

DESIGN GUIDELINES

SUBDIVISION DESIGN GUIDELINES FOR EMERALD HEIGHTS

These Subdivision Design Guidelines are designed specifically for the Emerald Heights 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 28, 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 Emerald Heights 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 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. **All Submissions:**

Submit to:
Stonebridge Ranch Community Association
Master Architectural Review Committee
620 I Virginia Parkway
McKinney, Texas 75071

Each and all sets of plans must show or contain thereon, the respective names, addresses and telephone numbers of the Owner, builder and architect or designer, as applicable. The MARC is authorized and empowered to and shall consider, review and comment on preliminary plans submitted on an informal basis to assist the applicant in complying with the Declaration and these Subdivision Guidelines and to assist in the completion of feasibility studies undertaken by such persons or entities. At a minimum, the plans shall include:

- (1) Site Plan (drawn to a scale of not less than 1" = 20'-0" with north arrow);
- (2) Floor Plan (drawn to a scale of not less than 1/8" = 1'0");

- (3) Front Elevation, including finish materials and roof pitch (drawn to a scale of not less than 1/8" = 1' 0").
- (4) Grading Plan (preliminary) (drawn to a scale of not less than 1" = 20'-0").
- (5) Roof Plan (drawn to a scale of not less than 1/8" = 1'0").

The MARC shall have the right to prescribe reasonable limitations concerning the time, effort and expense likely to be involved in handling such matters on an informal basis. If the preliminary plans and specifications are approved by MARC, the applicant will be so advised in writing. If found not to be in compliance with the Master Declaration, Declaration, Master Design Guidelines or these Subdivision Design Guidelines, the applicant will be so advised in writing with a reasonable statement and explanation of items found in noncompliance. If the MARC does not approve, disapprove or otherwise comment on such plans and specifications within thirty (30) days after the actual date of the received submission, the applicant may give the MARC written notice of such failure to respond, and if the MARC fails to respond within thirty (30) days after receipt of such notice, approval of the matters submitted shall be presumed.

The MARC is authorized to request a mockup of proposed construction materials. At such time as the plans, specifications and surveys meet the approval of the MARC, one complete set of plans, specifications and surveys will be retained by the MARC, and the other complete set will be marked "Approved" and made available for pick up by the applicant at a designated location. If found not to be in compliance with the applicable requirements, one set of such plans, specifications and surveys shall be marked "Disapproved," accompanied by a reasonable statement of items found not to comply with the applicable requirements. Any modification or change to the approved set of plans, specifications and surveys must again be submitted to the MARC for review and approval prior to construction. The MARC's approval or disapproval, as required herein, shall be in writing. The MARC may from time to time publish and promulgate architectural standards which shall be fair and reasonable and shall carry forward the spirit and intention of these Guidelines. Such publications shall be incorporated as part of the Guidelines as if written herein

2. Minimum Floor Space. Each dwelling constructed on any Lot shall contain a minimum of three thousand (3,000) square feet of air-conditioned floor area, exclusive of all porches, garages or breezeways.

3. Height Limitation.

Forty feet (40') measured from (first floor) finished floor elevation.

4. Minimum Dwelling Setback Requirements.

Front Yard: Twenty feet (25') to main structure.

Rear Yard: Twenty Five feet (25') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.)

Interior Side Yard: Seven feet (7').

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

Driveway: Driveway pavement shall be set back a minimum of one foot six inches (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. Exposed concrete is not permitted.

5. Sitework. Finished grades shall not direct concentrated water (i.e. downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and should 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 4:1 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 Milsap. Max exposed concrete foundation grade beam 12".
6. Masonry. Unless otherwise specifically approved by the MARC, each single family detached residential dwelling shall have at least eighty-five percent (85%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e brick, stone, stucco). Chimneys must be 100% masonry. Also, that portion of the elevation which faces a park, green belt, common space, must be 100% masonry. Brick blends may be repeated with a minimum separation of four (4) intervening houses in any direction along the fronting or side/corner streets.
7. Fences for Interior Property Lines.. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Fence construction style will be board on board as indicated in the Master Design Guidelines. Lots 1-29A must maintain the 10' wide zone on greenbelt/common area lots, per Master Design Guidelines. 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 may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior lots shall have a six foot (6'-0") height solid wood privacy fence.
8. Fences Along Greenbelts/Common Areas. With respect to Block A, Lots 1-29, which has a side or rear property line coincident with or adjacent to a greenbelt/common area so as to constitute "greenbelt/common area frontage", fences shall comply with the following requirements:
 - A. Constructed as indicated in the MASTER DESIGN GUIDELINES for metal fencing.
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.
 - a. A minimum roof pitch of 8:12, unless otherwise approved by the MARC.

