

SUBDIVISION DESIGN GUIDELINES

FOR

STONEBRIDGE ESTATES

AT

STONEBRIDGE RANCH

**SUBDIVISION DESIGN GUIDELINES
FOR
STONEBRIDGE ESTATES**

These Subdivision Design Guidelines are designed specifically for STONEBRIDGE ESTATES 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 STONEBRIDGE ESTATES 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. Minimum Air Conditioned Floor Space Requirement:

Four thousand (4,000) square feet.

2. Height Limitation:

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

3. Minimum Dwelling Setback Requirements:

Front Yard: Per recorded plat.

Rear Yard: Forty feet (40') from the 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: Twenty-five feet (25') to the main structure for two story homes.
Twenty feet (20') to the main structure for one story homes.

Side Yard
on Corner: Thirty-five feet (35') to the main structure.

4. Sitework. Finished grades shall not direct water (i.e., downspouts, sub grade drainage systems) flow onto adjacent properties and should be able to 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 or masonry. 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.
5. Masonry. Unless otherwise specifically approved (i.e., vertical shingle style) by the MARC, each single-family detached residential dwelling shall have ninety percent (90%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (brick, stucco, rock, etc.). In addition to chimneys, all elevations which faces a greenbelt/golf course must be 100% masonry.

All mailboxes are to be located within a designated stone structure approved by the MARC (see Exhibit "A"). Concrete driveway culverts shall terminate on either end of the driveway with a concrete head wall. The head wall shall be provided with a 52" foundation shelf and clad with stone to match the designated stone of the mail box structure (see Exhibits "B-1," "B-2," and "C").
6. Fence Height and Materials. Lots in Stonebridge Estates are not required to have fences (other than fencing required around pools); however, if a fence is installed, it shall not exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of open metal (as noted below), all other fences, if desired, shall be constructed with either the open metal or Western Red Cedar (#1 or "Standard and Better") for wood fences. Pickets are to be placed on the exterior face. Posts may be steel pipe columns (clad with cedar) or cedar. No pine or spruce fencing materials shall be permitted. Fences proposed for lots adjacent to a greenbelt (Lots 1, 2 and 3, Block C) are restricted to a open metal fence. Wood and open metal fences must follow the details and designs as shown in the Master Design Guidelines or as detailed in the attached Exhibit G. Interior property line privacy fencing may also follow the wood fence design as detailed in the attached Exhibit G.
7. Fences Viewed from Public Streets (i.e., Sections Parallel to Streets Between Houses and Sections Along Side Yards on Street Corners). If a publicly viewed fence is desired, it may be either open metal or wood; however, if a wood fence is used, it must be the board-on-board style fence as detailed in Exhibit G. Materials and picket placement requirements are the same as item #6, Fence Height and Materials, above.

8. 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.
9. Roof. Any proposed composition roof materials shall "weigh" at least 340 lbs. per square or greater. 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 an approved factory applied finish.
10. 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 22" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of four - 6" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees and a total of four (4) small canopy trees (i.e., crape myrtle 6'-8' B&B, Yaupon Holly 6'-8' B&B, redbud 2 1/2" caliper etc.).
Adjacent to Greenbelts	Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of four - 6" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees.
Corner Yard	A total of two (2) 6" (min.) caliper large canopy Trees (i.e., red oak, live oak, cedar elm, Chinese pistachio) are required to face the side street. Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios (only where the foundation is exposed to the street).

50' Lone Star Gas
Pipeline Easement

Lots 4, 5, 21, 23 - 26, Block C have a pipeline easement located to the north and south portion of the lot. This reserve is solely limited to above grade landscape improvements such as grass sod (i.e., Bermuda, St. Augustine, buffalo, etc.) or landscape boulders. Improvements intended for 6" or more below finished grade (i.e., shrubbery, trees, irrigation) will not be permitted.

10. Irrigation. The MARC requires that each Lot have an automatic irrigation system. Installation of the automatic irrigation system must be concurrent with the finishing stages of the residential dwelling. Plans and specifications are to be submitted to the MARC indicating the proposed irrigation arrangement. 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. Irrigation systems must be properly maintained and repaired at all times.
11. Sidewalks. Public right-of-way sidewalks are on one side of the street (see attached Exhibits "D" and "E"). However, all hardscape or flatwork (sidewalks, driveways, walkways and entry paths) material is subject to review.
12. Elevations. Each elevation shall be distinctive and not repeat. There will not be an exception. Double car garage doors shall not face the street. Single car garage doors may face the street if they are located 20' behind the front yard building setback line.
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. Detached Garages. Exterior garage walls will be calculated with the main house structure for overall masonry coverage requirement (90%). That portion of the elevation/s which face a street or greenbelt will be required to be masonry. Elevations that are masonry are required to "return" the masonry around the corner of the adjacent elevation. Where the masonry is terminated on the adjacent elevation, a cedar fence shall perpendicularly intersect the end of the terminated brick. 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'.
15. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

