

SUBDIVISION DESIGN GUIDELINES

FOR

THE HERITAGE

**(Lots 51-70, Block A and Lots 1-16, Block B
of the Record Plat for WyndSOR Grove
as Recorded in Volume N, Pages 849 et. al. in the
Real Estate Records of Collin County, Texas)**

at

STONEBRIDGE RANCH

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FOR
THE HERITAGE**

These Subdivision Design Guidelines are designed specifically for THE HERITAGE subdivision, more particularly described as Lots 51-70, Block A and Lots 1-16, Block B of the Record Plat for WyndSOR Grove as Recorded in Volume N, Pages 849 et. al. in the Real Estate Records of Collin County, Texas and are promulgated in accordance with Section 8.5 of Article VIII of the "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on December 5, 2000 as Instrument No. 2000-0132145 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 better assure owners of properties within the THE HERITAGE 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. Height Limitation:

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

2. Minimum Dwelling Setback Requirements:

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

Rear Yard: Twenty feet (20') from rear property line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.).

Side Yard: The greater of either eight feet (8') to main structure or 10% of the lot width as measured along the front building setback line to the main structure.

Side Yard

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

Driveway: Driveway pavement shall be set back a minimum of 1'-6" from the 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 along the driveway and the driveway is sloped to create a swale to prevent runoff directly onto the wall.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspout, pool overflow, sub grade drainage systems) flow onto adjacent properties and 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 brown Hackett stone. 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. The elevation (excluding Craftsman, Bungalow or Prairie/Country style elevations) which faces a greenbelt/common area/Stonebridge Drive and/or Millerd Pond Drive must be 100% masonry including: Block A, Lots 51-57 and 66-70; and Block B, Lots 1, 3-13, and 16. Brick blends and siding/trim color schemes may not be repeated on adjacent Lots on the same side of the street.
5. Residences Along Greenbelts/Common Areas. With respect to each and every Lot which has a side or rear property line coincident with or adjacent to a greenbelt, or common area, including Block A, Lots 51-55 and Lots 68-70; and Block B, Lot 1, Lots 3-13, and Lot 16, so as to constitute "greenbelt/common area frontage," fences, if desired, shall comply with the following requirements:
 - A. not more than 59 inches (59") in height;
 - B. open metal, primed and painted a flat black color; and
 - C. constructed as indicated in the MASTER DESIGN GUIDELINES.

Fences on the remaining side or rear lot lines that are common to other Lots (interior) are required and must comply with the requirements in Section 6 below. See Exhibit A Fence Type Location.

6. Fences on Interior Lots. No fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of open metal, all other fences shall be constructed with Western Red Cedar (#1 or "Standard and Better") and constructed as indicated in the MASTER DESIGN GUIDELINES. Pickets are to be placed on the exterior

face or as specified by the MARC. Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior Lots should have the 6'-0" height wood privacy fence. See Exhibit A Fence type Location.

7. 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.
8. Roof. Any proposed composition roof materials shall "weigh" at least 230 lbs. per square, and be equal to or better than the Tamco Heritage 25 (no 3 tab allowed). The type, quality and color must otherwise be specifically approved by the MARC.
9. 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).

Lot Area

Minimum Requirement

Front Yard:

Two rows of five-gallon evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. and located along the foundation. A total of two (2) 4½" (min.) caliper large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees and two (2) 2 ½" (min.) caliper ornamental trees.

Adjacent to Greenbelt/
Common Areas and Millerd
Pond Drive, including
Block A, Lots 51-55 and
68-70; and Block B,
Lots 1, 3-13, and 16

Two rows of five gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c and located along the foundation excluding porches and patios. Two 4½" caliper (min.) trees per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard:

One (1) 4½" (min.) caliper large canopy shade tree is required to face the "side" street and to be located outside the fenced area. One row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required along the foundation that is exposed to the street.

Where fences run along the street frontage, two rows of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required along the fence.

AC Units/Mechanical
Equipment Meters

Two rows of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required to screen these elements from public view.

