

SUBDIVISION DESIGN GUIDELINES

FOR

**HILLS CREEK
(Phase I)**

at

STONEBRIDGE RANCH

06/18/2015

**SUBDIVISION DESIGN GUIDELINES
FOR
HILLS CREEK
(Phase I)**

These Subdivision Design Guidelines are designed specifically for HILLS CREEK (Phase I) 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 better assure owners of properties within the HILLS CREEK (Phase I) Subdivision that all individual improvements will conform to the same high standard 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 eight hundred (2,800) square feet.

2. Height Limitation:

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

3. Minimum Dwelling Setback Requirements:

Front Yard: Twenty feet (20') to main structure. Any garage door which the MARC permits to face the front street must be set back a distance equal to one-half (1/2) of the average depth of the Lot.

Rear Yard: Twenty feet (20') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless adjacent to a lake or other water body which might permit a less restrictive setback to be approved by the MARC.

Side Yard: Ten percent (10%) of lot width.

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

4. Foundation Survey. 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. The entire exterior vertical surfaces of chimneys shall be composed of masonry unless specifically modified, reduced or waived by the MARC.

Stucco (which is not within the "masonry" definition) will be reviewed and, if appropriate, approved on a case-by-case basis.

6. Appliances. Each garage is required to have an electric garage door opener. Each home is required to be prewired for: (a) an electronic security system (to cover burglary, fire and panic situations) wired to an outside reputable security company; and (b) a CATV system. All cable wiring for the CATV shall be "Comm Scope F6-SSEF-Quad Shield" or such other specifications as are promulgated by the MARC.
7. Fences and Walls Along Lake and Golf Course. With respect to each and every Lot which has a side or rear property line coincident with, adjacent to or close to a golf course or lake property so as to generally constitute "golf course or lake 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; and
 - (c) the other standards applicable to this perimeter fence.

No gate, opening or access may be provided through any fence into the golf course or lake area unless otherwise approved by the MARC.

8. 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 #2 or better Western Red Cedar. No pine or spruce fencing materials shall be permitted.
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. Composition Roof Materials. Any proposed composition roof materials shall "weigh" at least 285-300 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
11. Required Landscaping. 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

A total of one – 2 ½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade tree.

Rear Yards Adjoining
Greenway Frontage (amenity
areas such as golf course,
lake, greenbelt, etc.)

One 2½" minimum caliper tree per rear yard, to be located within ten feet (10') of the rear property line.

12. Irrigation. Each Lot is required to have a front-yard automatic irrigation system installed concurrent with the finishing stages of the residential dwelling and the plans and specifications to be submitted to the MARC must show the proposed irrigation arrangement. Each Lot which has a rear or side yard adjoining a Greenway Frontage area (e.g. golf course, lake, park, greenbelt, open area) must have an automatic irrigation system installed within such area concurrent with the finishing stages of the residential dwelling and the plans and

specifications to be submitted to the MARC must show the proposed irrigation arrangement. All automatic irrigation systems shall be designed by a licensed irrigator and are required to have overlapping coverage. Controller devices must be screened or placed out of ordinary view. Irrigation systems must be properly maintained and repaired at all times. Blown heads or main line ruptures shall be immediately repaired upon discovery.

13. 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.
14. Address Plaques. The MARC shall have the right to designate the exclusive design, motif and materials for street address plaques and, if permitted by the MARC in its sole and absolute discretion, “sprayed on” curbside street numerals (which shall at all times be kept and maintained in a fresh, attractive and uniformly harmonious condition).
15. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy (attached).

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
HILLS CREEK PHASE I**

DATE	DESCRIPTION
Not Dated	Original Document
4/14/93	Revision
3/10/00	Page 1, 2 nd paragraph - Deleted ... <i>"value and"</i> integrity... Section 2 (Maximum Square Footage Requirement) – Deleted
06/18/2015	Updated landscaping and fencing requirements to meet current guidelines.