

# **SUBDIVISION DESIGN GUIDELINES**

FOR

**REGENT'S PARK**

at

**STONEBRIDGE RANCH**

**SUBDIVISION DESIGN GUIDELINES  
FOR  
REGENT’S PARK**

These Subdivision Design Guidelines are designed specifically for REGENT’S PARK 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 REGENT’S PARK 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 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. 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: 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. 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 an exterior wall on an elevation facing a public street, golf course, or open space must be 100% stone or brick. Same brick blends may not be used on adjacent houses (same side of street). Golf course and greenbelt/open space Lots, including Lots 5-28, Block A, are required to have, at a minimum, a brick or stone wainscot on all elevations excluding only that area under a porch. Interior Lots are required to have, at a minimum, a brick or stone wainscot on the front and both side elevations excluding only that area under a porch. Rear elevations on interior Lots are not required to have the wainscot.
5. Siding Material. Acceptable siding materials include brick, stone, stucco, hardiplank or equal in a traditional style, cedar shakes or other materials as approved by the MARC.
6. Fences Along Golf Course/Lakes/Greenbelts/Open Space. With respect to each and every Lot which has a side or rear property line coincident with or adjacent to a golf course or open space so as to constitute "golf course/open space frontage," including Lots 5-28, Block A, fences and walls along the frontage shall comply with the following requirements (See Exhibit A-Sketch A):
  - (A) All fencing is restricted to the rear yard and may only return a maximum of five feet (5'-0") up the side yard past the rear of the house.
  - (B) All fencing must be the open metal design; no wood fencing is allowed.
  - (C) Not more than four feet (4') in height;
  - (D) Open metal, primed and painted a flat black color.
  - (E) The other standards applicable to this perimeter fence.
  - (F) Constructed as indicated in the MASTER DESIGN GUIDELINES.
  - (E) No gate opening or access may be provided through any fence onto the golf course.
7. Fencing for Interior Lots (see Exhibit A-Sketch B).
  - (A) All fencing is restricted to the rear yard and may only return a maximum of five feet (5'-0") up the side yard past the rear of the house.
  - (B) Interior Lots are required to have the six foot (6'-0") height wood privacy fence.
  - (C) No fence shall exceed six feet (6') in height measured from finished grade.
  - (D) 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.

(E) Fences shall be constructed per the Master Design Guidelines.

8. Fencing for Corner Lots (see Exhibit A-Sketch C.

(A) All fencing is restricted to the rear yard and may only return a maximum of five feet (5'-0") up the side yard past the rear of the house.

(B) Corner Lots are required to have a combination of the 6'-0" height wood privacy fence and 4'-0" height open metal fence as described above. The wood fence is required on the rear property line and the interior side property line adjacent to another Lot. The open metal fence is required in the side yard adjacent to the street.

(C) Fences shall be constructed per the Master Design Guidelines.

9. 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.

10. Roof. Any proposed composition roof materials shall be equal to 25-year architectural/dimensional shingle in a weathered wood color (no 3-tab shingles allowed).

11. 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 three (3) gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. 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 Golf Course  
 Greenbelt/Open Space

One row of three (3) gallon non-deciduous (evergreen) shrubbery or a double row of one (1) gallon evergreen ground cover (3' wide bed minimum) located along the foundation excluding porches and patios. 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

One (1) 4½" caliper shade tree is required to face the side street. One row of non-deciduous (evergreen) three (3) gallon shrubbery is required where the foundation is exposed to the street. Where fences run along the street frontage, one row of evergreen five (5) gallon shrubs is 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.

12. Irrigation. Each Lot which has a front, rear or side yard which can be viewed from a golf course, lake, park, greenbelt, open area or public street 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 to have overlapping coverage. Controller devices must be located inside the garage.
13. 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).
14. Elevations. 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.
15. Front Porches. Each house is required to have a useable front porch. The minimum depth for the front porch is seven feet (7'-0"). Minimum width: the front porch must cover the front door entry area and one room on either side of the front door. Additional and larger porches are not required but are encouraged in keeping with the architecture of the neighborhood.
16. Paint Colors. Garage doors should be painted to match the primary house siding color. All exposed exterior flashing is to be painted a color to match the masonry or siding color. Roof vents are to be painted a color to match the roof color.

