

SUBDIVISION DESIGN GUIDELINES

FOR

CANTERBURY

at

STONEBRIDGE RANCH

SUBDIVISION DESIGN GUIDELINES FOR CANTERBURY

These Subdivision Design Guidelines are designed specifically for CANTERBURY 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 is intended to better assure owners of properties within the CANTERBURY 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 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. Height Limitation:

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

2. Minimum Dwelling Setback Requirements:

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

Rear Yard: Twenty feet (20') from rear property 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: Eight feet (8') to structure.

Side Yard

@ Corner: Fifteen feet (15') to main structure.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspout, sub grade drainage systems) flow onto adjacent properties and shall 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 Milsap or Hackett 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. The MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before during or after construction.
4. Masonry. Chimneys on the front elevation and exterior walls must be 100% masonry. Chimneys internal to the roof may be non-masonry.
5. Fence Height and Materials. No fence shall exceed six feet (6') in height measured from finished grade. Fences shall be constructed with redwood or Western Red Cedar (#1 or "Standard and Better"). Pickets are to be placed on the exterior face or as specified by the MARC. Posts may be steel pipe columns, cedar or redwood. No pine or spruce fencing materials shall be permitted. All lots should have the 6'-0" height wood privacy fence.
6. 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.
7. Roof. Any proposed composition roof materials shall "weigh" at least 230 lbs. per square, and be equal to or better than the Tamco Heritage 25 (no 3 tab allowed). The type, quality and color must otherwise be specifically approved by the MARC.
8. 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).

Lot Area

Minimum Requirement

Front Yard:

One row of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two (2) 4½" (min.) caliper large

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canopy (i.e., red oak, live oak, cedar elm, Bradford pear) shade trees.

Corner Yard:

One (1) 4½" (min.) caliper large canopy shade tree is required to face the "side" street and to be located outside the fenced area. One row of non-deciduous five-gallon shrubbery is required where the foundation is exposed to the street.

Where six foot (6') solid wood fences run along the street frontage, groups of three evergreen five-gallon shrubs or two ornamental trees (1½" caliper) is required every 20'-0".

A/C Units/Mechanical:

One row of non-deciduous five (5) gallon shrubbery is required Equipment/Meters to screen these elements from public view.

9. Irrigation. The MARC requires that each Lot have an automatic irrigation system. The automatic irrigation system must be installed concurrent with the finishing stages of the residential dwelling. 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.
10. 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. Concrete flatwork which is within the public right-of-way must be broom finished.
11. Elevations. Each elevation shall be limited to a maximum 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 intervening homes of sufficient dissimilarity along the fronting and/or siding streetscape. 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. Vehicular access to a garage is only allowed from an alley. Garage doors may not face the street.
12. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the brick selection. Garage doors should be painted a subtle variation of the

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primary house color. 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. Chimney caps are to be painted a color to match the brick.

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

