

# **SUBDIVISION DESIGN GUIDELINES**

FOR

**FREEDOM PARK**

at

**STONEBRIDGE RANCH**

06/18/2015

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FOR  
FREEDOM PARK**

These Subdivision Design Guidelines are designed specifically for FREEDOM PARK subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on December 5, 2000 as Instrument No. 2000-0132145 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 FREEDOM PARK 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 balanced against preserving the integrity of STONEBRIDGE RANCH. 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 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').

**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 as long as the retaining wall creates a raised curb effect along the driveway.

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 only to be constructed of brown Hackett stone. If side yard retaining walls are not desired, a slope of no greater than 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.
4. **Masonry.** Chimneys on an exterior wall on an elevation facing a public street (including internal subdivision streets, Stonebridge Drive, and Habersham Way) must be 100% stone or brick. Same brick blends and color schemes may not be used on adjacent houses (same side of street). All Lots are required to have, at a minimum, a brick or stone wainscot on the front and both side elevations excluding only that area under a porch.
5. **Siding Material.** Acceptable siding materials include brick, stone, stucco, hardiplank or equal in a traditional style, cedar shakes or other materials as approved by the MARC. No elevation may have more than 50% brick or stone.
6. **Fencing for Interior Lots** – See Exhibit A-Sketch A.
  - (A) All fencing is restricted to the rear yard and may only return a maximum of five feet (5'-0") up the side yard past the rear of the house.
  - (B) Front, side and rear yard fences for Block A, Lots 5-19 shall be 59" height open metal fence. All other interior Lots are required to have the six foot (6'-0") height wood privacy fence on all sides.
  - (C) No fence shall exceed six feet (6') in height measured from finished grade.
  - (D) Fences shall be constructed with Western Red Cedar (#1 or "Standard and Better"). Pickets are to be placed on the exterior face or as specified by the MARC.
  - (E) Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted.
  - (F) Fences shall be constructed per the Master Design Guidelines.
7. **Fencing for Corner Lots** (Lots with frontage on 2 streets) – See Exhibit A-Sketch B.
  - (A) All fencing is restricted to the rear yard and may only return a maximum of five feet (5'-0") up the side yard past the rear of the house.

- (B) Corner Lots are required to have a combination of the 6'-0" height wood privacy fence and 59" height open metal fence. The wood fence is required on the rear property line and the interior side property line adjacent to another Lot. The open metal fence is required in the side yard adjacent to the street.
- (C) Fences shall be constructed per the Master Design Guidelines.
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. Any proposed composition roof materials shall be equal to 25-year architectural/dimensional shingle (no 3-tab shingles allowed). The type, quality and color must otherwise be specifically approved by the MARC.
10. 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).

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	One row of three (3) gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. One 4½" (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade tree is required for each front yard.
Rear/Side Yard Adjacent to Stonebridge Drive, including: Block A, Lots 4, 5 & 31, & Block C, Lots 1, 10-14:	If no existing trees remain on the Lot, then one 4½" (min.) large canopy hardwood (i.e., red oak, live oak, cedar elm) shade tree per rear yard, to be located within ten feet (10') of the rear property line.
Corner Yard	One (1) 4½" caliper shade tree is required to face the side street. One row of three (3) gallon evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required where the foundation is exposed to the street. Where fences run along the street frontage, one row of five (5)

gallon evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required.

AC Units/Mechanical  
Equipment Meters

One row of five (5) gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required to screen these elements from public view.

