet) in height. Roofed structures such as forts, castles, etc. are prohibited. Canopy colors in the earth tone color range such as tan, beige, forest green, rust or colors harmonious with the primary residence are encouraged. Canopies in primary colors are discouraged. Tunnel slides are prohibited unless shorter in height than 6'. Play equipment is prohibited on Lakefront lots. No structure will be approved for construction on utility easements or that may impede the drainage on the lot or cause water to flow to an adjacent lot. No play structure shall be located closer than 6' (six feet) from any property line. Structures with a canopy or canvas tarpaulin shall be located at least 10' (ten feet) from a property line. All play equipment must be properly maintained. Torn, tattered, faded shade canopies are not permitted.
SEVEN	10-17-00	Percentage of Front Loaded Garages with 16' Garage Doors without a Column Permitted	The ACC will permit limited use of single 16' garage doors without a column on front-loaded garages in Sections 2&3. The percentage must be limited to 20% of the front sales per Builder. Builders are not permitted to construct homes with single

ADDENDA

ADDENDUM#	DATE	ITEM	GUIDELINE STANDARD ADDENDUM OR REVISION
ONE	06-12-00	Premoflex	The ACC will permit the use of Premoflex as an exterior material in limited areas. Premoflex may be used on dormers and gables only.
TWO	06-12-00	Bay Windows and Porches	“Copper roofing” and metal roofing such as standing seam metal and “V-clip is permitted on bay windows and porches. The roofing must be a complimentary color to the residence. Note: Corrugated metal is not permitted as a roofing material.
THREE	07-31-00	Front Loaded Garages	Single door garages without columns will be permitted on all lots in Section One except the loop and its associated cul-de-sacs. The streets not permitted front loaded garages with single doors are Cottonwood Park Lane, Pinewood Trace Lane, Juniper Crossing, Daisy Trail Court, and Sundew Cove Court.
FOUR	07-31-00	Residences on Corner Lots	Residences on corner lots with full two story plates in other sections are required greater articulation and 100% masonry on the elevation exposed to the side street. A full two story plate is not allowed to extend the entire depth of the house. Greater articulation of the corner side elevation
FIVE	10-17-00	Concrete Masonry	The ACC will permit the use of concrete masonry by the following manufacturers only: US Brick (other brick manufacturers must be approved by the ACC prior to use as an exterior material). The use of concrete masonry is limited to the following colors: buff, light gray, white, off-white. Darker colors are prohibited.

SWIMMING POOLS

Installation of an in-ground gunite swimming pool will be approved with the following conditions:

- a. The pool shall meet the requirements of the Utility district.
- b. State law requires that a self latching, self-locking spring enclosure gate be installed. If it is necessary to have water in the pool during construction, than a construction fence sufficient to prohibit entry by children shall be provided at all times that work is not in progress.
- c. Any above ground lights shall not be directed toward neighbor's property, public streets, common areas or thoroughfares.
- d. Backwash must drain to sanitary sewers. No pools or decks may drain onto neighboring properties or common areas. Drainage must occur from rear of lot to the street. No curbs may be destroyed, cut or broken for purposes of draining pool decks or landscape beds.
- e. No pool appurtenances such as slides and waterfalls will be allowed to be taller than four feet. All waterfalls, hot tubs, etc. must have finished exteriors on all sides.
- f. Locate pool equipment in least obtrusive area of the rear or side yard. Screen all pool equipment in least obtrusive area of the rear or side yard. Screen all pool equipment with evergreen shrubs of 3-4" height cap rail fence. Equipment should not be visible from second floor living areas of neighboring residences.
- g. No construction materials or equipment shall be left on the street overnight.
- h. The contractor shall remove excavated material from the area. Any unauthorized dumping or damage done to adjoining properties will be the responsibility of the owner. All lots with existing trees on Lakepointe are tree preservation areas. Leaving excavated material on site would be harmful to the future of existing trees and must be removed.
- i. Compliance with the National Electric Code. This specifically includes the installation of ground fault circuit interrupter as required.
- j. Access limited to the lot being considered for review only. Any neighbor's property shall be restored to Lakepointe Architectural Committee or neighbor's satisfaction.
- k. If consent to encroach utility easements is necessary for any improvements, the responsibility for obtaining such falls upon the contractor. The Association does not hereby authorize any encroachment over easements on the property and will not approve any plans that depict such encroachment.
- l. All pool equipment must be located in the least obtrusive location of the rear yard and may not be visible from the street, neighboring lots or common areas. If necessary, pool equipment must be screened with an evergreen hedge.

By approving a request for construction of a swimming pool, the ACC is not endorsing the specific named pool contractor as we do not attempt to screen nor qualify the various firms contracting with individuals. We do encourage applicants to investigate the contractor's background and financial responsibility before executing a contract with the pool company.

Please be aware that the Architectural Control Committee will consider applications within the context of the governing documents for your property. The applicant is responsible for ensuring the adequacy, fitness of design, and construction. The committee does not warrant compliance with laws, ordinances, or regulations not promulgated by the Association. The Committee does not inspect, guarantee, or warrant the workmanship of your improvements, including design construction and fitness for intended use. The Architectural Control Committee is

not authorized and does not hereby approve any encroachments relating to easements, building or property lines which may affect property.

The approval shall be based on the information provided in your application, subject to the conditions set forth herein and with the agreement that it be adequately maintained.

UPGRADED WOOD FENCE WITH CAP RAIL

