

SUBDIVISION DESIGN GUIDELINES

FOR

**AUTUMN RIDGE
(Phase II)**

at

STONEBRIDGE RANCH

June 21, 1995

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(Phase II)**

These Subdivision Design Guidelines are designed specifically for AUTUMN RIDGE (Phase II) subdivision and are promulgated in accordance with Section 3 of Article VIII of the "Consolidated and Amended Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for STONEBRIDGE RANCH (the "Master Declaration") which instrument was recorded on October 29, 1992 as Instrument No. 92-0076613 in the Public Real Estate Records of Collin County, Texas and which is incorporated herein by reference for all purposes.

The primary purpose of these Subdivision Design Guidelines is to supplement the current version of the MASTER DESIGN GUIDELINES for STONEBRIDGE RANCH. Adherence to these guidelines are intended to better assure owners of properties within the AUTUMN RIDGE (Phase II) Subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvement, with latitude and flexibility (on the one hand) balanced against preserving the value and integrity of STONEBRIDGE RANCH (on the other hand). These Subdivision Design Guidelines will, hopefully, serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Master Architectural Review Committee ("MARC") may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the MARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

1. Minimum Air Conditioned Floor Space Requirement:

Two thousand (2,000) square feet inclusive of bonus room.

2. Maximum Air Conditioned Floor Space Requirement:

Two thousand nine hundred (2,900) square feet inclusive of bonus room.

3. Height Limitation:

Thirty-five feet (35') measured from the highest point of finished grade.

4. Minimum Dwelling Setback Requirements:

Front Yard: Twenty feet (20') to main structure.

Rear Yard: Twenty feet (20') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless adjacent to lake or other water body which might permit a less restrictive setback to be approved by the MARC.

Side Yard: 10% of lot width at the building setback line.

Side Yard on Corner: Fifteen feet (15').

5. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, sub grade drainage systems) flow onto adjacent properties and should be able to follow the City of McKinney approved grading plans. Anytime a site is altered, it is the builder's responsibility to provide the retainage. Retaining walls are only to be constructed of brick or stone. If side yard retaining walls are not desired, a slope of 3:1 (max.) must be achieved between the foundation slab and the side yard property line. An existing grade topographical survey by a registered surveyor is not initially required to be submitted by the builder/owner unless, prior to the commencement of construction, the MARC should foresee potential drainage problems. However, the MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before, during, or after construction.
6. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling shall have at least seventy-five percent (75%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e., brick, stone, stucco). In addition to the 75% masonry requirement, all chimneys and that portion of the elevation which faces the greenbelt must be 100% masonry. Lots 1-24, 33 and 34, Block B are greenbelt lots.
7. Fence Height and Materials. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Except for wrought iron, all other fences shall be constructed with redwood or Western Red Cedar (#1 or "Standard and Better") with pickets placed on the exterior face of the subject lot. Posts may be steel pipe screened columns, cedar or redwood. No pine or spruce fencing materials shall be permitted. Lots which adjoin a "greenbelt frontage" (i.e., park / open area) are not required to construct a fence, but if a fence is desired, it shall comply with the following requirements:

Option I

- (A) Not more than four feet (4') in height
- (B) Wrought-iron, primed and painted a flat black color; and
- (C) The other standards applicable to this perimeter fence.
- (D) Constructed as indicated in the MASTER DESIGN GUIDELINES (pg. 23 & 24)

Option II

- (A) Not more than four feet (4') in height
- (B) CEDAR - shadow box, cap picket or picket designed;
- (C) The other standards applicable to this perimeter fence;

Lots 17-24, 33 and 34, Block B are required to use Option II.

Swimming pools, spas and reflecting pools are not permitted inside of electrical easements and must be set back at least three feet (3') from the rear and side yard property line.

- 8. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts may be required at the discretion and direction of the MARC.
- 9. Roof. Any proposed composition roof materials (i.e., Tamco Heritage II) shall "weigh" at least 220 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
- 10. Required Landscaping. Per the MARC approved landscape plan, all landscape is to be installed BY THE BUILDER WITHIN THIRTY (30) DAYS of substantial completion or change of ownership (closing). The Lot areas listed below shall be landscaped with the following size and/or number of shade trees, which shall be from the "highly recommended" or "acceptable" category described within the STONEBRIDGE RANCH Plant Palette (set forth in the Master Design Guidelines), varying in size with an average caliper of 4" and with no tree smaller than 2½" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

Lot Area

Minimum Requirement

Front Yard

One row of five (5) gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two - 2½" caliper or one - 4½" (min.) large canopy (i.e., red oak, live oak, cedar elm, Bradford pear) shade trees are required for each front yard. In addition to the two trees previously mentioned, 1" trunk

caliper is required per each 15 linear feet of front property line. The smallest canopy tree caliper permitted is 1½".

Adjacent to Greenbelt

One row of five (5) gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two - 2½" caliper or one - 4½" (min.) large canopy (ie., red oak, live oak, cedar elm, Bradford pear) shade trees per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard

A total of one (1) 2½" caliper large canopy tree is required to face the side street. One row of non-deciduous five (5) gallon shrubbery is required where the foundation is exposed to the street.