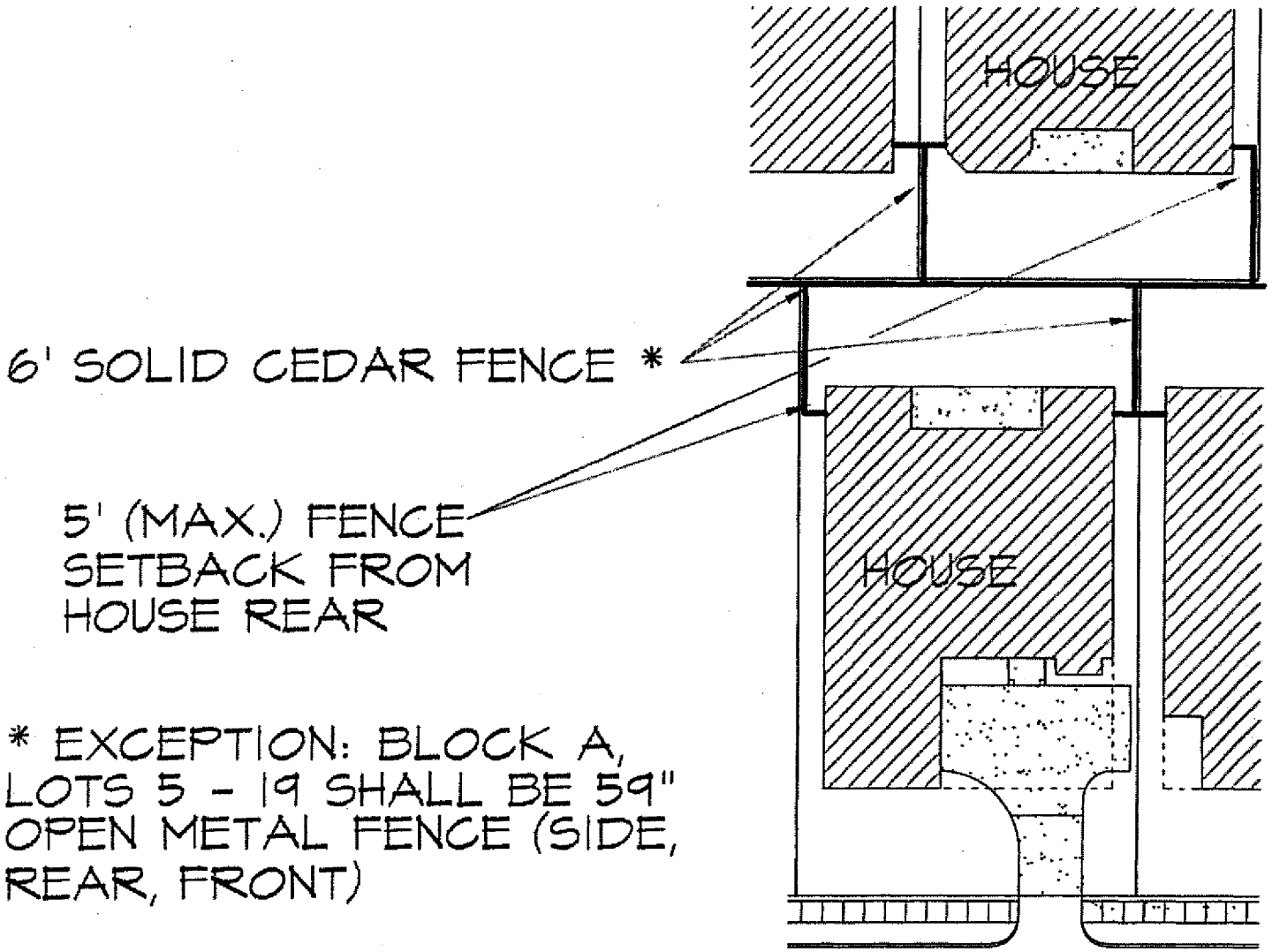
11. **Irrigation.** Each Lot which has a front, rear or side yard which can be viewed from a public street **must have** an automatic irrigation system installed within such area concurrent with the finishing stages of the residential dwelling. All automatic irrigation systems shall be designed to have overlapping coverage. Controller devices must be located inside the garage.
12. **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. All concrete flatwork which is within the public right-of-way shall be broom finished.
13. **Elevations.** As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat without at least three (3) intervening homes of sufficient dissimilarity along the fronting or side/corner streetscape (both sides of the street).
14. **Front Porches.** Each house is required to have a useable front porch. The minimum depth for the front porch is seven feet (7'-0"). Minimum width: the front porch must cover the front door entry area and one room on either side of the front door. Additional and larger porches are not required but are encouraged in keeping with the architecture of the neighborhood.
15. **Paint Colors.** All exposed exterior flashing is to be painted a color to match the masonry or siding color. Roof vents are to be painted a color to match the roof color.
16. **Attached Garages.** Double doors facing the front street must be set back a minimum of:
  - (A) Twelve feet (12'-0") from the front porch foundation edge if adjacent to a porch (refer to #15 above);
  - (B) Ten feet (10'-0") from the front elevation (house wall) if not adjacent to a porch.
17. **Detached Garages.** Detached garages are required to be located at the rear of the Lot. The covered canopy between the main house structure and the detached garage is required to provide masonry vertical support columns when the canopy span is greater than 14'.

