

SUBDIVISION DESIGN GUIDELINES

FOR

**THE ENCLAVE
(GRAND HOMES)**

at

STONEBRIDGE RANCH

06/18/2015

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These Subdivision Design Guidelines are designed specifically for THE ENCLAVE, a Grand Homes 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 The Enclave 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. Minimum Air Conditioned Floor Space Requirement:

One thousand three hundred (1,300) square feet.

2. Maximum Air Conditioned Floor Space Requirement:

Two thousand eight hundred (2,800) square feet.

3. Height Limitation:

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

4. Minimum Dwelling Setback Requirements:

Front Yard: One-half foot (.5') to main structure.

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Rear Yard:	Five feet (5') 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.
Side Yard:	Five feet (5').
Side Yard on Corner:	One-half foot (.5').

5. Sitework. Finished grades shall 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 stone or brick. If side yard retaining walls are not desired, a maximum of 3:1 slope 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.
6. 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 (i.e., brick, stone, stucco). Chimneys may be non-masonry.
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 solid privacy design, constructed with redwood, Western Red Cedar (#1 or "Standard and Better") with pickets placed on the exterior face. Posts may be steel pipe columns, cedar or redwood. No pine or spruce fencing materials shall be permitted.
8. Fences Along Open Spaces/Greenbelts. With respect to each and every lot which has a side or rear property line coincident with, adjacent to a open space so as to constitute "open space 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;
 - (C) the other standards applicable to this perimeter fence; and
 - (D) constructed as indicated in the MASTER DESIGN GUIDELINES (pgs. 23 & 24).

Swimming pools, spas and reflecting pools are not permitted inside of electrical easements and must be set back at least three feet (3') from the open space property line.

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. **Roof** Any proposed composition roof materials (i.e., Tamco Heritage II) shall "weigh" at least 220 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
11. **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), varying in size with an average caliper of 4" and with no tree smaller than 22" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

Lot Area

Minimum Requirement

Front Yard

One row of five gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one – 2 ½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade tree is required for each front yard. In addition to the one tree previously mentioned, 1" caliper ornamental tree (if multi trunk, the total of all trunks shall be 1") is required.

Adjacent to Open Space

One row of five gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of one – 2 ½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees per rear yard, to be located within ten (10') feet of the rear property line.

Corner Yard

A total of one – 2 ½” caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade tree is required to face the “side” street. One row of non-deciduous five (5) gallon shrubbery is required where the foundation and/or side yard fence is exposed to the street.

**AC Units/Mechanical
Equipment Meters**

One row of non-deciduous five (5) gallon shrubbery is required to screen these elements from public view.

12. **Irrigation.** The MARC encourages, but does not require, that each Lot have a front-yard automatic irrigation system.
13. **Sidewalks & Driveways.** Sidewalks and driveways shall be installed in accordance with city requirements.
14. **Elevations.** Each elevation or distinctive detail shall be limited to a minimum number of occurrences per street scene. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat within the same cluster. 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.
15. **Paint Colors.** The trim colors of the house will be limited to a white color family complimentary of the masonry selection. Garage doors should be painted “Grand grey.” All exposed exterior flashing is to be painted a color to match the masonry color. Roof vents are to be painted a color to match the roof color.
16. **Homebuilder Construction.** Please refer to the most recent publication of the Construction Site Policy.

