

**EXHIBIT B-1**

**DESIGN GUIDELINES**

**SUBDIVISION DESIGN GUIDELINES  
FOR  
WYNN RIDGE**

These Subdivision Design Guidelines are designed specifically for the Wynn Ridge subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on March, 2008 as instrument No. 2008-0327000365660 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 is intended to assure owners of properties within the Wynn Ridge 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 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 from (first floor) finished floor elevation.

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') to main structure.

Driveway: Driveway pavement shall be set back a minimum of one foot six inches (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. Exposed concrete is not permitted.

3. **Sitework.** Finished grades shall not direct concentrated water (i.e., downspouts, pool overflows, 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 to be consistent with retaining walls on site. 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. All retaining walls must be Brown Hackett stone.
4. **Masonry.** Chimneys on the front elevation or on a side elevation within ten feet (10') of the front elevation must be one hundred percent (100%) masonry. Identical brick bleeds may not occur next door to each other along the fronting street. Elevations, including chimneys, which face the greenbelt/common area/open space, Habersham Way or Ridge Road must be 100% masonry. Except as specifically stated in this section, other chimneys may be non-masonry.
5. **Fences for Interior Lots.** Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of metal, all other fences shall be constructed of Western Red Cedar (#1 or "Standard and Better") with pickets 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 shall have a six foot (6'-0") height solid wood privacy fence.
6. **Fences Along Greenbelts/Common Areas.** With respect to each and every lot which has a side or rear property line coincident with or adjacent to a greenbelt/common area so as to constitute "greenbelt/common area frontage", fences shall comply with the following requirements:
  - A. 59" in height
  - B. Material shall be tubular metal, and the color shall be flat black; and
  - C. Constructed as indicated in the MASTER DESIGN GUIDELINES.
7. When lots back or side to Habersham Way, a board on board cedar fence, painted Stonebridge Ranch Sandcastle, with Brown Hackett stone columns (to match existing stone column design on Habersham Way) spaced every 30' on center shall be constructed as approved by the MARC and the City of McKinney.

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.**  
 a. a minimum roof pitch of 8:12, unless otherwise approved by the MARC.  
 b. any proposed composition roof materials shall be laminated dimensional/architectural shingles with 30 year minimum manufacturer's warranty in Weathered Wood or Driftwood blend color. The type, quality and color must otherwise be specifically approved by the MARC.
10. **Required Landscaping.** 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).

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center and located along the foundation excluding porches and patios. A total of one 4" caliper (min.) large canopy (i.e. red oak, live oak, cedar elm) shade tree is required for each front yard. In addition to the one tree previously mentioned, two 6' to 8' height minimum ornamental trees are required for each front yard. Refer to City tree requirement for entire lot.
Adjacent to Greenbelt/Common Area/Open Space	One row of five gallon (min) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of one 4" caliper (min.) large canopy (i.e. red oak, live oak, cedar elm) shade tree per yard, to be located within ten (10') of common area/open space.
Corner Yard	One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center is required where the foundation is exposed to the street. A total of one 4" caliper (min.) shade tree is required to face the "side" street and be located in the side yard outside the fenced portion of the yard, except along Habersham Way.  Where six foot (6') solid wood fences run along the street frontage, one row of five (5) gallon (min.) evergreen shrubs planted on street side of fence at a maximum spacing of 3'-0" on center is required.

AC Units                      One row of five (5) gallon (min.) evergreen shrubs planted at a  
Mechanical                    maximum spacing of 3'-0" on center is required to screen these  
Equipment Meters             elements from public view.

11. **Irrigation.** The MARC requires that each Lot have an automatic irrigation system with rain/freeze sensor
12. **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; and (b) comply with applicable subdivision improvement plan and other 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. No driveways or curb cuts permitted off Habersham Way.
13. **Elevations.** As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (both sides of the street). The intent of this guideline is to avoid the negative "look alike" effect of frequent repetition, while allowing sufficient latitude for the builder in satisfying market demand.
14. **Paint Colors.** The trim colors of the house will be limited to the earth tone color family complementary of the masonry selection. Garage doors should be painted the same color as the trim. All exposed exterior flashing is to be painted a color to match the adjacent surface color. Roof vents are to be painted a color to match the roof color or black.
15. **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 possible. Height should be forty-two inches (42") to forty-four inches (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.
16. **Homebuilder Construction**      Please refer to the most recent publication of the  
Construction Site Policy

