

SUBDIVISION DESIGN GUIDELINES

FOR

FOUNTAIN VIEW

at

STONEBRIDGE RANCH

**SUBDIVISION DESIGN GUIDELINES
FOR
FOUNTAIN VIEW**

These Subdivision Design Guidelines are designed specifically for FOUNTAIN VIEW 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 FOUNTAIN VIEW 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 three hundred fifty (1,350) square feet.

2. Maximum Air Conditioned Floor Space Requirement:

50' Lots – Three thousand (3,000) square feet.

60' Lots – Three thousand three hundred (3,300) square feet.

3. Height Limitation

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

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4. 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.) 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').

5. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, pool overflows, 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. 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.
6. 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). Elevations facing the lake or greenbelt, including Lots 1-4 and 14, Block M; and Lot 13, Block N, must be 100% masonry. Chimneys on front elevations and those facing a lake or greenbelt must be 100% masonry. Brick blends may not be repeated on adjacent houses along the fronting street.
7. Interior Lot Fences. 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 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 have a 6'-0" height wood privacy fence.
8. Fences Along Lakes/Greenbelts or Open Space. With respect to each and every lot which has a side or rear property line coincident with or adjacent to a lake/greenbelt or open space so as to constitute "open space frontage," including Lots 1-4 and 14, Block M. and

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Lots 1 and 13, Block N, 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. constructed as indicated in the MASTER DESIGN GUIDELINES.
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 shall be the same or equal to the 25 year “Tamco Heritage 25” shingle and shall “weigh” a minimum of 230 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC. Minimum roof pitch shall be 6:12 for the main house. Porches and minor/secondary roofs may have a minimum roof pitch of 4:12.
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).

Lot Area

Minimum Requirement

Front Yard

One row of five gallon (min.) non-deciduous (evergreen) shrubbery (maximum spacing of 3'-0" o.c.) located along the foundation excluding porches and patios. A total of two - 2½" caliper (min.) or one - 4½" (min.) caliper large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees are required for each front yard.

Adjacent to Lake/Greenbelt or Open Space

One row of five gallon (min.) non-deciduous (evergreen) shrubbery (maximum spacing of 3'-0" o.c.) 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 per rear yard, to be located within ten (10') feet of the rear property line.

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Corner Yard

A total of one 2½" caliper (min.) shade tree is required to face the "side" street and be located in the side yard outside the fenced area. One row of non-deciduous (evergreen) five gallon (min.) 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 non-deciduous (evergreen) five gallon (min.) shrubs (maximum spacing of 3'-0" o.c.) or two 1½" caliper (min.) ornamental trees are required every 20'-0".

AC Units/Mechanical Equipment Meters

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

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. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat without at least 3 intervening homes of sufficient dissimilarity along the fronting and side streetscape. 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.

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16. Mailboxes. Each Lot shall have a masonry mailbox matching the brick of the house on the Lot. See Exhibit A for construction details.
17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

BRICK MAILBOX INSTALLATION

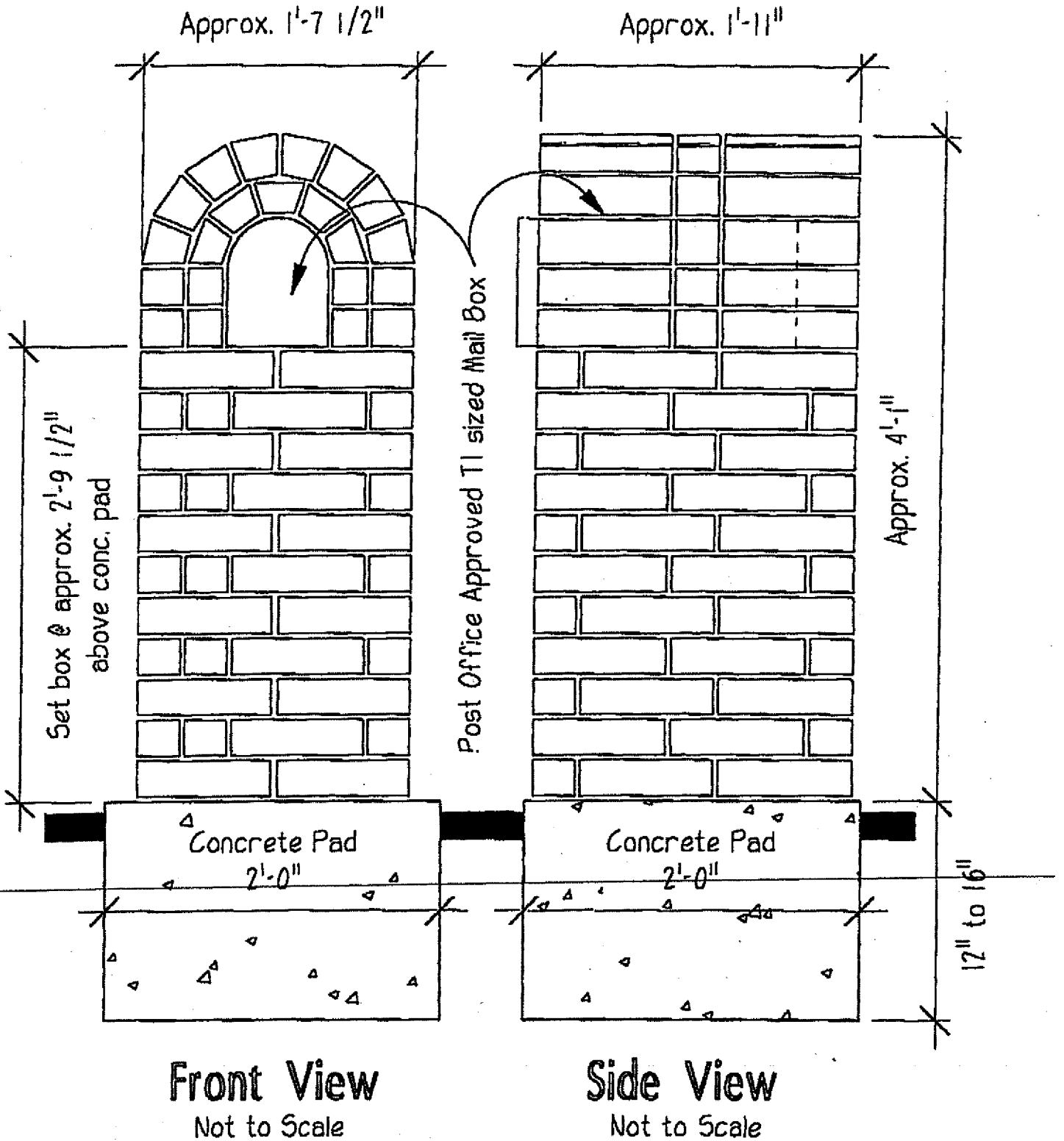


EXHIBIT A

FOUNTAIN VIEW