**Setback Requirements:** Rear Yard – 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 5' side yard setbacks.

18. Address Numbers. Each house is required to have individual polished brass or black address numbers mounted on a conspicuous vertical surface near the front door.
19. Mailboxes. Mailboxes must be the Brandon Industries Model No. P10-M9 dual painted flat black and located as shown on Exhibit B (single box only as shown on Plan).
20. Front House/Yard Lamp Fixtures. Use of gas lamp fixtures wall mounted on the front of the house or pole mounted in the front yard is encouraged. Fixtures must be the Coronet II Model GL 200 or the Bavarian Model 1200 by Gaslite America West (local distributor is T&F Building Products, Inc., Grand Prairie, 972-647-8680, Bob Dean).
21. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

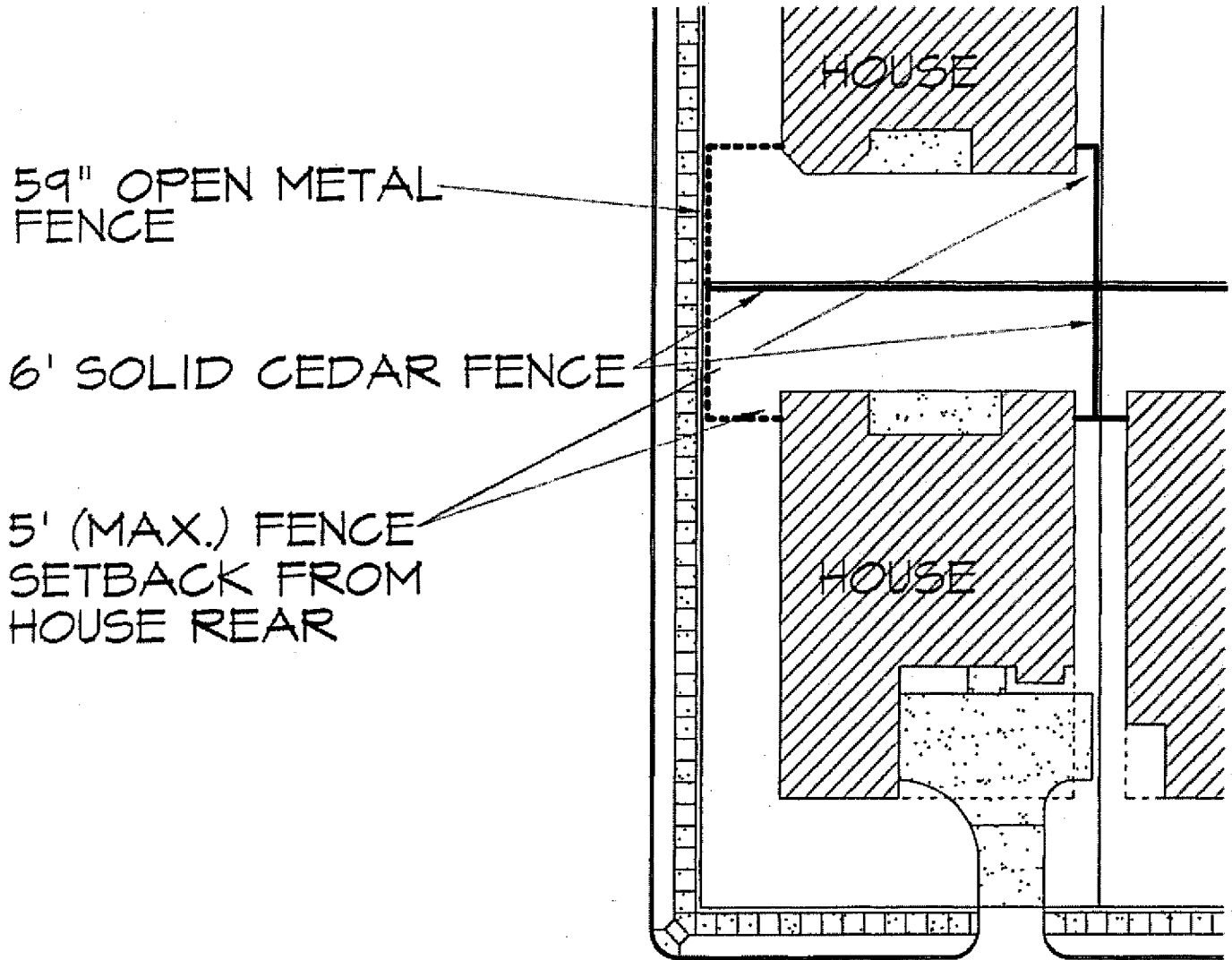
EXHIBIT "A" - SKETCH A



# SKETCH "A"

NO SCALE

EXHIBIT "A" - SKETCH B



# SKETCH "B"

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NO SCALE





