

SUBDIVISION DESIGN GUIDELINES

FOR

**FALCON CREEK
(Phase III)**

at

STONEBRIDGE RANCH

06/18/2015

**SUBDIVISION DESIGN GUIDELINES
FOR
FALCON CREEK
(Phase III)**

These Subdivision Design Guidelines are designed specifically for FALCON CREEK (Phase III) 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 FALCON CREEK (Phase III) 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:

One thousand five hundred (1,500) square feet.

2. Height Limitation

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

3. Minimum Dwelling Setback Requirements:

Front Yard: Fifteen feet (15') to main structure.

Rear Yard: Twenty feet (20') from rear lot 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: Five feet (5').

Side Yard on Corner: Fifteen feet (15').

4. 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 brick. 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 shall have at least seventy-five percent (75%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e., brick, stone, stucco). Chimneys may be non-masonry. Identical brick blends may not occur next door to each other or across the street. In addition to the 75% masonry requirement, all chimneys and that portion of the elevation which faces the tree/creek line along Block B, Lots 6 - 14 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 finished grade. Except for those fences required to be constructed of metal, all other fences shall be constructed with redwood, Western Red Cedar (#1 or "Standard and Better") with pickets 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 side/rear property lot lines adjacent to a greenbelt (Block B, Lots 24-27 and 29-34 adjacent to the outparcel) are restricted to a 59" (inches) wrought iron fence as indicated in the Master Design Guidelines.
7. Fences Along Open Spaces/Greenbelts. With respect to each and every lot which has a side or rear property line coincident with, adjacent to an open space 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) wrought iron, primed and painted a flat black color;
- (C) the other standards applicable to this perimeter fence; and
- (D) constructed as indicated in the MASTER DESIGN GUIDELINES (pgs. 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 open space property line.

8. Fences at Main Entries - Any extension of the existing side yard fence installed by the developer at the main entrance must match the existing fence in style, materials and color.
9. 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.
10. Roof. Any proposed composition roof materials (i.e., Tamco Heritage II) shall "weigh" at least 220 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
11. 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 one - 2½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees are required for each front yard. In addition to the tree previously mentioned, 1" caliper ornamental tree (if multi-trunk, the total of all trunks shall be 1") is required. The smallest canopy tree caliper permitted is 2 ½".

Adjacent to Open Space

One row of five gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one - 2½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade tree per rear yard to be located within ten feet of the rear property line.

Corner Yard

A total of one 2½" (min.) caliper 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.

AC Units/Mechanical
Equipment Meters

One row of non-deciduous five (5) gallon shrubbery is required to screen these elements from public view.

Side Yard Fence

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"..

12. Irrigation. The MARC encourages, but does not require, that each Lot have a front-yard automatic irrigation system.
13. 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 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. All concrete sidewalks, driveways, walkways and entry paths which are not within the public right-of-way must be broom finished as a minimum.
14. 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 2 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.

15. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the masonry 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 masonry color. Roof vents are to be painted a color to match the roof color.

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

