

# **SUBDIVISION DESIGN GUIDELINES**

FOR

## **HICKORY HILL**

at

## **STONEBRIDGE RANCH**

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FOR  
HICKORY HILL**

These Subdivision Design Guidelines are designed specifically for HICKORY HILL 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 better assure owners of properties within the HICKORY HILL 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: 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.) unless adjacent to lake or other water body which might permit a less restrictive setback to be approved by the MARC.

Side Yard: Five feet (5').

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

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. Submission of an existing grade topographical survey by a registered surveyor is required to be submitted by the builder, prior to MARC review.
4. Masonry. Elevations which face the golf course and greenbelt/open space must have one hundred percent (100%) masonry, including Block A, Lots 1-24. All chimneys shall be one hundred percent (100%) masonry if located on an exterior wall. The same brick blend may not be used on adjacent houses on the same side of the street.
5. Fences Adjacent to Lakes, Greenbelt/Open Space, and Golf Courses. With respect to each and every Lot which has a side or rear property line adjacent to a golf course, lake property, or greenbelt/open space so as to generally constitute "golf course, lake, or greenbelt/open space frontage," including Block A, Lots 1-24, all fencing in the yard, including fences and walls along the frontage and side yard lines, shall comply with the following requirements:
  - (A) not more than four feet (4') in height;
  - (B) tubular metal, primed and painted a flat black color;
  - (C) constructed as indicated in the MASTER DESIGN GUIDELINES.
  - (D) No gate is allowed onto the golf course property.
  - (E) No wood fencing will be allowed on golf lots.
6. Interior Fences. No fence shall exceed six feet (6') in height measured from finished grade. All interior lots shall have the six feet (6') height solid wood privacy fencing. 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 pickets placed on the exterior face. Posts may be steel pipe columns, cedar or redwood. No pine or spruce fencing materials shall be permitted.
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. Composition Roof Materials. Any proposed composition roof materials shall "weigh" at least 230 lbs. per square and shall be equal to, or better than, the Tamko Heritage 25 (no 3-tab). The type, quality and color must otherwise 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 finish.
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), 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):

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	Two (2) 1" caliper (minimum per trunk) ornamental trees and one (1) 2½" caliper (minimum) shade tree. One row of evergreen (5 gal. min.) shrubs along the foundation.
Adjacent to Greenbelts and Golf Courses	One 2½" minimum caliper tree per rear yard to be located within ten feet (10') of the rear property line. One row of evergreen (5 gal. min.) shrubs along the foundation.
Corner Yard	One 2½" minimum caliper shade tree located outside the fenced area. One row of evergreen (5 gal. min.) shrubs along the foundation.  Where six foot (6') solid wood fences run along the street frontage, one row of evergreen shrubs (5-gal. min.) are required.
AC Units/Mechanical	One row of evergreen shrubs (5-gal. min.) is required to screen these elements from public view.

- Irrigation. The MARC requires, that each Lot have a front-yard 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. All automatic irrigation systems shall be designed by a licensed irrigator and are required to have over-lapping coverage. Controller devices must be screened or placed out of ordinary view.
- 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.

12. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat along the fronting or siding streetscape (both sides of the street) without at least 4 intervening homes of sufficient dissimilarity. 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.
13. 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 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.
14. Address Plaques. The address plaques are to be made of cast stone and mounted on a conspicuous vertical surface close to the front door.
15. Detached Garages. Elevations which face a street will be required to be 100% masonry. Elevations that are masonry are required to “return” the masonry around the corner of each adjacent elevation a minimum of 2'-0". 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:

Interior Lots:           Rear Yard - 10' (min.)  
                                  Side Yard - 3' (min.)

Golf Course Lots:       Rear Yard - 20' (min.)  
                                  Side Yard - 5' (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 5' side yard setbacks.

16. Exterior Materials. On the front elevation of the house, the same materials must wrap or return around the outside corners down the side elevation a minimum of 2'-0".
17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