10. Irrigation. The MARC requires that each entire Lot have an automatic irrigation system. The automatic irrigation system must be installed concurrent with the finishing stages of the residential dwelling. All automatic irrigation systems shall be designed by a licensed irrigator and are required to have overlapping coverage. Controller devices must be located inside the garage.
11. 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; and (c) incorporate a "lay-down" curb on corner lots or other similar lots designated by the MARC. Concrete flatwork which is within the public right-of-way must be broom finished. On homes built in the Craftsman, Bungalow, Prairie/Country, Italianate, or Federal styles, the lead sidewalk to the house from the street must incorporate two steps up from the sidewalk along the street flanked by stone, brick or concrete wing walls to match the house.
12. Elevations. Homes are suggested, but not required, to be designed reminiscent of one of the following distinctive historical styles: Craftsman, Bungalow, Prairie/Country, Italianate, or Federal. Same elevations shall not repeat within the same cul-de-sac or along Glendevon Drive (whether fronting or siding). Federal style homes with dissimilar elevations may repeat along the fronting street (both sides) with at least one intervening home of another architectural style. All other home styles with dissimilar elevations may repeat for a maximum of three (3) homes in a row of the same style. Rear elevations of Block A, Lots 68-70 shall not repeat, shall match the front of the home in style and detail, and shall incorporate a screened porch or other covered outdoor porch or living area. Materials and details used on the front elevations and elevations facing a greenbelt/common area, Stonebridge Drive and/or Millerd Pond Drive must wrap the outer corners and return down the adjacent side elevation a minimum of 2'-0", to an interior corner, or as specified by the MARC.
13. Front Porches. All homes shall have either a covered porch or uncovered patio/terrace/living area on the front elevation with a minimum area of 100 sq. ft.

14. **Paint Colors.** The siding and trim colors of the house will be limited to colors approved by the MARC. Each Craftsman, Bungalow and Prairie style home is required to submit a colored elevation depicting the color scheme, as well as actual samples, to the MARC for approval. Garage doors should be painted or stained a subtle variation of the primary house color. All exposed exterior flashing is to be painted a color to match the color of the material immediately adjacent to it. Roof vents are to be painted a color to match the roof color. Chimney caps are to be painted a color to match the brick or stone.
15. **Detached Garages.** Detached garages are allowed only on Block A, Lots 56-60 and 63-67; and Block B, Lot 15 and must comply with the following:
- A. That portion of the elevation/s which faces any street, greenbelt, or common area must be 100% brick, stone or stucco.
 - B. Elevations that are brick, stone or stucco are required to "return" the brick, stone or stucco around the corner of each adjacent elevation a minimum of 2'-0".
 - C. Where the brick, stone or stucco is terminated on the adjacent elevation, a cedar fence shall perpendicularly intersect the end of the terminated brick, stone or stucco.
 - D. The covered canopy between the main house structure and the detached garage is required to provide brick, stone or stucco vertical support columns when the canopy span is greater than 14'.
 - E. Setback Requirements:
 - Rear yard greenbelt/common area: Twenty feet (20') minimum
 - Rear yard interior: Ten feet (10') minimum
 - Side yard: Same as the main house structure
16. **Attached Garages.** Double car garage doors may not face the street unless they are set back a minimum of twenty feet (20') from either the front façade of the house or the front covered porch and incorporate a large overhang or portico in front of the door, except on Block B, Lots 2 and 14 where double doors may face Buckleigh Point if set back a minimum of fifteen feet (15') from the property line. Single car garage doors may face the street if they are set back a minimum of twenty feet (20') from either the front façade of the house or the front covered porch. Garage doors must be a decorative cedar clad, stained to complement the predominant body color of the house, on Craftsman, Bungalow, Prairie/Country and Italianate style houses, as well as all garage doors which face the street or on "swing" garages; excluding garage doors behind a porte cochere, or around the front of the house, recessed into the footprint of the house.
17. **Mailboxes.** Mailboxes shall be Brandon Industries Custom Mailbox for Stonebridge Ranch "Heritage," finished in standard semi-gloss black. A small polished brass street number shall be applied to the top blank plaque. See Exhibit B.
18. **Street Address Numbers.** All homes shall have individual street address numbers either in polished brass or cast stone with black numbers and be mounted on a conspicuous vertical

surface close to the front door.