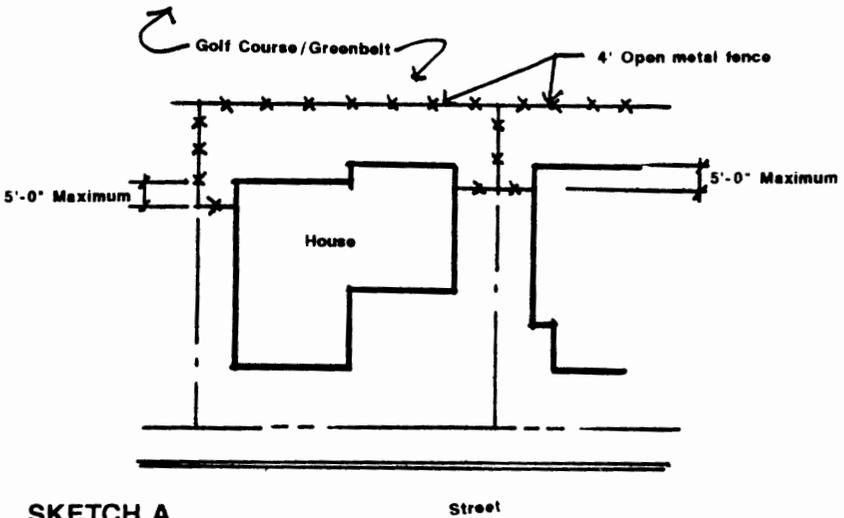
17. Attached Garages. Double doors facing the front street must be set back a minimum of:
  - (A) Five feet (5'-0") from the front elevation (house wall) if adjacent to a porch;
  - (B) Ten feet (10'-0") from the front elevation (house wall) if not adjacent to a porch.
  
18. Detached Garages. Detached garages are required to be located at the rear of the Lot. 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 5' side yard setbacks.
  
19. Address Numbers. Each house is required to have individual polished brass address numbers mounted on a conspicuous vertical surface near the front door.
  
20. Mailboxes. Mailboxes must be the Brandon Industries Model No. P10-M9 dual painted flat black and located as shown on Exhibit B (single box only as shown on Plan).
  
21. Front House/Yard Lamp Fixtures. Use of gas lamp fixtures wall mounted on the front of the house or pole mounted in the front yard is encouraged. Fixtures must be the Coronet II Model GL 200 or the Bavarian Model 1200 by Gaslite America West (local distributor is T&F Building Products, Inc., Grand Prairie, 972-647-8680, Bob Dean).
  
22. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy (attached).