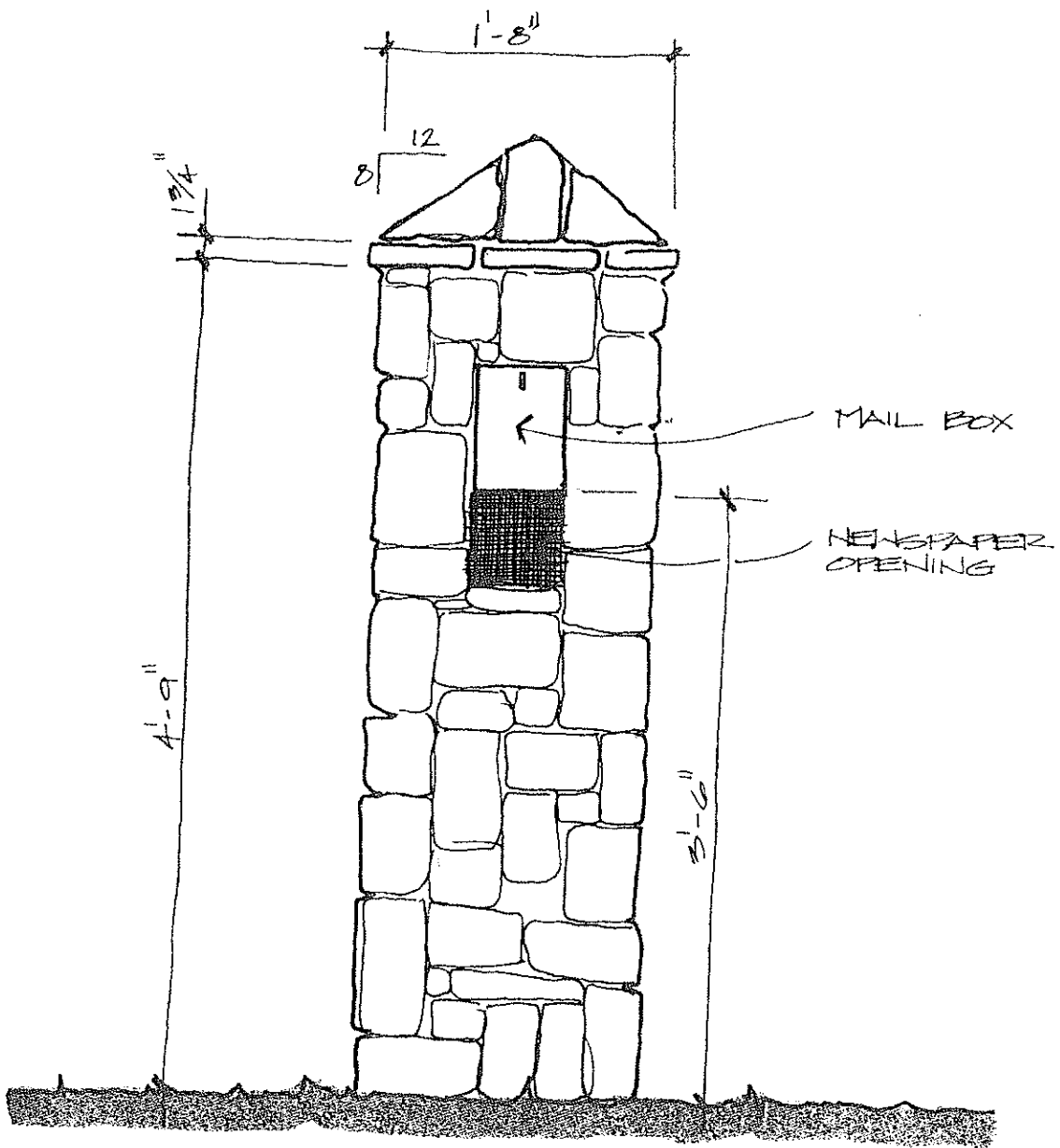
16. Garage Door Openers. The security gate installed for the subdivision by the Developer operates with a dual signal transmitter which can also be used on the Homeowner=s garage door. ALL garage door signal transmitters must be purchased through the Subassociation and/or Management Company due to the controlled access feature. The compatible garage door openers which should be used are the "Moore-O-Matic" 2 HP Screw Drive Model Z 150a, 7 ft. or 8 ft. Sectional with "Mega Code" Radio. (Can be obtained from Southwest Automated (214) 638-3740. Contact Vicki Mayes.)

17. Window Restrictions. Exhibit "F" indicates the side of the house on which second floor windows are not permitted unless they are treated with obscure glass or glass block.