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

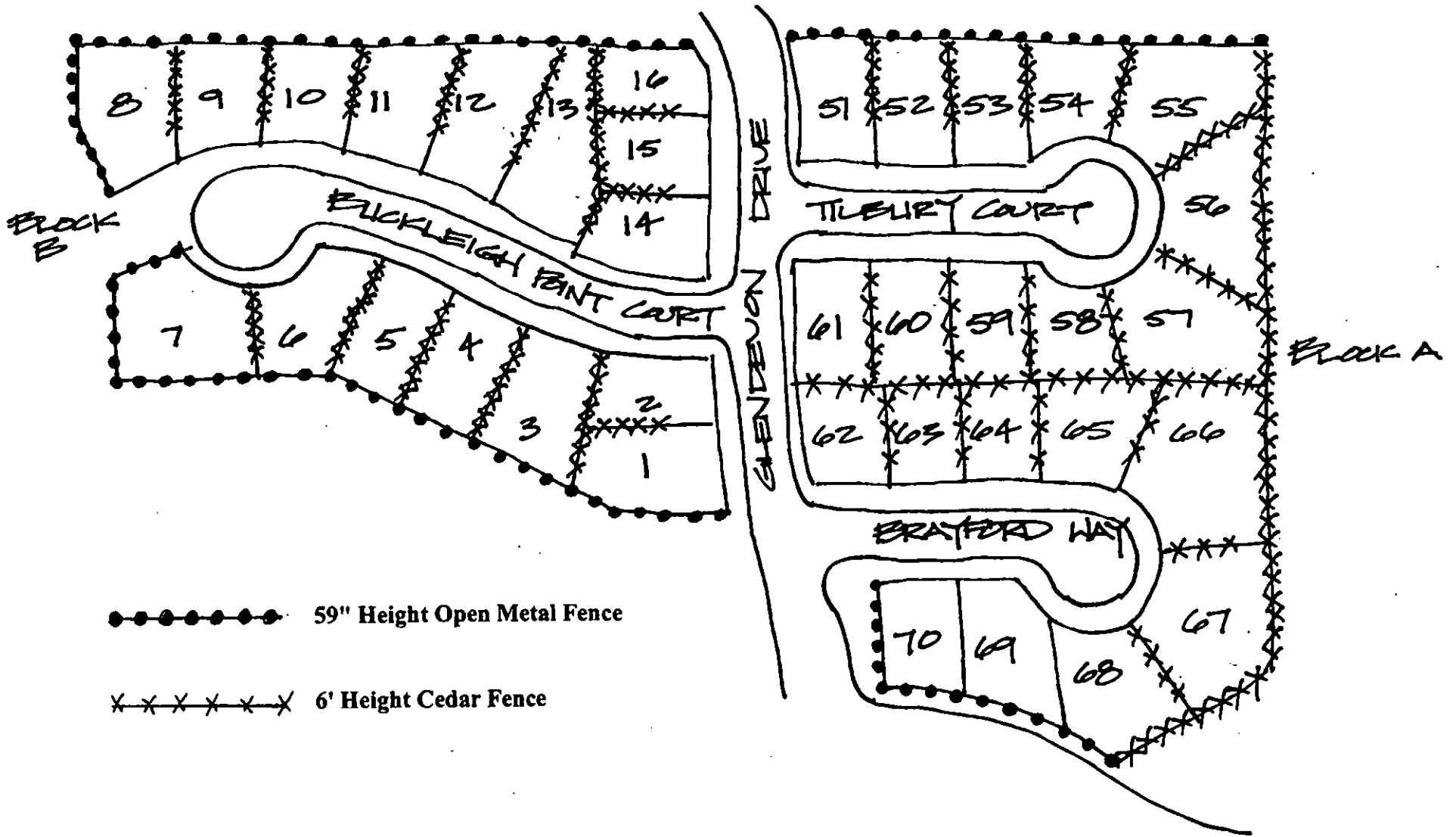


EXHIBIT A
FENCE TYPE LOCATION

EXHIBIT "B"

CUSTOM MAILBOX FOR
STONEBRIDGE RANCH "THE HERITAGE"

Street Address Numbers
On Plaque

