

# **SUBDIVISION DESIGN GUIDELINES**

**FOR**

## **WYNDSOR GROVE**

**(Lots 1-50, Block A, Lots 17-47, Block B; and  
Lots 1-10, Block C of the Record Plat for WyndSOR Grove  
as Recorded in Volume N, Pages 849 et. al. in the  
Real Estate Records of Collin County, Texas)**

**at**

## **STONEBRIDGE RANCH**

**SUBDIVISION DESIGN GUIDELINES  
FOR  
WYNDSOR GROVE**

These Subdivision Design Guidelines are designed specifically for WYNDSOR GROVE subdivision, more particularly described as Lots 1-50, Block A, Lots 17-47, Block B; and Lots 1-10, Block C of the Record Plat for WyndSOR Grove as Recorded in Volume N, Pages 849 et. al. in the Real Estate Records of Collin County, Texas, and are promulgated in accordance with Section 8.5 of Article VIII of the "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on December 5, 2000 as Instrument No. 2000-0132145 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 WYNDSOR GROVE 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 per City ordinances.

2. Minimum Dwelling Setback Requirements:

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

Rear Yard: Twenty feet (20') from the rear property line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.).

Side Yard: The greater of either eight feet (8') to the main structure, or 10% of lot width as measured along the front building setback line to the main structure.

Side Yard

@ Corner: Fifteen feet (15') 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 as long as the retaining wall creates a raised curb effect along the driveway.

3. Sitework. Finished grades shall not direct concentrated water flow (from downspout, pool overflows, sub grade drainage systems, etc.) onto adjacent properties and shall 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 brown Hackett stone. If side yard retaining walls are not desired, a maximum slope of 3:1 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 exterior walls must be 100% masonry. Also, the elevation (including chimneys) which faces a greenbelt/common area and/or Stonebridge Drive must be 100% masonry, including: Block A, Lots 1-11 and 50; and Block B, Lots 17-21, 23-28, 30, 31 and 47. Brick blends may not be repeated on adjacent lots on the same side of the street.
5. Fences Along Greenbelts or Common Areas. With respect to each and every Lot which has a side or rear property line coincident with or adjacent to a greenbelt or common area, including: Block A, Lots 10 (south side only), 11 and 50; and Block B, Lots 17-20, 21 (south side only), 23-28, 30 (east side only) and 31 (west side only), so as to constitute "greenbelt/common area frontage," fences shall comply with the following requirements:
  - (A) not more than four feet (4') in height;
  - (B) open metal, primed and painted a flat black color;
  - (C) constructed as indicated in the MASTER DESIGN GUIDELINES.

Fences on the remaining side or rear lot lines that are common to other Lots (interior) are required and must comply with the requirements in Section 6 below.

6. Fences on Interior Lots. No fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of open metal, all other fences shall be constructed with 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 or cedar. No pine or spruce fencing materials shall be permitted. Interior Lots should have the 6'-0" height wood privacy fence.

7. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspout may be required at the discretion and direction of the MARC.
8. Roof. Any proposed composition roof shingles shall be the same or equal to the "Tamco Heritage 30," a 30 year roof, and shall "weigh" at least 280 lbs. per square. 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.
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)..

Lot Area

Minimum Requirement

Front Yard

One row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. Two - 4½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Bradford pear) shade trees and two 2½" caliper (min.) ornamental trees.

Adjacent to Greenbelt/  
Common Areas

One row of five gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c and located along the foundation excluding porches and patios. Two 4½" caliper (min.) trees per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard

One 4½" caliper (min.) shade tree is required to face the "side" street and be located outside the fenced area. One row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c is required along the foundation that is exposed to the street. Where fences run along the street frontage, one row of five gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c is required along the fence.

AC Units/Mechanical  
Equipment Meters

One row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c is required to screen these elements from public view.

10. Irrigation. The MARC requires that each entire Lot have an automatic irrigation system. Installation of the automatic irrigation system must be 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.
11. 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. Concrete flatwork which is within the public right-of-way must be broom finished.
12. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Each elevation is allowed to repeat three times (four total) in the neighborhood. Elevations are allowed to repeat when there are three (3) intervening homes of sufficient dissimilarity along the fronting or side/corner streetscape (both sides of the street). Materials and details used on the front elevations and elevations facing a greenbelt/common area and/or Stonebridge Drive must wrap the outer corners and return down the adjacent side elevation a minimum of 2'-0", to an interior corner, or as specified by the MARC.
13. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the brick selection. Garage doors are suggested to 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. Chimney caps are to be painted a color to match the brick.
14. Mailboxes. All mailboxes are to be located within a masonry structure to match the main house on the Lot and approved by the MARC. Mailboxes on adjacent Lots should be grouped in pairs on the property line (side by side, not two mailboxes in one structure) as much as possible. Height should be 42"-44" from the surface of the street to the bottom of the mailbox. The front should be even with the curb. The red flag should be attached to the right side of the mailbox. Construction traffic should never block access to mailboxes of occupied homes.

15. Detached Garages. That portion of the elevation/s which faces any street, greenbelt or common area must be 100% brick. Elevations that are bricked are required to "return" the brick around the corner of each adjacent elevation a minimum of 2'-0". Where the brick is terminated on the adjacent elevation, a cedar fence shall perpendicularly intersect the end of the terminated brick. The canopy between the main house structure and the detached garage is required to provide brick vertical support columns when the canopy span is greater than 14'.

Detached Garage Setback Requirements:

Rear yard greenbelt/common area:	Twenty (20) feet (min.)
Rear yard interior:	Ten (10) feet (min.)
Side Yard:	10% of the lot width.

16. Attached Garages. Attached garages located on the rear side of the house when adjacent to the greenbelt/common area may be required to be set back from the rear house line and/or to have windows or other features to continue the character of the house across the entire elevation. Garage doors must not be visible from adjacent greenbelt/common area and/or Stonebridge Drive.
17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