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
STONEBRIDGE ESTATES**

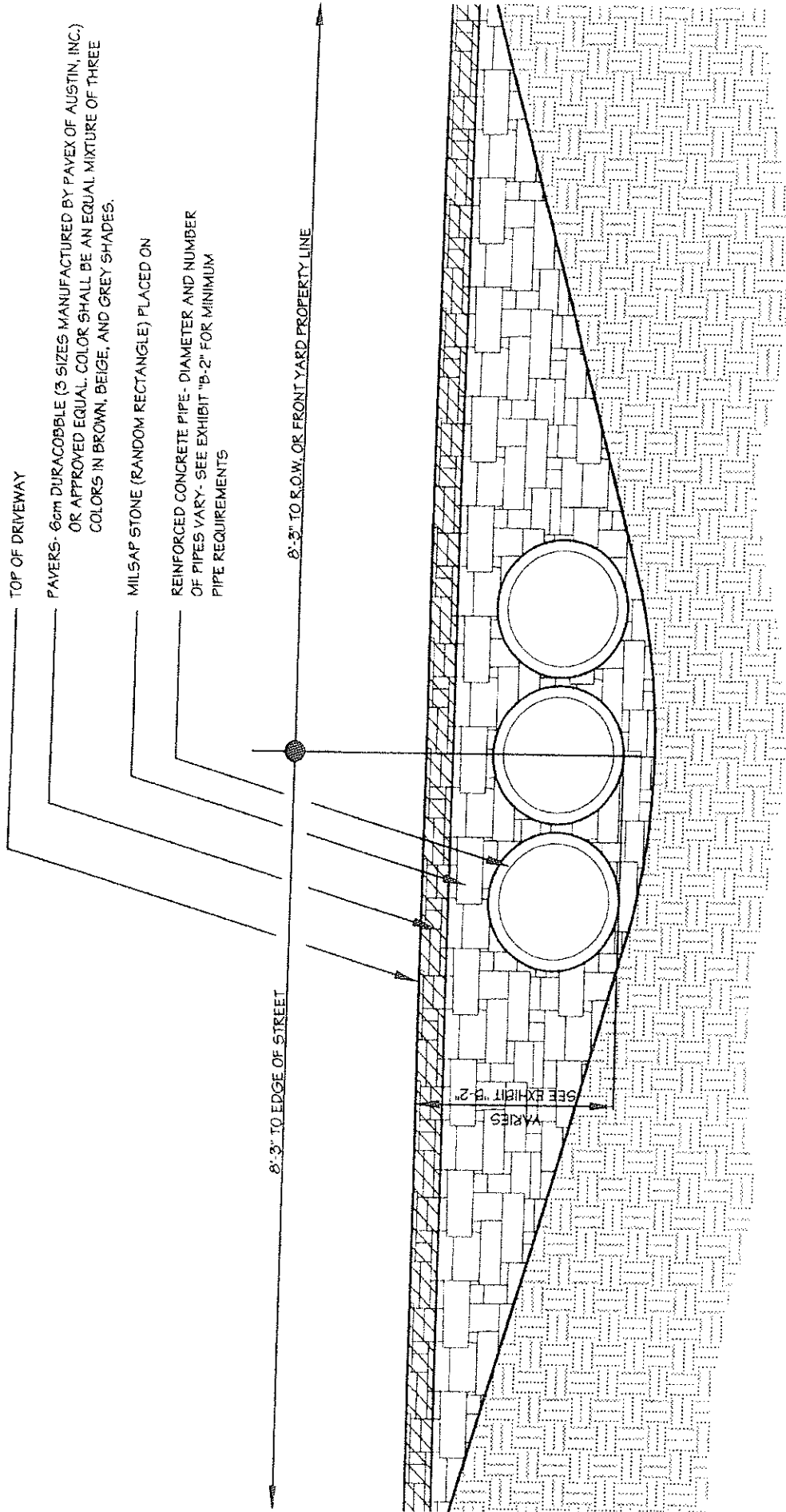
DATE	DESCRIPTION
11/1/95	Original Document
3/6/00	Added Ppg. 18
5/8/00	Revised Ppg. 3, Side Yard on Corner setback to 35'
7/26/00	Deleted Ppg. 17 and Exhibit F regarding Remote Meter Read and renumbered paragraphs and exhibits.
1/31/01	Revised Exhibit F
9/5/01	Revised Ppg. 5 to reflect Exhibits B-1, B-2 and C; and revised Exhibits B-1, B-2 and C
10/29/01	Revised Ppg. 6
5/16/02	Revised Ppg 3, side yard setbacks for one and two story homes.
5/28/02	Revised Ppg. 14 -- changed "brick" to "masonry". Corrected revision log entry 5/16 from Ppg. 4 to Ppg. 3
11/14/02	Revised Exhibit B-2
10/24/05	Revised Ppg. 6 -- Changed fences to optional rather than required. Added Ppg. 7. Added Exhibit G.
06/18/2015	Updated landscaping requirements to meet current guidelines.

