

SUBDIVISION DESIGN GUIDELINES

FOR

CYPRESS CROSSING

at

STONEBRIDGE RANCH

06/18/2015

**SUBDIVISION DESIGN GUIDELINES
FOR
CYPRESS CROSSING**

These Subdivision Design Guidelines are designed specifically for CYPRESS CROSSING 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 are intended to better assure owners of properties within the CYPRESS CROSSING 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. Height Limitation:

Thirty-five feet (35') measured per City ordinances.

2. Minimum Dwelling Setback Requirements:

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

Rear Yard: Twenty Feet (20') for Golf Course lots (Lots 1-10, Block F, Lots 1-6, Block H, and Lots 1 and 2, Block I) and twenty five feet (25') for other remaining lots from the 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.

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Side Yard: Ten feet (10') to 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.

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 milsap stone. 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. 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 must be 100% masonry. Also the portion of an elevation which faces a greenbelt/golf course or lake must be 100% masonry. Brick blends may be repeated with a minimum separation of five (5) houses in any direction along the fronting or side/corner streets. All mailboxes are to be located within a masonry structure approved by the MARC.
5. **Fences Along Lakes/Greenbelts or Golf Course.** With respect to each and every lot which has a side or rear property line coincident with or adjacent to an open space or golf course so as to constitute "open space frontage," fences and walls along the frontage are not required, but if any is installed, it shall comply with the following requirements:
 - (A) Must be 59" (inches) in height;
 - (B) open metal, 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.
 - (E) No gate opening or access may be provided through any fence onto the golf course unless approved by the MARC.
6. **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 those fences required to be constructed of open metal, 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 or as specified by the MARC. Posts may be steel pipe columns, cedar or redwood. No pine or spruce fencing materials shall be permitted. Interior lots should

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have the 6'-0" height wood privacy fence. Fences proposed for the rear property line of lots adjacent to a greenbelt or golf course (Lots 1-10, Block F, Lots 1-6, Block H and Lots 1-6, Block I) are restricted to a 59" (inches) open metal fence as specified in the Master Design Guidelines.

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.) non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. Two - 4½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees and two 2 ½" caliper (min.) ornamental trees are required for each front yard.

Adjacent to Greenbelt
& Golf Course

One row of five gallon (min.) non-deciduous (evergreen) shrubbery 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 in the side yard. One row of non-deciduous (evergreen) five gallon (min.)

shrubbery is required where the foundation is exposed to the street. Where 6' solid wood fences run along the street frontage, groups of three evergreen five gallon (min.) shrubs or two 2½" caliper (min.) ornamental trees are required every 20'-0".

**AC Units/Mechanical
Equipment Meters**

One row of non-deciduous (evergreen) five gallon (min.) shrubbery is required to screen these elements from public view.

10. **Irrigation.** The MARC requires that each 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. All concrete sidewalks, driveways, walkways and entry paths which are not within the public right-of-way must be broom finished as a minimum.
12. **Elevations.** Each elevation or distinctive detail shall be limited to a maximum number of occurrences. As a general rule or objective, each floor plan should have three (3) elevations. Elevations are allowed to repeat two (three total per elevation) times when there are ten lots of separation along the fronting or side/corner streets between the repeated elevations. Double car garage doors shall not face the street. Single car garage doors may face the street if they are located a minimum of 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 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. **Detached Garages.** That portion of the elevation/s which face the street, greenbelt or golf course 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 20' (min.), rear yard interior 10' (min.) and side yard 10' (min.).

Garages located on the rear side of the house when adjacent to the golf course or lake 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, driveways, and parking aprons must not be visible from adjacent golf course or lake.

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

