

# **SUBDIVISION DESIGN GUIDELINES**

FOR

**SUMMER POINT  
(Phase II)**

at

**STONEBRIDGE RANCH**

06/18/2015

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FOR  
SUMMER POINT  
(Phase II)**

These Subdivision Design Guidelines are designed specifically for SUMMER POINT (Phase II) 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 SUMMER POINT (Phase II) 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, 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:

One thousand nine hundred (1,900) square feet.

2. Height Limitation:

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

3. 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, etc.) unless adjacent to lake or other water body which might permit a less restrictive setback to be approved by the MARC.

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Side yard: Five feet (5').

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 might be approved for exterior use but only in lieu of siding as a "second" material.

6. Appliances. Each garage is required to have an electric garage door opener. Each home is required to be prewired for an electronic security system (to cover burglary, fire and panic situations) wired to an outside reputable security company. Each home is required to be prewired for 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 (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. brick pilasters with wrought-iron;
  - C. wrought-iron to be primed and painted a flat black color; and
  - D. 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.

Swimming pools, spas and reflecting pools must be set back at least five feet (5') from the golf course frontage fence.

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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 are required on all homes.
10. Composition Roof Materials. Any proposed composition roof materials shall "weigh" at least 220 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 Yard 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. The developer of STONEBRIDGE RANCH 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 a Greenway Frontage areas (e.g. golf course, lake, park, greenbelt, open area) must also 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 located outside of the garage area and then 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.

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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. All concrete sidewalks, driveways, walkways and entry paths which are not within the public right-of-way must be exposed aggregate and not merely broom-finished.
14. Address Plaques. The MARC shall have the right to designate the exclusive design, motif and materials for street address plaques which shall be mounted on a conspicuous vertical surface close to the front door, 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. From and after that certain point in time when the first home within the Subdivision is occupied, no construction activities of any homebuilder shall occur prior to 8:00 a.m. on Saturdays or at any time on Sundays without the prior express written consent of the MARC. Each builder shall convert “model homes” back to regulation homes prior to any occupancy thereof, including without limitation the removal of any office from the garage and the removal of trap fences.
16. Exterior Appearance. Unless otherwise specifically approved, each home shall include a white window drapery lining.
17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