EXHIBIT "A"



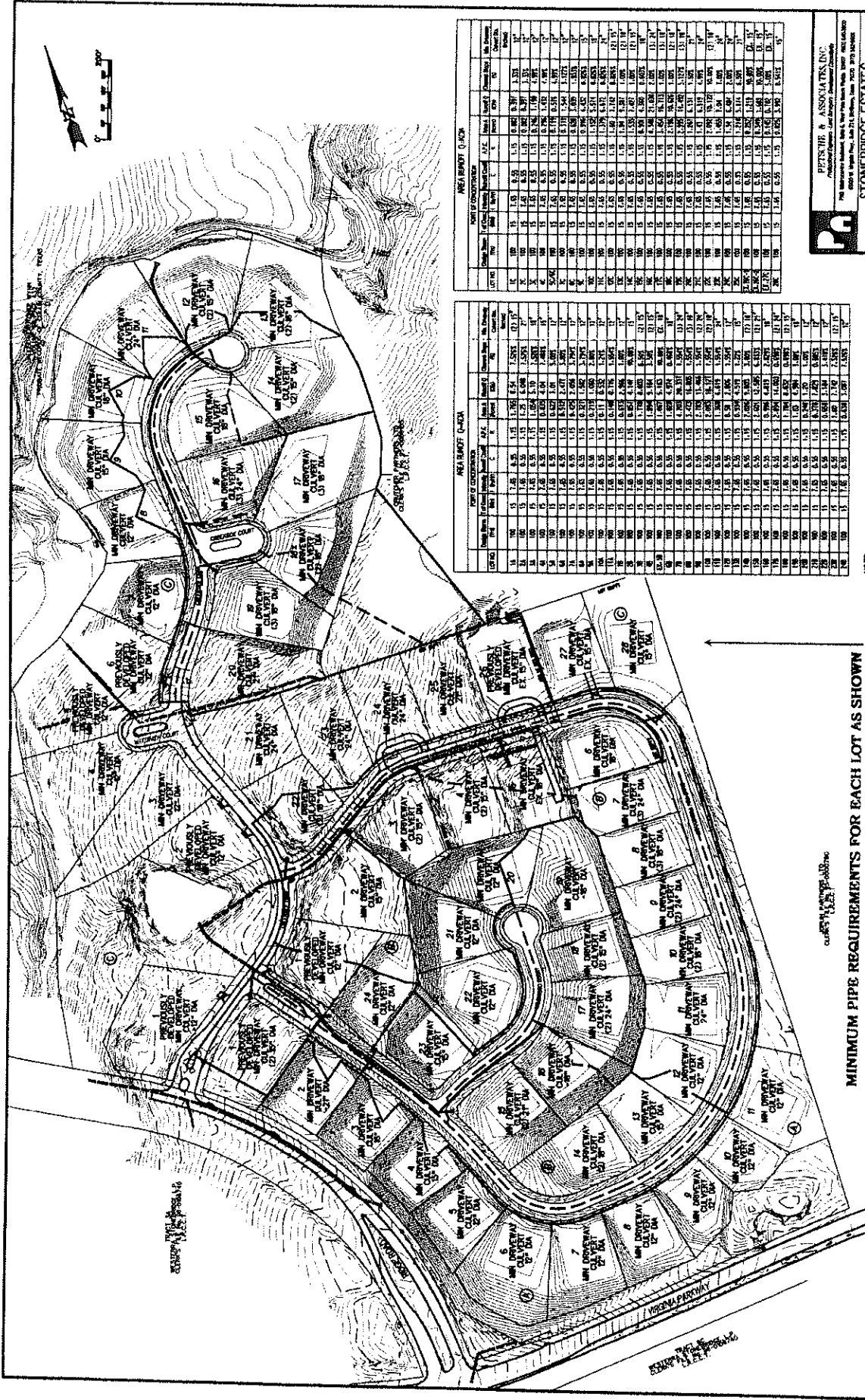
MAILBOX

EXHIBIT "B-1"



DRIVEWAY "ENDWALL" AT CONCRETE CULVERTS

EXHIBIT B-2



MINIMUM PIPE REQUIREMENTS FOR EACH LOT AS SHOWN

NOTE:
 NO CULVERT UNDER DRIVEWAY IS REQUIRED IF CENTERED
 LOCATION MATCH

NEARBY DATA

Lot No.	Area (sq. ft.)	Permit No.	Permit Date	Permit Expiration	Permit Fee	Permit Status
1	15	15	15	15	15	15
2	15	15	15	15	15	15
3	15	15	15	15	15	15
4	15	15	15	15	15	15
5	15	15	15	15	15	15
6	15	15	15	15	15	15
7	15	15	15	15	15	15
8	15	15	15	15	15	15
9	15	15	15	15	15	15
10	15	15	15	15	15	15
11	15	15	15	15	15	15
12	15	15	15	15	15	15
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16	15	15	15	15	15	15
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25	15	15	15	15	15	15
26	15	15	15	15	15	15
27	15	15	15	15	15	15
28	15	15	15	15	15	15
29	15	15	15	15	15	15
30	15	15	15	15	15	15
31	15	15	15	15	15	15
32	15	15	15	15	15	15

