

DESIGN GUIDELINES

SUBDIVISION DESIGN GUIDELINES FOR SORRENTO

These Subdivision Design Guidelines are designed specifically for the Sorrento 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 Sorrento 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 mitigation 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

Forty feet (40') per city ordinance.

2. Minimum Dwelling Setback Requirements

Front Yard:

Twenty-five feet (25') to main structure.

Rear Yard:

Lots 1 through 15, Block A – Twenty Five feet (25') from rear lot line to main structure.

Lots 1 through 19, Block B – Ten feet (10') from rear lot line to main structure.

Side Yard (Interior):
Five feet (5').

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

3. Sitework

Finished grades shall not direct concentrated water (i.e. downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and must 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 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. All retaining walls must be Brown Hackett stone. Maximum 12" exposed grade beam allowed.

4. Masonry

Identical brick blends may not occur next door to each other along the fronting street. All Front Elevations must be 95% minimum masonry. All Rear & Side Elevations adjacent to common area must be 95% minimum masonry. All 1st Floor Elevations must be 100% masonry.

5. Fences for Interior Lots

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 of Western Red Cedar (#1 or "Standard and Better") with pickets placed on the exterior face or as specified by the MARC. Posts must be steel pipe columns. No pine or spruce fencing materials shall be permitted. Interior lots shall have a six foot (6') height solid wood privacy fence. Lots 1 through 15, Block A will be required to have a rear yard wood privacy fence. A weed barrier layer covered with 4" to 6" minimum river rock will be installed in the Common Area behind Lots 1 through 15, Block A.

6. Fences with Rear or Side Yards on Perimeter

A board on board cedar fence, painted Stonebridge Ranch Sandcastle, with Brown Hackett stone columns shall be constructed as shown in hardscape plans approved by the MARC and the City of McKinney on the following Lots:

Lot 1, Block A – West Side Yard (with exception to entry sign wall)

Lots 1 through 7, Block B – West Rear Yard (with exception to entry sign wall)

Lot 7, 8, & 19, Block B – South Side Yard
Lot 15, Block A – South Side Yard
End of Cul-D-Sac Street – Lucia Court
End of Cul-D-Sac Street – Rota Drive (with exception to Emergency Access Gate)

The entry sign walls will consist of brick & stone and be located on Lot 1, Block B – West Rear Yard and Lot 1, Block A – West Side Yard within designated landscape easements on record plat.

The SRCA will maintain the perimeter screening board on board wood fences, brick/stone entry sign walls on Lot 1 Block B & Lot 1 Block A with associated landscaping & irrigation, stone columns, and emergency access gate per record plat and upon acceptance by SRCA.

7. Roof Drainage

In order to assist the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts may be required.

8. Roof

- a. The following corner lots shall have a minimum roof pitch of 8:12 on all Elevations, with an allowance for a minimum roof pitch of 4:12 on accent pieces:
 - i. Lot 1, Block A
 - ii. Lot 1, Block B
 - iii. Lot 13, Block B
 - iv. Lot 14, Block B
- b. All other lots shall have a minimum front roof pitch of 8:12.
- c. Any proposed composition roof materials shall be laminated dimensional/architectural shingles with a 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.

9. Required Lot 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).

Lot Area

Minimum Requirement

Front Yard

One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center and located along the foundation excluding porches and patios. One (1) two & one half inch (2.5") caliper (min.) large canopy shade tree is required for each front yard. In addition to the one tree previously mentioned, two (2) six foot (6') to eight foot (8') height minimum ornamental trees are required for each front yard. Refer to City tree requirement for entire lot.

Corner Yard
(Lot 1, 13, 14 - Block B)

One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center is required where the foundation is exposed to the street. One (1) two & one half (2.5") caliper (min.) shade tree is required to face the "side" street and be located in the side yard outside the fenced portion of the yard.

AC Units & Meters

One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" on center is required to screen those elements from public view.

10. Irrigation

The MARC requires that each Lot have an automatic underground irrigation system with rain/freeze sensor.

11. Sidewalks & Driveways

Unless otherwise approved by the MARC the builder of each single-family home shall construct, install and provide a driveway and sidewalks 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 standards. Concrete flatwork within the public right-of-way must meet City requirements.

12. Elevations

Elevations shall not repeat along the fronting or siding streetscape without at least two (2) intervening homes of sufficient dissimilarity (both sides of the street). 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.

13. Paint Colors

The trim colors of the house will be limited to the earth tone color family complementary of the masonry selection. Garage doors should be painted the same color as the trim. 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. Maximum of two consecutive same garage door colors (both sides of the street) will be allowed.

14. Mailboxes

All mailboxes shall conform to U.S. Postal Service requirement.

15. Homebuilder Construction

Please refer to the most recent publication of the Construction Site Policy.