**REVISION LOG  
REGENT'S PARK**

<b>DATE</b>	<b>DESCRIPTION</b>
11/3/99	Original Document

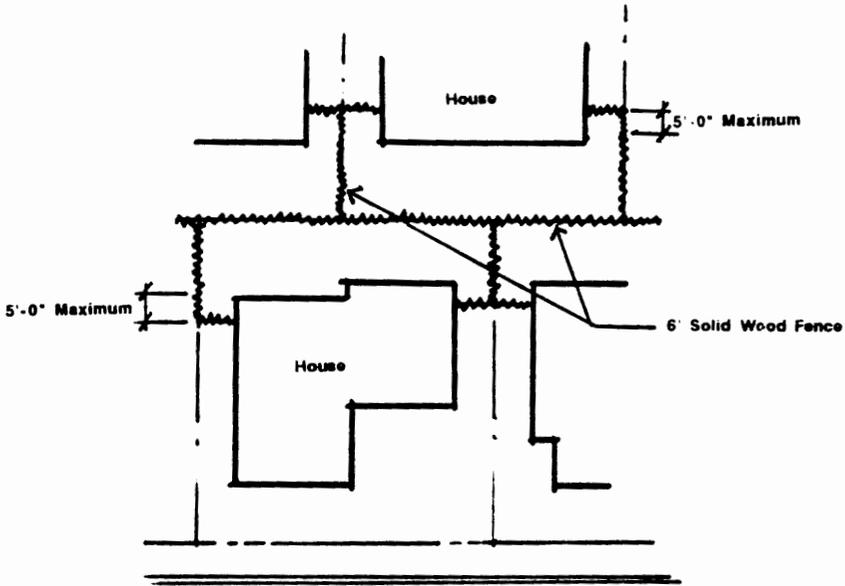
# EXHIBIT A

## REGENT'S PARK



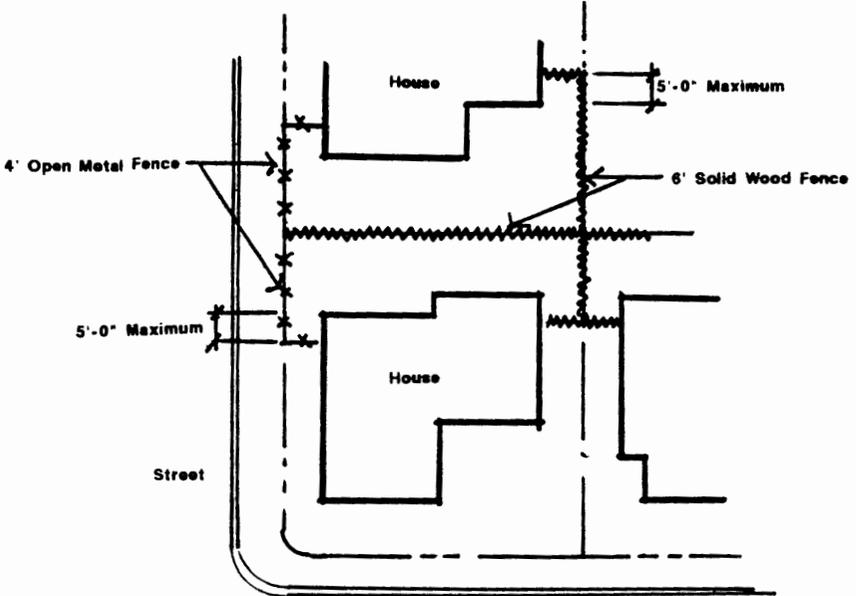
SKETCH A

Street



SKETCH B

Street



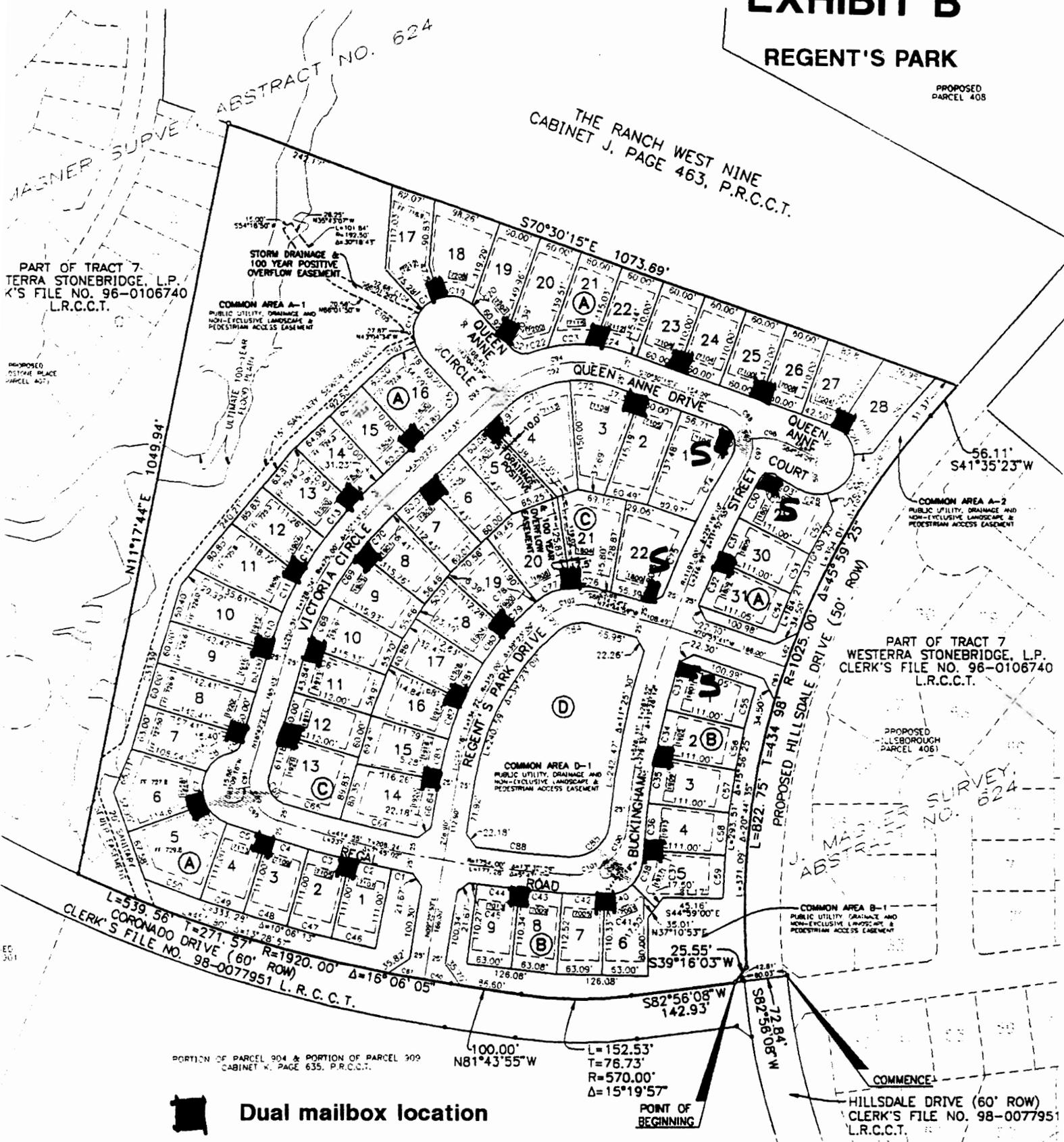
SKETCH C

Street

# EXHIBIT B

## REGENT'S PARK

PROPOSED  
PARCEL 408



PART OF TRACT 7,  
TERRA STONEBRIDGE, L.P.  
K'S FILE NO. 96-0106740  
L.R.C.C.T.

THE RANCH WEST NINE  
CABINET J, PAGE 463, P.R.C.C.T.

PART OF TRACT 7,  
WESTERRA STONEBRIDGE, L.P.  
CLERK'S FILE NO. 96-0106740  
L.R.C.C.T.

-  Dual mailbox location
-  Single mailbox location

ions of Amended and Restated Development Agreement, by and between the City of  
or an interest in Stonebridge Ranch Development Corporation and Stonebridge Ranch,  
ter's Agreement), dated June 17, 1997, and recorded in Volume 4005, Page 561.

subject to or increased flooding hazards (Zone X, per Flood Insurance Rate Map  
y the National Program of the Federal Emergency Management Agency.