NEARBY DATA

Lot No.	Area (sq. ft.)	Permit No.	Permit Date	Permit Expiration	Permit Fee	Permit Status
33	15	15	15	15	15	15
34	15	15	15	15	15	15
35	15	15	15	15	15	15
36	15	15	15	15	15	15
37	15	15	15	15	15	15
38	15	15	15	15	15	15
39	15	15	15	15	15	15
40	15	15	15	15	15	15
41	15	15	15	15	15	15
42	15	15	15	15	15	15
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44	15	15	15	15	15	15
45	15	15	15	15	15	15
46	15	15	15	15	15	15
47	15	15	15	15	15	15
48	15	15	15	15	15	15
49	15	15	15	15	15	15
50	15	15	15	15	15	15

PTZTHIE & ASSOCIATES, INC.
 1000 West 10th Street, Suite 200, Oklahoma City, Oklahoma 73106
 Phone: (405) 591-1111 Fax: (405) 591-1112
STONEBRIDGE ESTATES
DRIVEWAY CULVERT EXHIBIT

DATE: _____ TIME: _____

SCALE: _____

PROJECT: _____

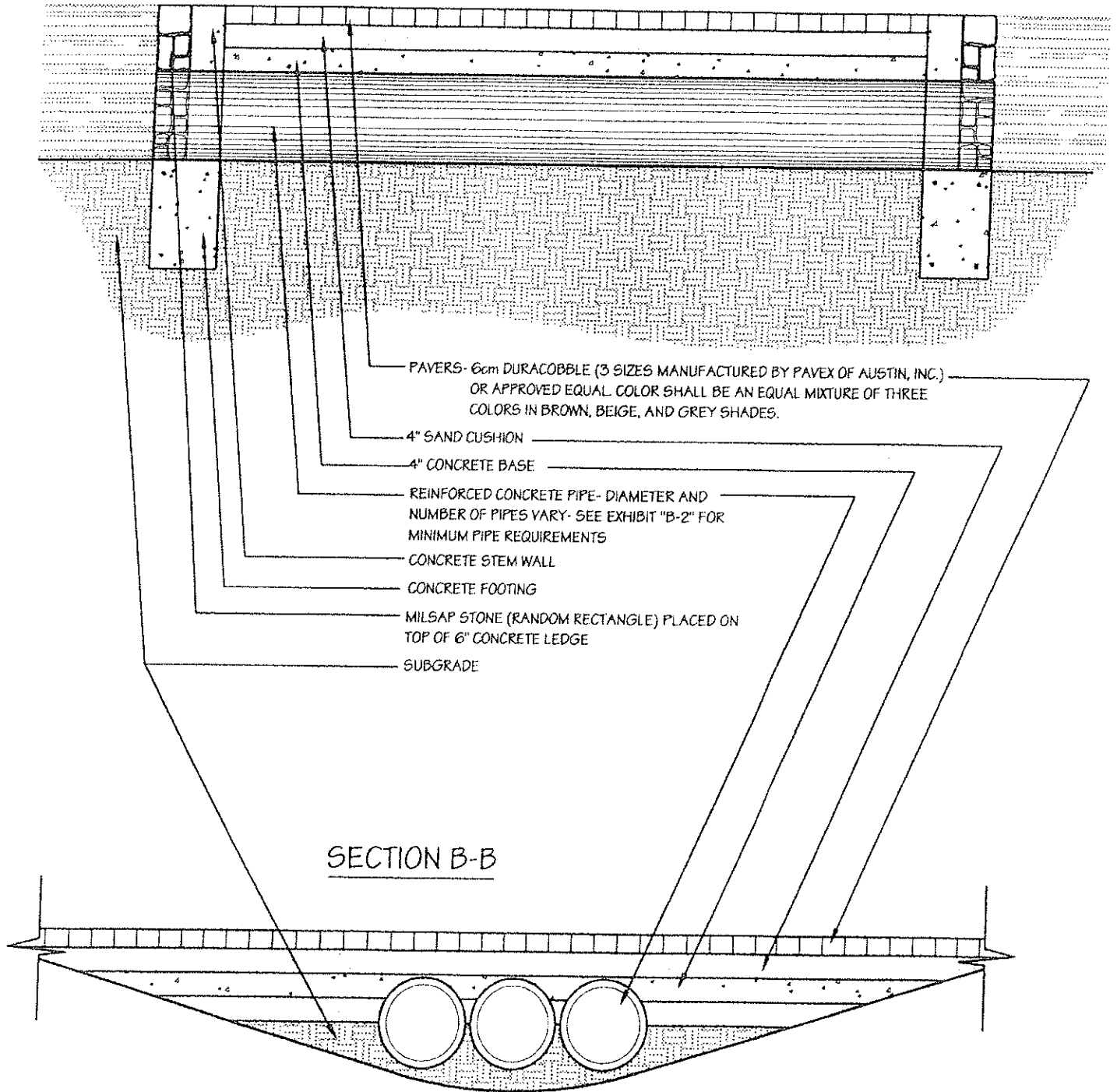
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EXHIBIT "C"