Landscape Reserve/
Drainage & Positive
Overflow Easements

As required by the City of McKinney in the Amended Final Plat Autumn Ridge II (Exhibit "A" attached).

12. **Irrigation.** The MARC requires that each Lot have a front-yard automatic irrigation system and each Lot which has a rear or side yard adjoining a Greenway Frontage area (e.g. golf course, lake, park, greenbelt, open area) must have an automatic irrigation system installed within such area concurrent with the finishing stages of the residential dwelling and the plans and specification to be submitted to the MARC must show the proposed irrigation arrangement. All automatic irrigation systems shall be designed by a licensed irrigator and are required to have overlapping coverage. Controller devices must be located inside the garage. Irrigation systems must be properly maintained and repaired at all times. Blown heads or main line ruptures shall be immediately repaired upon discovery.
13. **Sidewalks.** Unless otherwise approved by the MARC the builder of each single-family home shall construct, install and provide a public sidewalk which shall: (a) be approved (as to size, location and materials) by the MARC; (b) comply with applicable City of McKinney, Texas standards; (c) incorporate a "lay-down" curb on corner lots or other similar lots designated by the MARC; and (d) to the extent applicable, conform to and continue the hike-and-bike trail within STONEBRIDGE RANCH. All concrete sidewalks, driveways, walkways and entry paths which are within the public right-of-way shall be broom finished.
14. **Elevations.** Each elevation or distinctive detail shall be limited to a minimum number of occurrences per street scene. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat without at least 4-6 intervening homes of

sufficient dissimilarity. The intent of this guideline is to avoid the negative "look alike" effect of frequent repetition, while allowing sufficient latitude for the builder in satisfying market demand.

15. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the masonry selection. Garage doors should be painted a subtle variation of the primary house color. All exposed exterior flashing is to be painted a color to match the masonry color. Roof vents are to be painted a color to match the roof color.
16. Detached Garages. Exterior garage walls will be calculated with the main house structure for overall masonry coverage requirement (75%). That portion of the elevation/s which face a street will be required to be masonry. Elevations that are masonry are required to "return" the masonry around the corner of each adjacent elevation. Where the masonry is terminated on the adjacent elevation, a cedar fence shall perpendicularly intersect the "end" of the terminated masonry. The covered canopy between the main house structure and the detached garage is required to provide masonry vertical support columns when the canopy span is greater than 14'.

Setback Requirements: Rear Yard - 10'(min.)
 Side Yard - 3' (min.)

Height Requirements: One Story permitted when utilizing 10' rear yard and 3' side yard setbacks. Two Story permitted when utilizing 20' rear yard and 10% side yard setbacks.

17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy (attached).

Exhibit 'A'

LANDSCAPE RESERVE NOTE:

The landscape reserves shown on this plat are private easements and are dedicated to and shall inure to the benefit of the fee simple owner, its successors, successors-in-title and assigns ("Owner"). The landscape reserves are given for the purpose of maintaining, preserving, and protecting native trees having a caliper of 4" or greater. The Owner shall be responsible for maintaining such landscape items.

No improvements, including without limitation, fences, driveways, walls (other than those improvements permitted), may be constructed or installed in the landscape reserve. No removal of tree(s), planting, and understory clearing may occur, unless it is approved by the Modifications Committee of the Stonebridge Ranch Community Association.

Stonebridge Ranch Community Association shall have the right to enforce the landscape reserve against any Owner of any lot subject to the landscape reserve, including without limitation the right, after notice, to enter the landscape reserve area to inspect and survey such area in order to ensure compliance with these restrictions, and to restore the landscape reserve area in the event of noncompliance of the Master Design Guidelines.

NOTES:

1. NO FENCES MAY BE CONSTRUCTED ACROSS OR WITHIN ANY POSITIVE OVERFLOW EASEMENT SPECIFICALLY LABELED AS SUCH ON THIS PLAT.
2. DRIVEWAY ACCESS AND CONSTRUCTION OF FENCE WITHIN THE 15 FOOT BUILDING SET BACK ALONG AUTUMN WAY FOR LOT 1/BLOCK "A" AND LOT 37/BLOCK "B" IS NOT PERMITTED.
3. LOTS 1-A/BLOCK "A" AND 37-A/BLOCK "B" ARE HEREBY DESIGNATED AS NON-EXCLUSIVE LANDSCAPE, PEDESTRIAN, ACCESS AND PUBLIC UTILITY EASEMENTS TO THE CITY OF MCKINNEY.
4. EASEMENTS SHOWN ALONG COMMON SIDEYARD PROPERTY LINES OF TWO (2) ADJACENT LOTS ARE CENTERED ON THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
5. SURFACE DRAINAGE EASEMENTS ALONG LOT LINES MAY BE FENCED AS LONG AS THE FLOW IS NOT OBSTRUCTED. REFER TO ENGINEERING PLANS FOR REQUIRED CLEARANCES.
6. ALL LOT CORNERS MONUMENTED WITH 1/2" IRON RODS WITH YELLOW "HUITT-ZOLLARS" CAP, UNLESS OTHERWISE NOTED.

ENGINEER'S CERTIFICATE

THAT I, ANDREW C. OAKLEY, a Registered Professional Engineer, do hereby certify that the minimum finished floor elevations for each lot that is adjacent to the flood plain of offsite

