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# **SUBDIVISION DESIGN GUIDELINES**

FOR

## **HACKBERRY RIDGE**

at

## **STONEBRIDGE RANCH**

Revised August 30, 1999

**SUBDIVISION DESIGN GUIDELINES  
FOR  
HACKBERRY RIDGE**

These Subdivision Design Guidelines are designed specifically for HACKBERRY RIDGE 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 HACKBERRY RIDGE 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. Height Limitation: Thirty-five feet (35') measured per City ordinances.
2. 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.).

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

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

## Subdivision Design Guidelines - Hackberry Ridge

### Page 3

3. **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. Anytime a site is altered, it is the builder's 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. 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 not on a front elevation may be non-masonry. That portion of the elevation which faces the greenbelt must be 100% masonry. Lots 14–18, 19 and 26, Block C and Lots 1-19, 21-32 and 34, Block D are greenbelt lots. Same brick blends may not be used on adjacent houses.
5. **Fences Along Lakes/Greenbelts.** With respect to each and every lot which has a side or rear property line coincident with or adjacent to an open space (Lots 14–18, 19 and 26, Block C and Lots 1-19, 21-32 and 34, Block D) so as to constitute “open space frontage,” fences and walls along the frontage are not required, but if any is installed, it shall comply with the following requirements:
  - (A) not more than four feet (4') in height;
  - (B) open metal, primed and painted a flat black color;
  - (C) the other standards applicable to this perimeter fence;
  - (D) constructed as indicated in the MASTER DESIGN GUIDELINES.
  - (E) No gate opening or access may be provided through any fence onto the golf course unless approved by the MARC.
6. **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 open metal, all other fences shall be constructed with redwood, 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. Interior lots should have the 6'-0" height wood privacy fence. Fences proposed for the rear property line of lots adjacent to a greenbelt or golf course (Lots 14–18, 19 and 26, Block C and Lots 1-19, 21-32 and 34, Block D)) are restricted to a 4' wrought iron fence as specified in the Master Design Guidelines.
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 or equal to the 25-year Tamko Elite Glass Seal and shall “weigh” at least 230 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
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).

<u>Lot Area</u>	<u>Minimum Requirement</u>
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.
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 (i.e., 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 shade tree is required to face the side street. One row of non-deciduous (evergreen) five (5) gallon shrubbery is required where the foundation is exposed to the street. Where 6' solid wood fences run along the street frontage, groups of three evergreen five (5) gallon shrubs or two 1½" caliper (min.) ornamental trees are required every 20'-0".
AC Units/Mechanical Equipment Meters	One row of non-deciduous (evergreen) five gallon (min.) shrubbery is required to screen these elements from public view.

9. **Irrigation.** Unless on a greenbelt or golf course, the MARC encourages but does not require that each Lot have an automatic irrigation system. 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 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. All concrete sidewalks, driveways, walkways and entry paths which are within the public right-of-way shall be broom finished (see subdivision paving and grading plans).
11. Elevations. Each elevation or distinctive detail 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 are allowed to repeat when there are three (3) intervening lots of separation along the fronting or side/corner streets.
12. 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.
13. Detached Garages. That portion of the elevations 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.

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

