

**SUBDIVISION DESIGN GUIDELINES**

FOR

**WATERBURY**

at

**STONEBRIDGE RANCH**

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FOR  
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These Subdivision Design Guidelines are designed specifically for the WATERBURY 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 WATERBURY 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:

Three thousand (3,000) square feet inclusive of bonus room.

2. Height Limitation:

Thirty-five feet (35') measured from the highest point of finished grade.

3. Minimum Dwelling Setback Requirements:

Front Yard: Twenty-five feet (25') to main structure.

Rear Yard: Twenty-five feet (25') from rear property line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.). If adjacent to lake or other water body, the ten feet (10') maintenance easement will be added, creating a thirty-five feet (35') rear setback.

Interior

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

Corner

Side Yard: Twenty feet (20') to main structure.

Driveway: Driveway pavement shall be set back a minimum of 1'6" from the property line. In retaining wall situations on side lot lines, the driveway may abut the retaining wall on the high side.

4. 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 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. Submission of an existing grade topographical survey by a registered surveyor is required to be submitted by the builder, prior to MARC review.
5. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling shall have at least eighty percent (80%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e., brick, stone, stucco). In addition to chimneys, that portion of an elevation which faces a greenbelt or lake/water must be 100% masonry. All mailboxes are to be located within a masonry structure approved by the MARC.
6. Fences Adjacent to Lakes/Water and Greenbelts. With respect to each and every Lot which has a side or rear property line coincident with, adjacent to or close to a greenbelt or lake property so as to generally constitute "greenbelt or lake 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) wrought-iron, 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 (pg. 23 & 24);
  - (E) lakeside lots must have a gate centered in the lot for lakeside access (see Sketch A); and
  - (F) may not be located closer than 10' 0" to the lake edge (see Sketch A).

Swimming pools, spas and reflecting pools are not permitted inside of utility and/or drainage easements and must be set back at least five feet (5') from the rear property line.

7. 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 wrought iron, all other fences shall be constructed with redwood or Western Red Cedar (#1 or "Standard and Better") with pickets placed "good side out" on the exterior face of the subject lot. Posts may be steel pipe columns (clad with wood), cedar or redwood. No pine or spruce fencing materials shall be permitted.
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. Roofs. Any proposed composition roof materials shall "weigh" at least 300 lbs. per square (minimum). 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.
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 4½" and with no tree smaller than 2½" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

Lot Area

Minimum Requirement

Front Yard

Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of three (3) 4½" (min.) caliper large canopy (i.e., red oak, live oak, cedar elm, Bradford pear) 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, red bud 2½" caliper, etc.)

Adjacent to Greenbelts	Two rows of five-gallon non-deciduous (evergreen) shrubbery & Lakes located along the foundation excluding porches and patios. Two (2) 4½" minimum caliper trees per rear yard, to be located within ten feet (10') of the rear property line.
Corner Yard	One (1) 4½" (min.) caliper large canopy tree (i.e., red oak, live oak, cedar elm, Bradford pear) is required to face the side street. Two rows of non-deciduous five (5) gallon shrubbery is required where the foundation is exposed to the street.
A/C Units/Mechanical	One row of non-deciduous five (5) gallon shrubbery is required Equipment/Meters to screen these elements from public view.

11. Landscape Maintenance (Waterfront Lots). Lots on the Lake have a ten feet (10') access easement located along the lake edge for maintenance of the lake by the Stonebridge Ranch Community Association ("SRCA") (see Sketch A). Each homeowner is responsible for maintenance of lawn, landscaping, irrigation and hardscape elements installed within the ten feet (10') easement. Installation of any improvements shall not impede access across the ten feet (10') easement.
12. Irrigation. The MARC requires that each Lot have an automatic irrigation system. 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. Blown heads or main line ruptures shall be immediately repaired upon discovery.
13. Sidewalks & Driveways. 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 subdivision improvements and 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 flatwork which are within the public right-of-way must be broom finished as a minimum.
14. Elevations & Floor Plans. Elevations and floor plans are not allowed to 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 line. Detached garages are not permitted.

15. 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.
16. Address Plaques. The address plaques are to be made of either bronze or cast stone and mounted on a conspicuous vertical surface close to the front door.
17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.
18. Stonebridge Lake/Boats. Those residents whose Lot abuts Stonebridge Lake are permitted 365 days a year from dawn to dusk without a lifeguard on duty to launch their non-motorized boat from their Lot **at their own risk**; however, residents' children must be at least 16 years of age and residents must adhere to all other SRCA's rules. No swimming pools are permitted to flow or drain into Stonebridge Lake. No docks may be constructed adjacent to Lots by any residents. No residents may launch their boat, swim, or fish from the Common Area located in the Waterbury subdivision. All residents' boats must be stored on their Lot, and totally screened from view.

Note: all restrictions regarding use of Stonebridge Lake are in the Stonebridge Ranch Community Association, Inc.'s Resident Handbook concerning rules and regulations for use of amenities.

19. Stonebridge Ranch Inundation Easement. As stated in the Master Design Guidelines, every Owner or Applicant must also obtain all other required approvals from all other applicable governing agencies. Improvements proposed on Lots adjacent to Stonebridge Lake may require the review and approval of the Collin County Soil and Water Conservation District. It is the Owner's/Applicant's responsibility to submit plans to the District for review.

