

**DESIGN GUIDELINES
SUBDIVISION DESIGN GUIDELINES
FOR
PARADISO VALLE**

These Subdivision Design Guidelines are designed specifically for the PARADISO VALLE 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 Paradiso Valle 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 or its equivalent or replacement ("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.

The following Sections 2 through 4 are requirements by the City of McKinney approved Zoning and Plat.

2. Minimum Floor Space.

Each dwelling constructed on any Lot shall contain a minimum of two thousand five hundred (2,500) square feet of air-conditioned floor area, exclusive of all porches, garages or breezeways.

3. Height Limitation.

Thirty-five feet (35') measured from (first floor) finished floor elevation. First floor plate will be a minimum of ten (10) foot. No simulated three-story elevations will be permitted.

4. Minimum Dwelling Setback Requirements.

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

Rear Yard: Fifteen feet (15') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.)

Interior Side Yard: Five feet (5').

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

Driveways and Sidewalks: Driveways and sidewalks must be a minimum of one and one-half feet (1.5') from the side property line and driveways must be a minimum of five foot (5') from other adjoining property structures. 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 and Foundations.

a. 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 Millsap. Max exposed concrete foundation grade beam 12".

b. Slab minimums will be post tension with beams and engineered copy supplied with building plans prior to construction. Porch with roof must be made part of engineered slab. Test bore result has been completed for information purposes only, additional testing is recommended, PVM GROUP, LLC. and the Paradiso Valle HOA, and their officials, agents and contractors will be held harmless. NOTE. Due to soils and weather conditions in north Texas, required minimum moisture content in the soil will need to be maintained. Slab damage may occur if not attended to on a regular basis.

6. Masonry.

Unless otherwise specifically approved by the MARC, each single family detached residential dwelling shall have at least eighty percent (80%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e brick, stone, stucco). Smear, Paint, Coatings and Stucco Finishes must be approved by MARC. Chimneys must be 100% masonry.

7. Fences for Front and 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. Grade-2 with decorative cap six-foot (6') 6-inch cedar vertical board on board fence and rail side facing inward on all ROW street abutting or facing property lines stained with **■ Sherwin-Williams 3542 Hill Country** (EXHIBIT A). Post shall be galvanized coated and must be wrapped in cedar board. Fences must be designed to be compatible with the dwelling. All abutting fencing with different heights must step down at least twice. Fences may be used to enclose patios, pools or other approved amenities. Front elevation screening shall be five foot (5') ornamental steel and compatible with the dwelling, the gate can be grade 2 cedar clad steel frame stain color to be compatible with the front elevation colors (EXHIBIT A). All lots are required to use, 6-inch (6") board on board pickets with top trim (EXHIBITS A & B). Lot lines abutting roadways are required to face rails inward. Exterior features such as arbors are encouraged. **Design and location shall be approved by MARC.**

8. Fences Along Greenbelts/Common Areas.

With respect to Block A, Lots 1-23, 27, 28, and 29 (EXHIBIT B), 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. Windows and Window Treatments.

a. Windows will be a minimum of high-quality vinyl, wood or clad wood with Low-E glass.

b. Reflective glass shall not be permitted on the exterior of any Dwelling. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or other purposes.

c. Cantilevered bay windows shall be reviewed. Screen doors shall not be used on the front or side of any Dwelling. No aluminum doors with glass fronts (e.g., storm doors) shall be allowed on the front of any Dwelling.

d. Appropriate window treatments shall be used on all windows. Sheets, bed linens, blankets and paper or plastic bags are not appropriate window treatments. Temporary simulated paper blinds are acceptable up to nine (9) months after the closing date.

10. Roof and components.

a. A minimum roof pitch of 4-12 and maximum of 18-12, unless otherwise approved by the MARC.

b. Any proposed composite roof materials shall be laminated dimensional/architectural shingles with 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. Roofs which cover bay windows are required to use copper, anodized aluminum (bronze or black), or a MARC approved materials and factory finish.

c. 4-12 shed roofs & architectural elements for Mediterranean/custom elevations. In general, roof materials should be limited to standing seam metal corrugated and “V” crimp metal, terracotta tiles, concrete tiles, slate or (APPROVED FAUX) in muted colors. Metal roof materials that are acceptable are copper, zinc, adhered color, adhered crushed granite metal using earth tones.

d. It is recommended that enclosures be designed as extensions of the dwelling and consistent with building materials. All attached enclosures are required to have post tension and beam with engineered attached slab.

e. All vent stacks and roof vents shall be painted to match the roof color and placed in a rear area of the roof if at all possible. No raw aluminum or galvanized flashing is allowed where it is visible unless painted to match roof.

f. No plumbing or heating vents, stacks and other projections of any nature shall be placed on the roof or exterior wall within the front elevation area of a Dwelling. All such vents, stacks and any other projections from the roof or exterior wall of any Dwelling shall be located on the rear or side roofs or exterior side walls of such Dwelling and shall (i) be painted the same or similar

color of the roofing or exterior wall material used for such Dwelling and (ii) to the extent practicable, not be visible from any street.

g. Skylights will be flat glass high quality and located on side and rear areas of the roof. Front elevation areas of the roof are MARC PREAPPROVED ONLY prior to construction.

