

SUBDIVISION DESIGN GUIDELINES

FOR

MUIRFIELD POINT

AT

STONEBRIDGE RANCH

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FOR
MUIRFIELD POINT**

These Subdivision Design Guidelines are designed specifically for MUIRFIELD POINT 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 MUIRFIELD POINT 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 value and 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. Height Limitation: Thirty-five feet (35') measured per City ordinances.
2. Minimum Dwelling Setback Requirements:

Front Yard: Ten feet (10') to main structure.

Rear Yard: Ten feet (10') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, trellises, etc.).

Side Yard: One foot (1') setback from the zero (0) Side Yard & nine feet (9') setback from the other side yard.

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

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3. 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 grading 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.
4. 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 milsap 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.
5. Masonry. The entire exterior vertical surfaces of chimneys shall be composed of masonry unless specifically modified, reduced or waived by the MARC. All elevations which face the golf course and street shall be 100% masonry. Approved colors will be limited to a specific color family which may allow four to six brick, stone and/or stucco selections. Brick blends may not be repeated on adjacent houses along the fronting or side/ corner streets.
6. Fences and Walls Along Lake/Greenbelt or Golf Course. Lots 9-11, Block B and Lots 1-14, Block F which have a side or rear property line coincident with, adjacent to, or close to a lake/greenbelt or golf course so as to generally constitute "lake or golf course frontage", fences and walls along the frontage (which are not otherwise constructed by the developer) are required and must comply with the following requirements:
 - A. Must be 59" (inches) in height;
 - B. open metal to be primed and painted a flat black color;
 - C. the other standards applicable to matching the perimeter fence previously installed by the developer; and
 - D. constructed as indicated in the Master Design Guidelines.
 - E. No gate, opening or access may be provided through any fence onto the golf course unless otherwise approved by the MARC.
7. 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 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 the 6'-0" height wood privacy fence.
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 are required on all homes.

9. Roofs. Any proposed composition roof materials shall be the same as or equal to the 25 year Tamko Elite Glass Seal and shall "weigh" a minimum of 230 lbs. per square. The type, quality and color must be specifically approved by the MARC. Roofs which cover bay windows are required to use copper, anodized aluminum (bronze or black), or a MARC approved factory applied finish.
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 five gallon (min.) non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one 4½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees and two 2" caliper (min.) ornamental trees are required for each front yard.
Adjacent to Greenbelt and Golf Course	One row of five gallon (min.) non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one 4½" caliper (min.) tree per rear yard, to be located within ten feet (10') of the rear property line.
Corner Yard	<p>A total of one 4½" (min.) caliper shade tree is required to face the "side" street and be located in the side yard. One row of non-deciduous (evergreen) five gallon (min.) shrubbery is required where the foundation is exposed to the street.</p> <p>Where six foot (6') solid wood fences run along the street frontage, groups of three evergreen five gallon (min.) shrubs or two 1½" caliper (min.) ornamental trees are required every 20'-0".</p>

AC Units/Mechanical
Equipment Meters

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

11. Irrigation. The MARC requires that each Lot have a front-yard automatic irrigation system. Corner Lots must have a front and side yard automatic irrigation system. Further, each Lot which has a rear or side yard adjoining Greenway Frontage areas (e.g., golf course, park, greenbelt, open area) must also have an automatic irrigation system installed within such area. All automatic irrigation systems shall be designed to have overlapping coverage. Controller devices must be located inside the garage area.
12. 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 improvements and 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 within the public right-of-way must be broom-finished as a minimum.
13. Elevations & Floor Plans. 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 or side/corner streets.
14. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the brick 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 roof color or the brick color. Roof vents are to be painted a color to match the roof color.
15. Address Plaques. The address plaques are to be made of cast stone and mounted on a conspicuous vertical surface close to the front door.
16. Homebuilder Construction Hours. Please refer to the most recent publication of the Construction Site Policy.
17. Privacy Wall. The "Privacy Wall" of the home shall be placed parallel to and set directly upon the side yard setback line as indicated on the plat unless otherwise specifically approved by the MARC. Gutters and downspouts are required on the Privacy Wall of the home and shall not drain onto the adjacent lot. Atriums are allowed on the Privacy Wall of the home provided a minimum 8' masonry Privacy Wall is constructed to protect the open side of the adjacent home. Windows within the atrium are allowed to a maximum 10' header height.

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18. Glass Block. Glass block is allowed on the Privacy Wall of the house (25 square feet maximum allowable size).

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
MUIRFIELD POINT**

DATE	DESCRIPTION
7-29-98	Original Document
10-29-98	Ppg. 2 - Added "Exception." Ppg. 7 - Approved colors...four to six brick, "stone" and/or stucco selections. Revised Ppg. 15. Added Ppgs. 19 and 20.
2/2/99	Deleted Sec. 1 & 2 (Min./Max. ACSF now included in Purchase & Sale Agreement). Renumbered remaining sections. Sec. 1 - "...measured per City ordinances." Sec. 4 - Deleted 1 st sentence (in Purchase & Sale Agreement). Changed "wrought iron" to "open metal" fence. Sec. 7 - Replaced "clad with wood" with "pipe columns". Sec. 9 - Changed composition roof materials. Sec. 11 - Deleted design required "by a licensed irrigator" and last sentence. Sec. 12 - Replaced "on either side of the street" with "along the fronting or side/corner streets & deleted last 2 sentences. Changed "...paths which are within..."
06/18/2015	Updated landscaping and fencing requirements to meet current guidelines.