

SUBDIVISION DESIGN GUIDELINES

FOR

CORONADO VILLAGE

AT

STONEBRIDGE RANCH

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These Subdivision Design Guidelines are designed specifically for CORONADO VILLAGE AT STONEBRIDGE RANCH subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the “First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH” (the “Master Declaration”) which instrument was recorded on December 5, 2000 as Instrument No. 2000-0132145 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 CORONADO VILLAGE AT STONEBRIDGE RANCH 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 grade.

2. Minimum Dwelling Setback Requirements:

Front Yard: Ten feet (10') to main structure.

Rear Yard: Ten feet (10') from rear lot line to main structure.

Side Yard: A minimum of ten feet (10') between buildings

SideYard
on Corner: A minimum of ten feet (10').

Driveway: Driveway pavement shall run from alley easement to garage doors.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and should 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 brown random-laid Millsap stone. If side yard retaining walls are not desired, a maximum slope of 3:1 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 to verify slope grade.
4. Masonry. Front elevations shall be 100% masonry with the exception of architectural features such as shutters, louvers, brackets, etc. Chimneys on front elevations or on side elevations within ten feet (10') of the front elevation must be 100% masonry. Side and rear elevations that face Stonebridge Drive or Coronado Drive (Block A, Lots 1-26 and Lot 76) must be 100% masonry.
5. Fences for Interior Lots. 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 Western Red Cedar (#1 or "Standard and Better") with top cap, and with pickets placed in the front exterior face or as specified by the MARC. Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior lots should have a 6'-0" height solid wood privacy fence.
6. Fences Along Common Areas. With respect to each and every lot which has a side or rear property line coincident with or adjacent to a common area, fences and walls along the frontage shall comply with the following requirements:
 - Rear Property Line - An ornamental wrought iron fence will be installed:
 - (A) must be 59" in height;
 - (B) made of tubular metal, primed and painted a flat black color; and
 - (C) constructed as indicated in the MASTER DESIGN GUIDELINES. ."
 - Side Property Line – Fences along the side yard shall be the six feet (6') cedar fence as indicated in the Master Design Guidelines. Where side fence ties into wrought iron, the wood fence shall be sloped down per the Master Design Guidelines to meet the wrought iron fencing.
7. 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.
8. Roof. Any proposed composition roof materials shall be the same as or equal to the 25-year Tamco Elite Glass Seal and shall "weigh" a minimum of 230 lbs. per square.

Otherwise, the MARC must specifically approve the type, quality and color of roof materials.

9. 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

Adjacent to
Common Areas

One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of two - 2½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Bradford pear) shade tree per rear yard, to be located within ten (10') feet of the rear property line.

AC Units/ Mechanical
Equipment Meters

One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required to screen these elements from public view.

Where six foot (6') solid wood fences run along the street frontage, one row of five gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required.

10. Irrigation. The homebuilder shall install and the CORANADO VILLAGE AT STONEBRIDGE RANCH Subassociation shall maintain on each Lot a front yard automatic irrigation system.
11. Sidewalks and Driveways. 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 the applicable subdivision improvement plan and other City of McKinney, Texas standards; and
 - (C) incorporate a “lay-down” curb on corner lots or other similar lots, if applicable, as designated by the MARC.
12. Elevations. Elevations should be similar and compatible with other elevations in the same building.

13. Paint, Brick and Stone Colors. There shall be a maximum of four total color schemes within the community. Colors will be by building rather than by unit.
14. Mailboxes. All mailboxes are to be located within a cast iron or aluminum structure as approved by the MARC. Mailboxes should be grouped in pairs on the property line (two mailboxes in one structure). Height should be 42"-44" (or as accepted by the U S Postal Service) from the surface of the street to the bottom of the mailbox. The front should be even with the curb. The red flag should be attached to the right side of the mailbox. Construction traffic should never block access to mailboxes of occupied homes. (See Exhibit A).
15. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

EXHIBIT A