b. Any proposed composition roof materials shall be a laminated dimensional architectural-type shingle with a 30 year minimum manufacturer’s warranty. The type, quality and color must otherwise be specifically approved by the MARC. Any other requests for material must be submitted for and will be reviewed on a case by case basis. Roofs which cover bay windows are required to use copper, anodized aluminum (bronze or black), or a MARC approved factory finish.

11. **Required 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).

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	Two rows of five (5) gallon (min.) non-deciduous (evergreen) shrubs planted at a maximum spacing of 3’-0” on center and located along the foundation excluding porches and patios. A total of one 4” caliper (min.) large canopy (i.e. red oak, live oak, cedar elm) shade tree is required for each front yard. In addition to the one tree previously mentioned, two 6’ to 8’ height minimum ornamental trees are required for each front yard. Refer to City tree requirement for entire lot.
Adjacent to Greenbelt/Common Area/Open Space	Two rows of five gallon (min) evergreen shrubs planted at a maximum spacing of 3’-0” o.c. and located along the foundation excluding porches and patios. A total of one 4” caliper (min.) large canopy(i.e. red oak, live oak, cedar elm) shade tree per yard, to be located within ten (10’) of common area/open space.
Corner Yard	One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3’-0” on center is required where the foundation is exposed to the street. A total of one 4” 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. Where six foot (6’) solid wood fences run along the street frontage, one row of five (5) gallon (min.) evergreen shrubs planted on street side of fence at a maximum spacing of 3’-0” on center is required.
AC Units Mechanical Equipment Meters	One row of five (5) gallon (min.) evergreen shrubs planted at a maximum spacing of 3’-0” on center is required to screen these elements from public view.

12. Irrigation. The MARC requires that each Lot have an automatic irrigation system with rain/freeze sensor
13. Sidewalks & Driveways. Unless otherwise approved by the MARC the builder of each single-family home shall construct, install and provide a four foot (4') public sidewalk 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, 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. Concrete flatwork which is within the public right-of-way must be broom finished.
14. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) 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.
15. Paint Colors. The trim colors of the house will be limited to the earth tone color family complementary of the masonry selection. 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.
16. Mailboxes. All mailboxes are to be USPS approved cluster type mailboxes as required by the USPS. Construction traffic should never block access to mailboxes.
17. Address Plaques. The address plaques are to be made of cast stone and mounted on a conspicuous vertical surface close to the front door.
18. Garage Door. Garage doors should be painted the same color as the trim. Cedar garage doors are allowed and must be stained with natural colors that complement the other colors of the home. Cedar garage doors are subject to Stonebridge Ranch Master association MARC approval.
19. Homebuilder Construction. Please refer to the most recent publication of the Stonebridge Ranch Construction Site Policy
20. Builder Signage. See Exhibit A for specifications

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG**

EMERALD HEIGHTS

DATE	DESCRIPTION
	Original Document
6/3/2018	Modification to correct typo on rear set back The specific change was from a 20' rear yard setback to a 25' rear yard setback, seen on page 2.
8/22/2019	Modification to Section 10. Roof part B. The specific change was to remove Weathered Wood and Driftwood as required roof color selections.

EXHIBIT A

STONEBRIDGE RANCH LOT SIGN POLICY

The lot sign policy for all builders in Stonebridge Ranch is divided into two segments: the custom villages and the production villages. The actual design characteristics are described on page two.