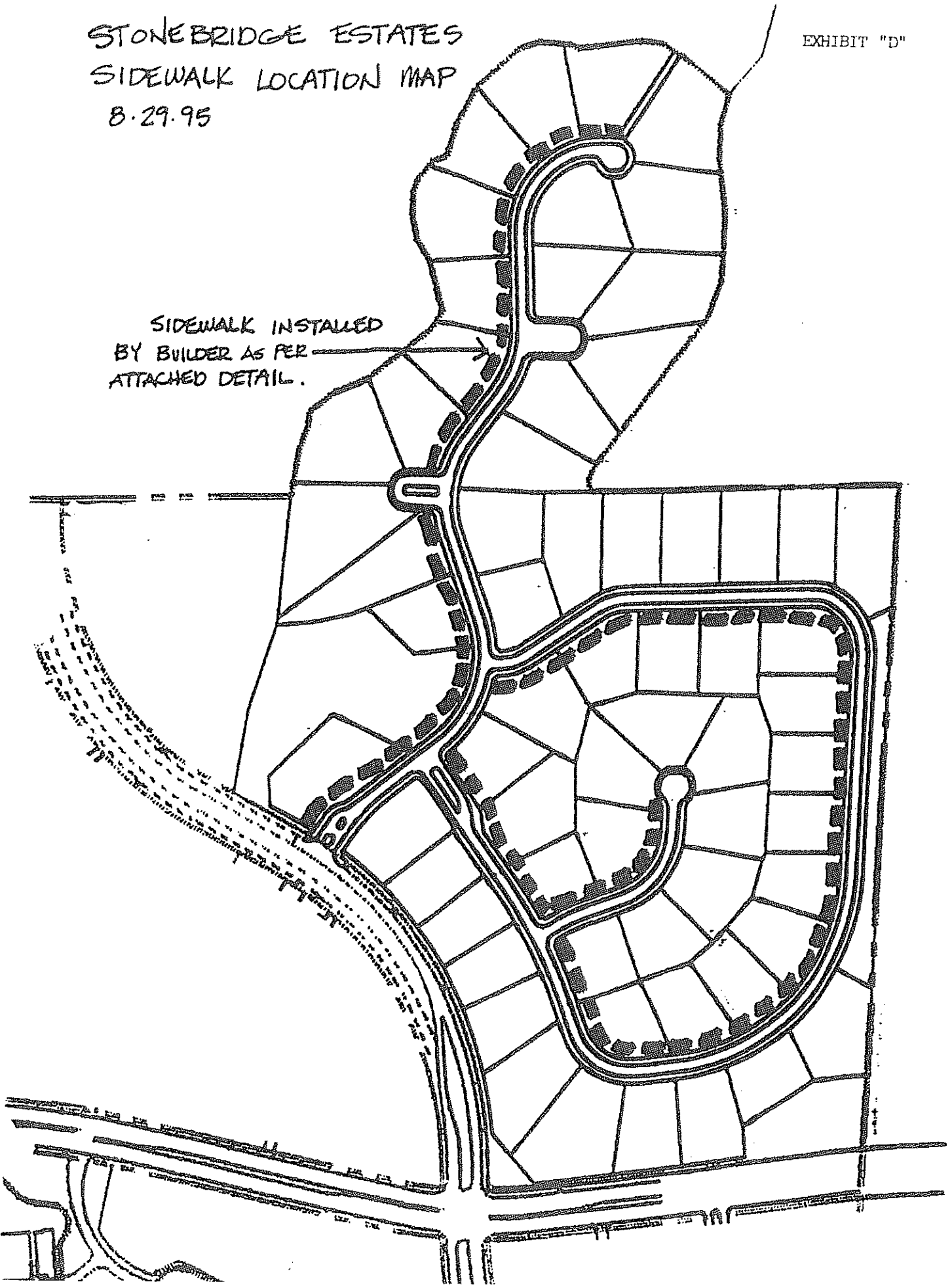
SECTION A-A



STONEBRIDGE ESTATES
SIDEWALK LOCATION MAP
8.29.95

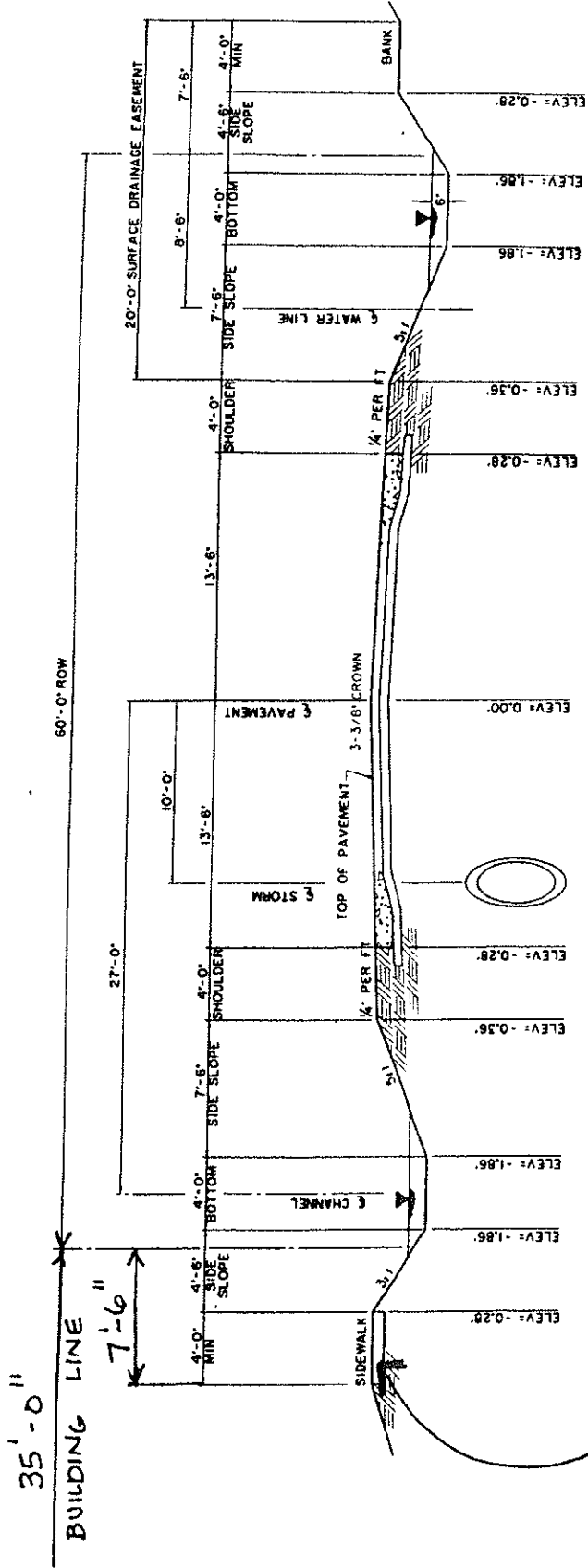
EXHIBIT "D"

SIDEWALK INSTALLED
BY BUILDER AS PER
ATTACHED DETAIL.



STONEBRIDGE ESTATES SIDEWALK DETAIL

EXHIBIT "E"

