

SUBDIVISION DESIGN GUIDELINES

FOR

**WELLINGTON POINT
(Phase II)**

at

STONEBRIDGE RANCH

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(Phase II)**

These Subdivision Design Guidelines are designed specifically for WELLINGTON POINT (Phase II) 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 WELLINGTON POINT (Phase II) 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 six hundred (3600) square feet.

2. **Height Limitation:**

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

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3. Minimum Dwelling Setback Requirements:

Front Yard: Thirty feet (30') to main structure except for lot 25, Block A which will be twenty-five feet (25') to main structure.

Rear Yard: Thirty feet (30') from 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.

Golf Course Side Yard: Ten percent (10%) of the front yard property width at the front yard building setback line.

Interior Lot Side Yard: Fifteen feet (15') to main structure.

Side Yard on corner: Thirty feet (30') to main structure.

4. Building Orientation. On attachment "A", (lots 2R - 11R, Block E) the shaded lines indicate which side of the second floor windows are not permitted unless the windows are treated with obscure glass or glass block. Also on attachment "A", (lots 25 - 35, Block A) the shaded lines indicate which side of the second floor windows are not permitted from the front facade to within 10' of the rear facade unless the windows are treated with obscure glass or glass block.

5. Sitework. Finished grades shall not direct concentrated 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. Submission of an existing grade topographical survey by a registered surveyor is required to be submitted by the builder, prior to MARC review.

6. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling shall have at least seventy-five percent (75 %) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry.

Stucco will be reviewed on a case by case basis for exterior use.

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7. Appliances. Each garage is required to have an electric garage door opener.
8. Fences Adjacent to Lakes and Golf Courses. With respect to each and every Lot which has a side or rear property line coincident with, adjacent to or close to a golf course or lake property so as to generally constitute "golf course 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; and
 - (C) the other standards applicable to this perimeter fence.
 - (D) constructed as indicated in the MASTER DESIGN GUIDELINES (pg. 23 & 24)

Swimming pools, spas and reflecting pools are not permitted inside of electrical easements and must be set back at least three feet (3') from the rear property line.

9. 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.
10. 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.
11. Roofs. Any proposed composition roof materials shall "weigh" at least 300lbs. 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.
12. 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 6" and with no tree smaller than 2 1/2" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

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<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 three (3) 6" (min.) caliper large canopy (ie., red oak, live oak, cedar elm, bradford pear) shade trees and a total of four (4) small canopy trees (ie., crape myrtle 6' - 8" B&B, Yaupon Holly 6" - 8" B&B, red bud 2 1/2", etc.)
Adjacent to Greenbelts	Two rows of five gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. Two (2) 6" minimum caliper trees per rear yard, to be located within ten feet (10') of the rear property line.
Corner yard	A total of one (1) 6" (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.
13.	<u>Irrigation.</u> 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.
14.	<u>Sidewalks.</u> 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.
15.	<u>Elevations & Floor Plans.</u> 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.

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16. 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.
17. 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.
18. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.