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.

Grass, Ground Cover
Ground Coverings.

No type or variety of lawn grass other than of the **Bermuda** variety or as approved by the MARC shall be planted or installed, and such lawn grass shall be planted and installed only in those areas where specified on the approved landscape plan. The planting and installing of lawn shall be accomplished by the installation of full sod covering the entire area required to be grassed.

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

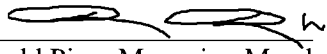
20. Builder Signage. See EXHIBIT C for specifications

21. Applicable Law. THIS DOCUMENT IS PERFORMABLE IN COLLIN COUNTY, TEXAS, AND SHALL IN ALL RESPECTS BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE SUBSTANTIVE FEDERAL LAWS OF THE UNITED STATES AND THE LAWS OF THE STATE OF TEXAS. ALL PARTIES HEREBY IRREVOCABLY SUBMIT TO THE JURISDICTION OF ANY STATE OR FEDERAL COURT SITTING IN COLLIN COUNTY, TEXAS, IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS DOCUMENT AND HEREBY IRREVOCABLY AGREE THAT ALL CLAIMS IN RESPECT OF SUCH ACTION OR PROCEEDING SHALL BE HEARD AND DETERMINED IN A STATE OR FEDERAL COURT SITTING IN COLLIN COUNTY, TEXAS. IF ANY PARTY SHALL EMPLOY AN ATTORNEY TO ENFORCE OR DEFINE THE RIGHTS OF SUCH PARTY HEREUNDER, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE NONPREVAILING PARTY ALL OF ITS REASONABLE EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES. THIS DOCUMENT FILED WITH COLLIN COUNTY, TEXAS, AND RELATED COVENANTS PROVIDE ALL GUIDELINES REGARDING SUBDIVISION DESIGN GUIDELINES FOR PARADISO VALLE.

22. GOVERNING LAW. THIS DECLARATION AND THE INTERPRETATION AND ENFORCEMENT OF THE SAME SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

23. ENFORCEMENT. THESE DESIGN GUIDELINES SHALL BE ENFORCED BY THE PARADISO VALLE HOA, AND MAY ALSO BE ENFORCED BY STONEBRIDGE RANCH COMMUNITY ASSOCIATION AND/OR MARC.

Owner/Developer:
PVM GROUP L.L.C., a Texas Corporation

By 
Donald Ping, Managing Member

HOA:
Paradiso Valle Homeowners Association,
a Texas Unincorporated Nonprofit

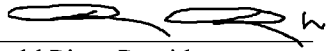
By 
Donald Ping, President

EXHIBIT A

FENCING STAIN:

Sherwin Williams



SW 3532 Hill Country
Exterior Semi-Transparent Stain

BOARD ON BOARD FRONT FACING EXAMPLE:



EXHIBIT B

--- Steel Fencing

--- Wood Fencing

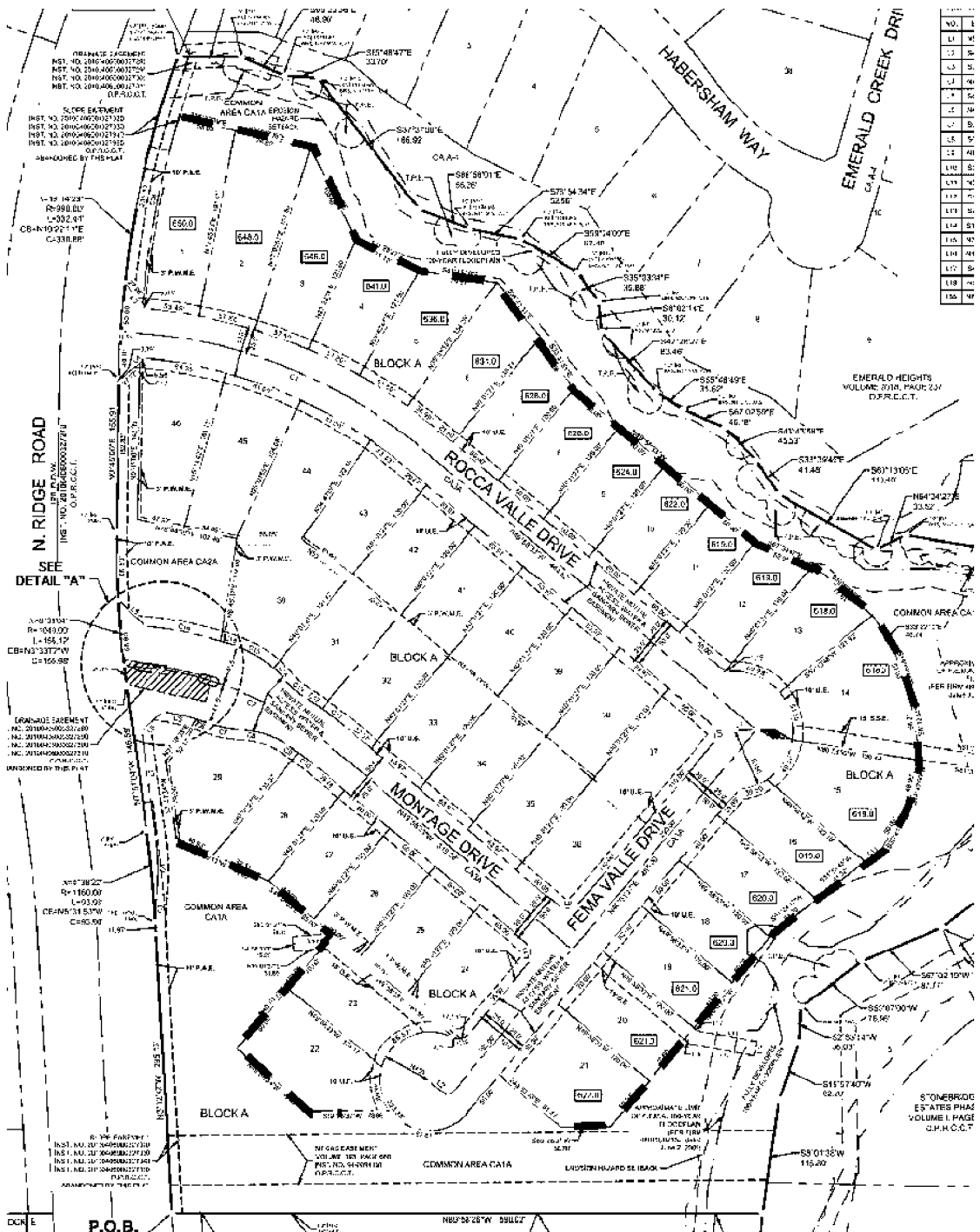


EXHIBIT C

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

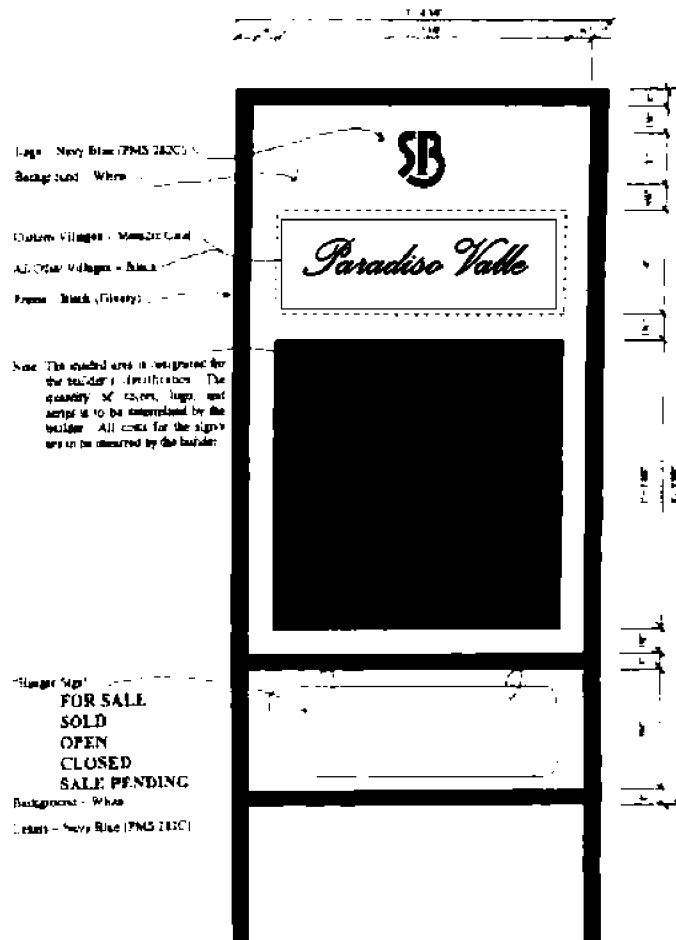
The "SB" is to be done in Blue (PMS 282C). The village name is to be in gold (with correct logo).

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.

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.



**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
PARADISO VALLE**

DATE	DESCRIPTION
	Original Document



Filed and Recorded
 Official Public Records
 Stacey Kemp, County Clerk
 Collin County, TEXAS
 05/25/2021 03:30:42 PM
 \$106.00 NPRECELLA
 20210525001059890