

SUBDIVISION DESIGN GUIDELINES

FOR

ARBOR HOLLOW

at

STONEBRIDGE RANCH

06/18/2015

**SUBDIVISION DESIGN GUIDELINES
FOR
ARBOR HOLLOW**

These Subdivision Design Guidelines are designed specifically for ARBOR HOLLOW 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 supplement the current version of the MASTER DESIGN GUIDELINES for STONEBRIDGE RANCH. Adherence to these guidelines is intended to better assure owners of properties within the ARBOR HOLLOW 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. Minimum Air Conditioned Floor Space Requirement:

Two thousand four hundred (2,400) square feet.

2. Height Limitation:

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

3. Minimum Dwelling Setback Requirements:

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

Rear Yard: Twenty feet (20') 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.

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

Side Yard
@ Corner: Fifteen feet (15') to main structure.

Driveway
Pavement: Driveway pavement shall be set back a minimum of 1'6" from the property line.

4. Sitework. Finished grades shall not direct concentrated water (i.e., downspout, 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. An existing grade topographical survey by a registered surveyor is not initially required to be submitted by the builder/owner unless, prior to the commencement of construction, the MARC should foresee potential drainage problems. However, the MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before during or after construction.
5. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling (including detached garages) shall have seventy-five percent (75%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e., brick, stone, stucco). In addition to the 75% masonry requirement, all chimneys and that portion of the elevation which faces the golf course or greenbelt must be 100% masonry.
6. Fence Height and Materials. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from adjacent finished grade. Except for those fences required to be constructed of wrought iron, all other fences shall be constructed with redwood, Western Red Cedar (#1 or "Standard and Better"). Pickets are to be placed on the exterior face. Posts may be steel pipe columns, cedar or redwood. No pine or spruce fencing materials shall be permitted. Fences proposed for the rear property line of lots adjacent to the golf course are restricted to be constructed of wrought iron (as indicated in the Master Design Guidelines) 59" (inches) in height.

Lots 19 and 20, Block A: Fencing shall not be allowed within the utility/landscape/pathway easement. A six (6) feet in height wood privacy fence as described above may be constructed on the outer easement line.

EXCEPTION: The fence along the property boundary of the \pm 3.0 acre retail/commercial development at the southeast corner of Arbor Hollow is to be eight (8) feet in height. This is along the rear of Lots 20 - 29, Block, A. This fence shall be owned and maintained by the retail/commercial development.

7. **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.
8. **Roof.** Any proposed composition roof materials (i.e., Tamco Heritage) shall "weigh" at least 220 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
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), varying in size with an average caliper of 4" and with no tree smaller than 2½" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

Lot Area

Minimum Requirement

Front Yard:

One row of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two (2) 4½" (min.) caliper large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees.

Adjacent to Greenbelts
and/or Golf Course:

One row of five (5) gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two (2) 4½" (min.) caliper trees per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard:

A total of one (1) 4½" (min.) caliper large canopy shade tree is required to face the "side" street. One row of non-deciduous five (5) gallon shrubbery is required where the foundation is exposed to the street.

Where six foot (6') solid wood fences run along the street frontage, groups of three evergreen five (5) gallon shrubs or two ornamental trees (1½" caliper) is required every 20'-0".

Rear Yard: A total of two (2) 4½" (min.) caliper large full canopy shade trees is required in the rear yard to be located within ten feet (10') of the rear property line (Lots 1-29 Block, A only).

AC Units/Mechanical: One row of non-deciduous five (5) gallon shrubbery is required Equipment/Meters to screen these elements from public view.

10. Irrigation. The MARC requires that each Lot have an automatic irrigation system. The automatic irrigation system must be installed concurrent with the finishing stages of the residential dwelling. The plans and specifications are to be submitted to the MARC for review prior to installation. 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.
11. Sidewalks. 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. Concrete flatwork which is within the public right-of-way must be broom finished.
12. Elevations. Each elevation or distinctive detail shall be limited to a maximum number of occurrences per street scene. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat without at least 4 intervening homes of sufficient dissimilarity. 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. Double car garage doors may face the street only if they are 14' behind the front yard building setback. 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

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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. Detached Garages. Exterior garage walls will be calculated with the main house structure for overall brick coverage requirement (75%). That portion of the elevation/s which face a street, greenbelt, or golf course will be required to be bricked. Elevations that are bricked are required to "return" the brick around the corner of each adjacent elevation. Where the brick 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 brick vertical support columns when the canopy span is greater than 14'.

Setback Requirements: Rear Yard (Greenbelt or Golf Course) - 20' (min.), Rear Yard (Interior) - 10' (min.), Side Yard - 3' (min.)

Height Requirements: One story permitted when utilizing 10' rear yard and 3' side yard setbacks. Two story permitted when utilizing 20' rear yard and 10% side yard setbacks.

15. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
ARBOR HOLLOW**

DATE	DESCRIPTION
11/20/96	Original Document
5/20/98	Maximum A/C Sq. Ft. from 3,300 to 3,700. Changed side yard setback for outside swing garage entries to 10'
3/10/00	Page 1, 2 nd paragraph - Deleted ... "value and" integrity... Section 2 (Maximum Square Footage Requirement) - Deleted.
06/18/2015	Updated landscaping and fencing requirements to meet current guidelines.