CUSTOM VILLAGES

Emerald Heights

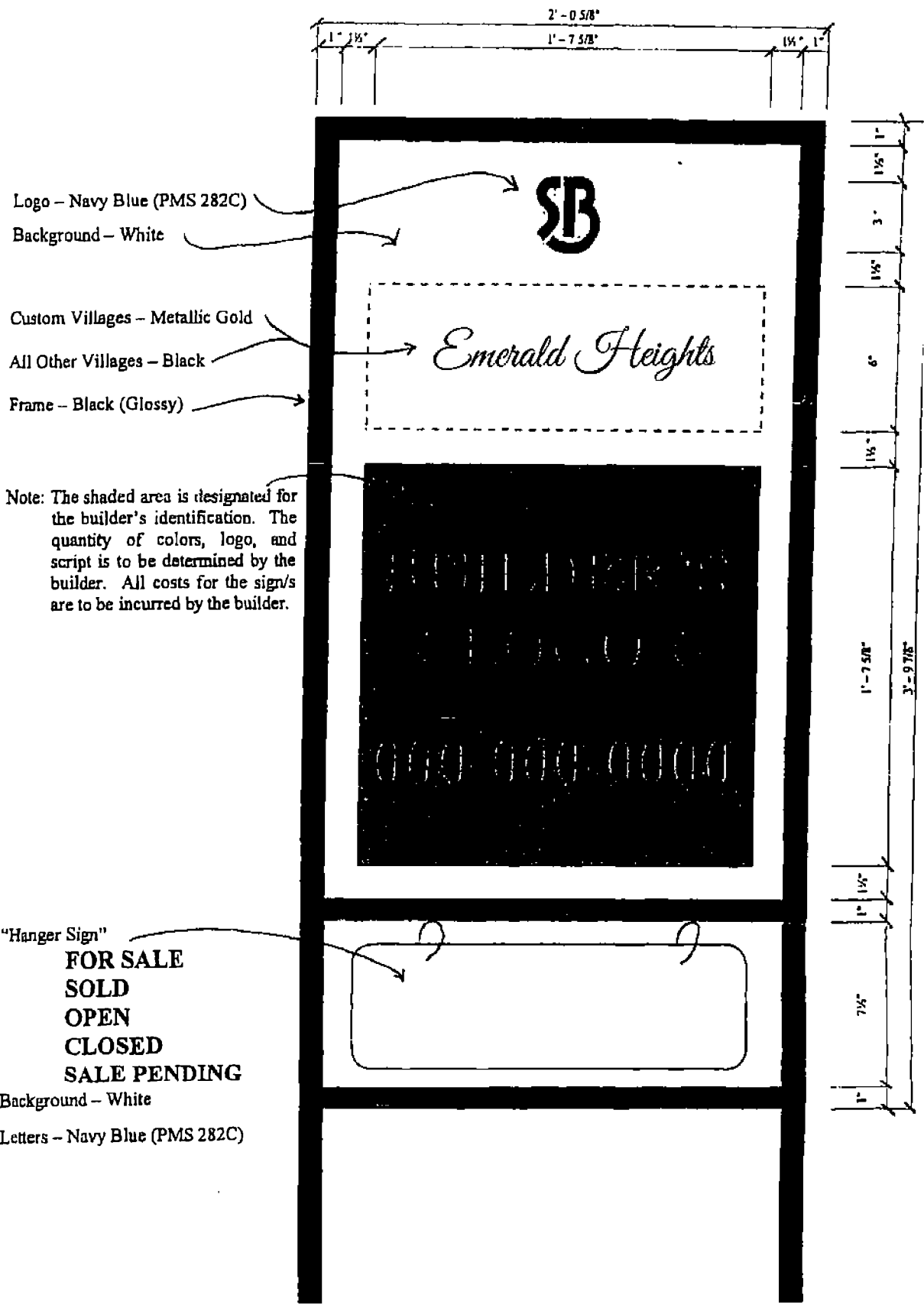
The “SB” is to be done in Blue (PMS 282C). The village name is to be in gold (with correct logo).

The number of signs is dictated by the following:

1. Signs are allowed on contract and build-to-suit lots.
2. One sign is allowed in a village where the builder has no activity.

Each builder is allowed to place the builder’s logo and colors in the space provided. Logos of all villages are available by contacting the Development Office.

Please be guided accordingly.





Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/23/2019 01:51:37 PM
\$94.00 DFOSTER
20190823001032460

Stacey Kemp