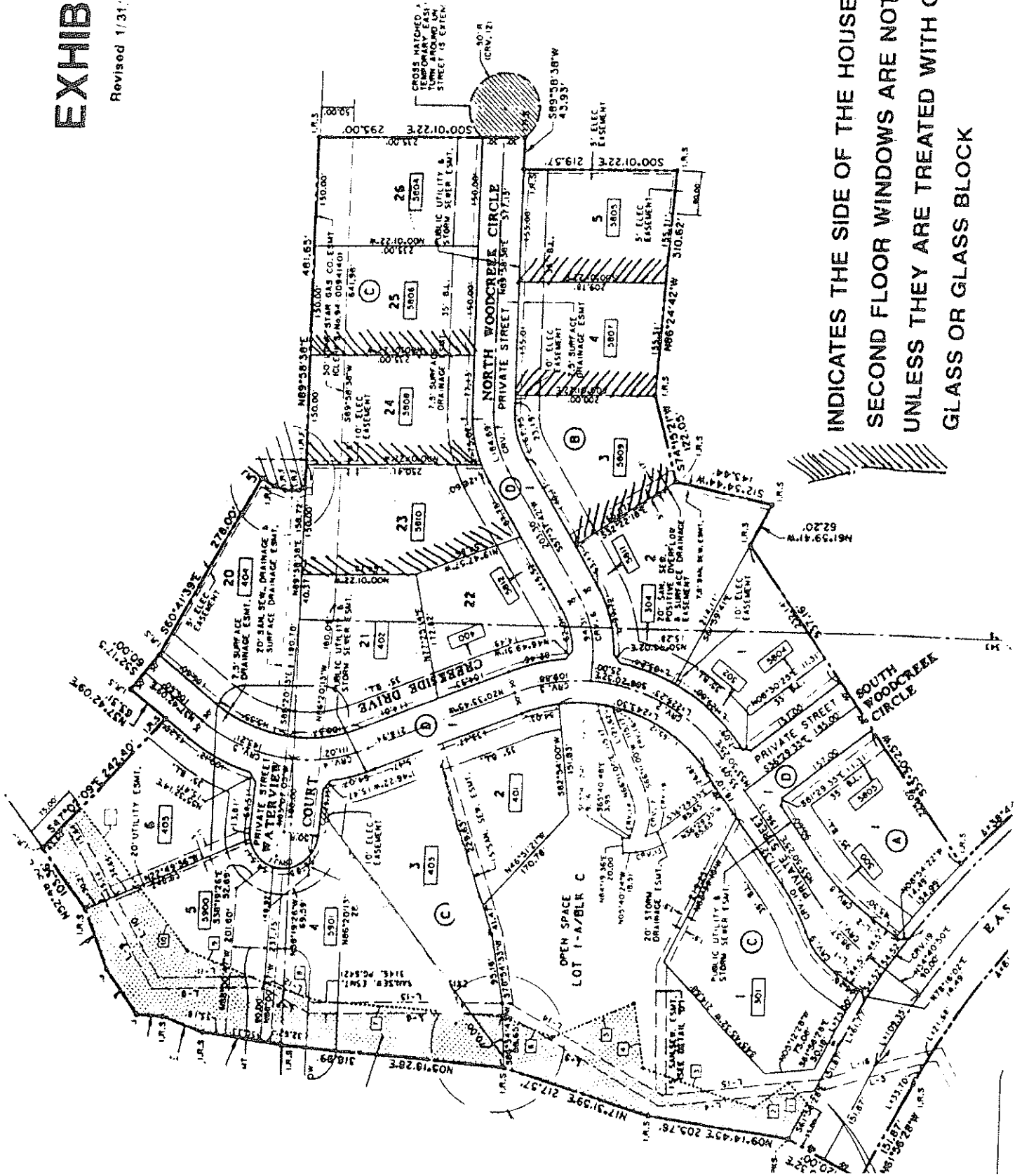


TYPICAL ROADSIDE DRAINAGE CHANNEL
SCALE: HOR. 1"=4'; VERT. 1"=2'

SIDEWALK BY BUILDER

EXHIBIT F

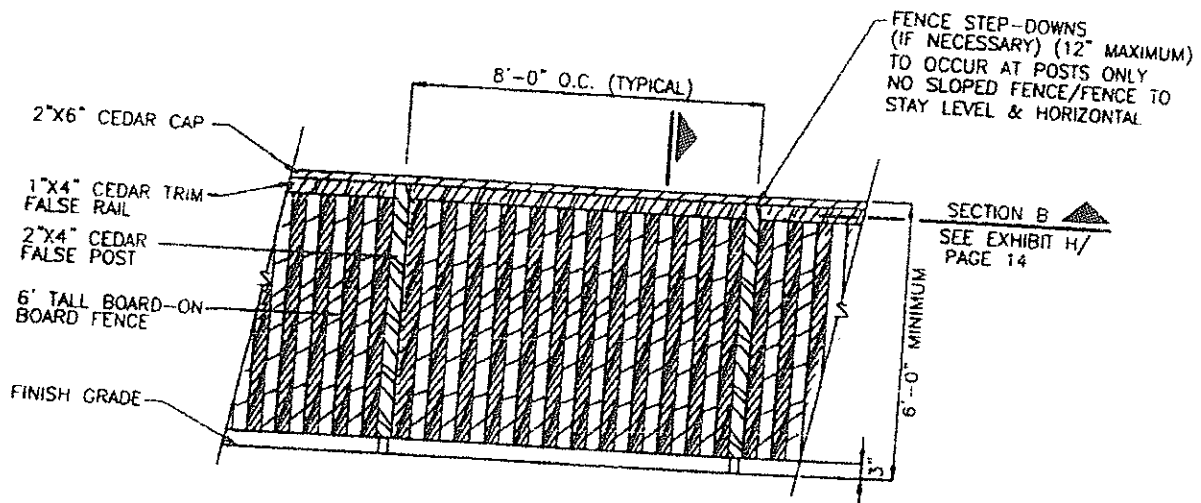
Revised 1/31/01



INDICATES THE SIDE OF THE HOUSE ON WHICH
SECOND FLOOR WINDOWS ARE NOT PERMITTED
UNLESS THEY ARE TREATED WITH OBSCURE
GLASS OR GLASS BLOCK

EXHIBIT "G"

WOOD FENCE DETAIL BOARD ON BOARD STYLE



NOTES:

1. ALL WOOD FACE MEMBERS SHALL BE WESTERN RED CEDAR, COMMON, NO. 1 GRADE, KNOT FREE
2. ALL RAILS TO BE WOLMANIZED