

EXHIBIT "B-1"

DESIGN GUIDELINES

**SUBDIVISION DESIGN GUIDELINES
FOR
MELTON RIDGE**

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These Subdivision Design Guidelines are designed specifically for the Melton Ridge subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on March, 2008 as Instrument No. 2008-0327000365660 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 is intended to assure owners of properties within the Melton Ridge 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 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 from (first floor) finished floor elevation.

2. Minimum Dwelling Setback Requirements:

Front Yard: Twenty feet (20') to main structure.

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

Driveway: Driveway pavement shall be set back a minimum of one foot six inches (1'-6") from the side 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, with a six inch (6") minimum height, along the driveway. Exposed concrete is not permitted. It is encouraged to cluster the driveways with adjacent lots.

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. Any time a site is altered, it is the builder's responsibility to provide the retainage. Retaining walls are to be consistent with retaining walls on site. If side yard retaining walls are not desired, a maximum slope of 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 the front elevation or on a side elevation within ten feet (10') of the front elevation must be one hundred percent (100%) masonry on all sides. Identical brick blends may not occur next door to each other along the fronting street. Except as specifically stated in this section, other chimneys may be non-masonry. All homes shall be one hundred percent (100%) masonry (brick or stone) on the first floor, and a minimum of fifty percent (50%) masonry (brick or stone) above the first floor, exclusive of openings, architectural awnings, trim, iron fixtures, wood accents, cantilevered areas, and wood column supported sections. All elevations visible from common areas shall be one hundred percent (100%) masonry (brick or stone). All front and side elevations facing a street shall be a minimum ninety-two percent (92%) masonry (brick or stone). A brick ledge shall be dropped so that the finished material, stone or brick, covers any exposed grade beam to within (1') one foot of the finished grade.
5. Fences. Refer to APPENDIX A: FENCING GUIDELINES (RESIDENTIAL) in the MASTER DESIGN GUIDELINES. If a Developer installed retaining wall has been installed on the side or rear of a lot, then the fence must be installed into the sleeves provided on top of the retaining wall. There are no "View Zones" in Melton Ridge.

Interior Lots. All lots shall have a fence described as a Required Interior Property Line Privacy Fence in APPENDIX A: FENCING GUIDELINES (RESIDENTIAL) in the MASTER DESIGN GUIDELINES unless specifically required by the Melton Ridge Design Guidelines to have a Required Metal Fence. Required Interior Property Line Privacy Fence shall be stained with Seal Rite's oil based, medium brown color, semi-transparent stain or equivalent.

Fences Along Open Spaces. Property lines of Lots 1, 10, 11, 34, and 35, Block A that side or back up to open space shall comply with the requirements noted as Required Metal Fence in APPENDIX A: FENCING GUIDELINES (RESIDENTIAL) in the MASTER DESIGN GUIDELINES.

6. 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.
7. Roof.
 - a. a minimum roof pitch of 8:12.
 - b. any proposed composition roof materials shall be laminated dimensional/architectural shingles with 30 year minimum manufacturer's warranty in Weathered Wood or Driftwood blend color. The type, quality and color must otherwise be specifically approved by the MARC.
8. Required Landscaping. 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 five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of three feet (3'-0") on center and located along the foundation excluding porches and patios. One two and a half inch (2.5") caliper minimum large canopy (i.e. red oak, live oak, cedar elm) shade tree is required for each front yard.
Adjacent to Greenbelt/Common Area/Open Space	One row of five (5) gallon minimum evergreen shrubs planted at a maximum spacing of three feet (3'-0") on center and located along the foundation excluding porches and patios.
Corner Yard	One row of five-gallon minimum evergreen shrubs planted at a maximum spacing of three feet (3'-0") on center is required where the foundation is exposed to the street. In addition to the front yard required tree, an ornamental tree six to eight feet in height (6'-8') shall be required to face the “side” street and be located in the side yard outside the fenced portion of the yard. Where six foot (6') solid wood fences run along street frontage, one row of five (5) gallon minimum evergreen shrubs planted on street side of fence at a maximum spacing of three feet (3'-0") on center is required. If there is a side yard retaining wall, the evergreen shrubs shall be at the bottom of the wall.
AC Units Mechanical Equipment Meters	One row of five (5) gallon minimum evergreen shrubs planted three feet (3'-0") on center is required to generally screen these elements from public view.
Retaining Walls	All retaining walls shall be constructed of Milsap stone cut in rectangular blocks of random lengths, but similar heights, and coursed horizontally. Retaining walls shall be built on the northern property line of the subdivision with the toe of the wall on the northern property line. Where tiered retaining walls are constructed, the ledge created between the walls shall be covered with stone or landscaped and irrigated. The ledge areas that are landscaped shall have a permanent Milsap stone finished ramp or steps for maintenance access.

9. Irrigation. Each lot shall have an automatic irrigation system with rain/freeze sensor.

10. Sidewalks & Driveways. 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; and (b) comply with applicable subdivision improvement plan and other City of

McKinney, Texas standards. Concrete flatwork which is within the public right-of-way shall be finished per City of McKinney requirements.

11. Elevations. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (both sides of the street).
12. Paint Colors. The trim colors of the house will be limited to the earth tone color family complementary of the masonry selection. Garage doors shall be painted to match trim or stained to match accents or architectural elements. All exposed exterior flashing is to be painted a color to match the adjacent surface color. Roof vents are to be painted a color to match the roof color or black.
13. Mailboxes. Mailboxes shall conform to United States Postal Service guidelines.
14. Square Footage. The Air Conditioned Square Footage (“ACSF”) shall mean the total gross area of the proposed structure measured from the outside of the exterior wall surface, exclusive of air conditioning duct space, garages, exterior storage, and unfinished attic storage areas not designed to be converted into usable floor area. The ACSF of any Dwelling Unit constructed shall be a minimum of two thousand square feet (2,000 SF).
15. Garage Doors. Overhead wood-clad garage doors are required as approved by the MARC.
16. Homebuilder Construction Please refer to the most recent publication of the Construction Site Policy.

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG**

MELTON RIDGE

DATE	DESCRIPTION
October 2016	Original Document



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/05/2016 11:44:40 AM
\$118.00 SCAPELA
20161205001644680