

SUBDIVISION DESIGN GUIDELINES

FOR

BALLANTRAE

AT

STONEBRIDGE RANCH

**SUBDIVISION DESIGN GUIDELINES
FOR
BALLANTRAE**

These Subdivision Design Guidelines are designed specifically for BALLANTRAE 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," as amended, (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 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. The Master Architectural Review Committee ("MARC") may make judgments to reduce or waive any requirement. 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 Square Feet (ACSF): Two thousand five hundred (2,500) acsf inclusive of bonus room.
2. Maximum Air Conditioned Square Feet (ACSF): Three thousand eight hundred (3,800) acsf inclusive of bonus room.
3. Height Limitation: Thirty-five feet (35') measured from finished grade at the mid-point of the Lot.
4. Minimum Dwelling Setback Requirements:

Front Yard: Fifteen feet (15') to main structure, except for Lots 4-22, Block A and Lots 1-4 and Lot 20, Block B which can be ten feet (10') to main structure.

Rear Yard: Lots 4-22, Block A and Lots 1-4, Block B can be ten feet (10') to main structure. All other Lots shall be fifteen feet (15') from rear lot line to main structure; however, ten feet (10') from rear lot line to main structure is allowed for a single story home.

Subdivision Design Guidelines - BALLANTRAE

Page 3

Side Yard: One foot (1') setback from the zero (0) Side Yard & nine feet (9') setback from the other side yard, as specified on the plat.

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

5. Foundation Survey. 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. 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. The builder on the uphill lot assumes responsibility to provide the retainage. Retaining walls are only to be constructed of stone or masonry. 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.
7. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling shall have at least eighty-five percent (85%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry. For the purposes of this guideline, stucco and synthetic stucco (EIFS) shall be an approved masonry. The entire exterior vertical surfaces of chimneys shall be composed of masonry unless specifically modified, reduced or waived by the MARC. All elevations which face the golf course and street shall be 100% masonry. Identical brick blends may not occur next door to each other.
8. Fences and Walls Along Golf Course. With respect to each and every Lot which has a side or rear property line coincident with, adjacent to, or close to a golf course so as to generally constitute "golf course frontage", fences and walls along the frontage (which are not otherwise constructed by the developer) are required and must comply with the following requirements:
 - A. not more than four feet (4') in height;
 - B. stone columns, spaced on each side property line with 50% of the column on each lot, with wrought-iron;
 - C. wrought-iron to be primed and painted a flat black color; and
 - D. the other standards applicable to matching the perimeter fence previously installed by the developer.
 - E. No gate, opening or access may be provided through any fence onto the golf course unless otherwise approved by the MARC.

Swimming pools, spas and reflecting pools are not permitted inside of electrical easements and must be set back at least four feet (4') from the golf course rear property line.

Subdivision Design Guidelines - BALLANTRAE

Page 4

9. 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 those fences required to be constructed of metal, all other fences shall be constructed with redwood, Western Red Cedar (#1 or "Standard and Better") with pickets placed on the exterior face. Posts may be steel, cedar or redwood. No pine or spruce fencing materials shall be permitted.
10. 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.
11. Roofs. Roofs are to conform to the following specifications:
- | | |
|-----------|----------------------------------|
| Color: | Contrasting Gray Tones |
| Warranty: | 30 Year |
| Style: | Dimensional Composition or Slate |

Any proposed composition roof materials shall "weigh" at least 300 lbs. per square (minimum). The type, quality and color must be specifically approved by the MARC. Roofs which cover bay windows are required to use copper, anodized aluminum (bronze or black), or a MARC approved factory applied finish.

12. 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 AreaMinimum Requirement

Front Yard

Two rows of five gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one 4½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Bradford pear) shade tree is required for each front yard. In addition to the large canopy tree previously mentioned, 1" ornamental trunk caliper is required for each 15' lineal feet of front property line. The smallest canopy tree caliper permitted is 1½".

Subdivision Design Guidelines - BALLANTRAE
Page 5

Adjacent to Greenbelt
& Golf Course

Two rows of five (5) gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one 4½" (min.) caliper tree per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard

A total of one (1) 4½" (min.) caliper shade tree is required to face the "side" street. Two rows of non-deciduous (evergreen) five gallon shrubbery is required where the foundation is exposed to the street.

13. Irrigation. The MARC requires that each Lot have a front-yard automatic irrigation system. Corner Lots must have a front and side yard automatic irrigation system. Further, each Lot which has a rear or side yard adjoining Greenway Frontage areas (e.g., golf course, park, greenbelt, open area) must also have an automatic irrigation system installed within such area concurrent with the finishing stages of the residential dwelling and the plans and specifications to be submitted to the MARC must show the proposed irrigation arrangement. Controller devices must be located inside the garage area. Irrigation systems must be properly maintained and repaired at all times.
14. Sidewalks & Driveways. Unless otherwise approved by the MARC, the builder of each single-family home shall construct, install and provide a public sidewalk on one side of the street per the City plan submission which shall: (a) be approved (as to size, location and materials) by the MARC; (b) comply with applicable subdivision improvements and 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 not within the public right-of-way must have an exposed aggregate finish as a minimum, except driveways off an alley may have a broom finish.
15. Elevations. Elevations shall not repeat without at least ten (10) intervening homes of sufficient dissimilarity.
16. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the brick selection. All exposed exterior flashing is to be painted a color to match the brick color. Roof vents are to be painted a color to match the roof color.
17. Address Plaques. The address plaques are to be made of cast stone and mounted on a conspicuous vertical surface close to the front door.

Subdivision Design Guidelines - BALLANTRAE

Page 6

18. Mailboxes. All mailboxes shall be constructed of milsap stone matching the perimeter columns and walls installed by the Developer. Whenever possible two mailboxes should be grouped together splitting the property lines.
19. Garage Door Openers. The security gate installed for the subdivision by the Developer operates with a dual signal transmitter which can also be used on the Homeowner's garage door. ALL garage door signal transmitters must be purchased through the Subassociation and/or Management Company due to the controlled access feature. The compatible garage door openers which should be used are the "Moore-O-Matic" ½ HP Screw Drive Model Z 150a, 7 ft. or 8 ft. Sectional with "Mega Code" Radio. (Can be obtained from Southwest Automated (214) 638-3740. Contact Vicki Mayes.)
20. Remote Read Meters. All gas and electric meters shall be the "remote read" variety as provided by each utility and phone lines shall be installed at a central point to facilitate hookup (see attached Exhibit "A").
21. Homebuilder Construction Hours.

Please refer to the most recent publication of the Construction Site Policy.

MODIFICATIONS GUIDELINES
REVISION LOG

DATE	DESCRIPTION
6-1-95	Original issue date
11-1-95	Section 20 - Added notation "see attached Exhibit "A")
2-7-96	Section 11 - Roof specifications revised
5-31-96	Section 4 - Added setback requirement for three car swing garage.
10-31-97	Section 4 - Revised front yard and rear yard setbacks. Section 7 - Added EIFS as an approved masonry; added last sentence regarding identical brick blends. Section 15 - Elevation repeats changed to 4 intervening homes of sufficient dissimilarity.
12-1-97	Section 15 - Elevation repeats revised to 10 intervening homes of sufficient dissimilarity.
7-27-98	Section 4 - Deleted reference to three car swing garage.
10-20-98	Section 4 - Added Lot B20 for 10' Front Yard setback.