

SUBDIVISION DESIGN GUIDELINES

FOR

BALLANTRAE II

AT

STONEBRIDGE RANCH

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FOR
BALLANTRAE II**

These Subdivision Design Guidelines are designed specifically for BALLANTRAE 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," 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 balanced against preserving the integrity of STONEBRIDGE RANCH. 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: Ten feet (10') to main structure, except for Lots 26-36, Block B which are fifteen feet (15') to main structure.

Rear Yard: Lots 26-36, Block B must be fifteen feet (15') to main structure; however, ten feet (10') from rear lot line to main structure is allowed for a single story home. All other Lots shall be ten feet (10') from rear lot line to main structure.

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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 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. 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, common space, greenbelt and street shall be 100% masonry. Identical brick blends may not occur next door to each other.
8. Fences and Walls Along Golf Course/Lakes/Greenbelt. 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, lake or greenbelt (Lots 26-42, 44, and 45, Block B) 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 and as specified in the Master Design Guidelines.
 - E. No gate, opening or access may be provided through any fence onto the golf course.

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9. Interior Lot Fences. No fence shall exceed six feet (6') in height measured from finished grade. Interior Lots are required to have the 6'-0" height solid wood privacy fence. 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. See the Master Design Guidelines for further details.

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).

<u>Lot Area</u>	<u>Minimum Requirement</u>
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, one 2" ornamental tree is required.
Adjacent to Greenbelt & Golf Course	Two rows of five-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. Where 6' solid wood fences run along the street frontage, one row of non-deciduous (evergreen) five-gallon minimum shrubs are required.

AC Units/Mechanical Equipment Meters

One row of non-deciduous (evergreen) five-gallon (min.) shrubbery is required to screen these elements from public view.

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. Controller devices must be located inside the garage area.
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 along the fronting and/or side streetscape.
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.
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.

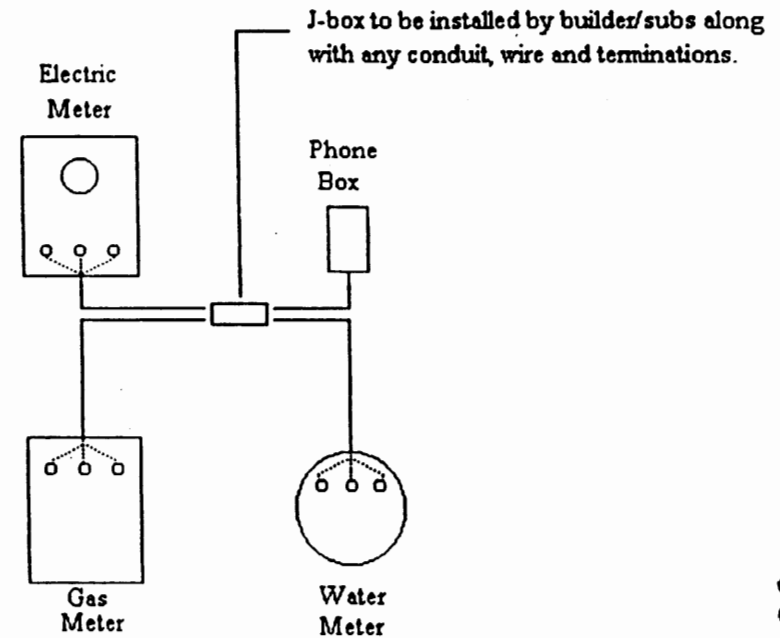
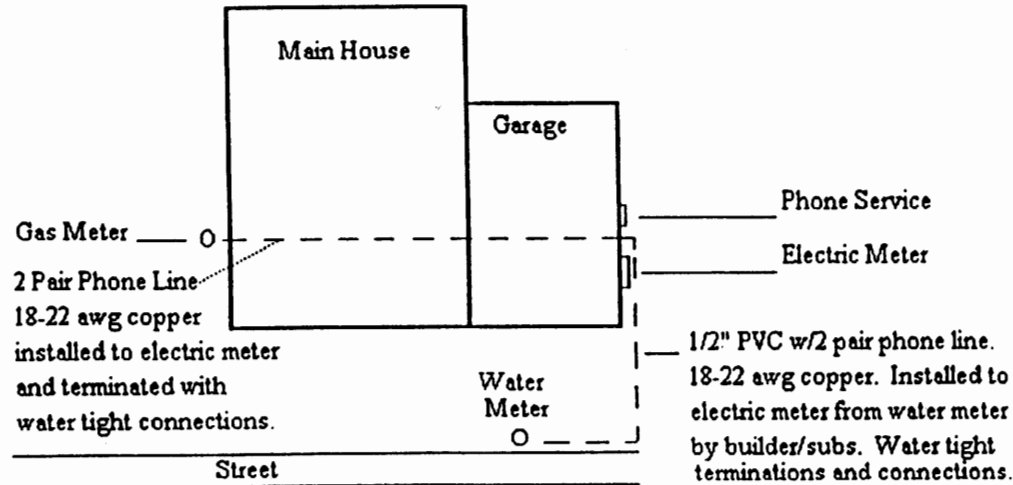
Please refer to the most recent publication of the Construction Site Policy.

EXHIBIT "A"
REMOTE METER TYPICAL DIAGRAM

Typical Drawing for Remote Meter Installations.

Note: All work and materials to be supplied by builder/subs.

Builder will notify utilities, request remote meters,
 and pay any additional cost.



Builders are responsible for the following:

1. Phone line 2 (pair) to be supplied to electric meter.
2. Phone line 2 (pair) from gas meter to electric meter. Note: phone line may run through house with no splices. Otherwise needs 3/4" conduit with phone line if routed through yard.
3. 3/4" conduit with phone cable 2(pair) from water meter to electric meter.
4. All connections and installation will be done by builder/subs. All connections will be watertight and free of corrosion.

Builder needs to request from franchise utilities remote meter meters (gas, electric, and water).

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