

Stonebridge Ranch

McKinney, TX



Modification Guidelines 2022

6201 Virginia Parkway, McKinney TX, 75071

DESIGN GUIDELINES AND
REVIEW PROCEDURES
FOR RESIDENTIAL
MODIFICATIONS
Revised September 2022

ANY and ALL
modifications/repairs/replacements
MUST meet all current guidelines

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STONEBRIDGE RANCH PHILOSOPHY

STONEBRIDGE RANCH is a master planned community designed to become a place where one may live, work, and play without leaving the familiar features of home. These features, particularly architecture and landscape, both natural and man-made, have been selectively woven into the STONEBRIDGE RANCH infrastructure and serve to unite the community's function and visual appearance and affirm the sense of belonging and community pride of its inhabitants. The primary purpose of these Design Guidelines and Review Procedures for Residential Modifications (Guidelines) is to aid and direct Property Owners of single-family residential properties within STONEBRIDGE RANCH. The Guidelines seek to establish a design framework which the individual will use as a guide for modifications, with latitude and flexibility balanced against preserving the consistency and integrity of STONEBRIDGE RANCH. These Guidelines will serve to guide, inform, aid, and inspire to the same extent as they may prohibit, restrict, and require. While some features are mandated, the Modification Committee (MC)/Board of Directors may make discretionary judgments. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more properties or circumstances are likely to be alike.

These are the reasons that a variance MAY be considered:

- a. Unique circumstances exist on the property that make application of specific items in the Modification Design Guidelines unduly burdensome on the applicant.
- b. The variance will have no adverse impact on current or future development in Stonebridge Ranch.
- c. The variance is in keeping with the spirit of the SRCA Master Design Guidelines, Design Guidelines and Review Procedures for Residential Modifications (Modification Guidelines), Subdivision Design Guidelines and will have minimal impact, if any, on property of neighbors, surrounding land uses, the respective village, and SRCA as a whole.
- d. The variance will have no adverse impact on the public health, safety and general welfare of Stonebridge Ranch and its residents.
- e. A financial hardship shall not be considered as a basis for the granting of a variance.
- f. A variance is considered only as related to the appealing homeowner property. Similar circumstances on other SRCA properties shall not be considered as related to the appealing homeowner request for variance.

INTRODUCTION

DEFINITION OF MODIFICATIONS

A modification is defined as any alteration, change, remodeling, restoration, addition or renovation to any building, lot, structure, fence, wall or improvement of any kind or nature.

After a new house has been completed, in accordance with the approved plans, and occupied, the Modifications Committee (MC) becomes responsible for reviewing all modifications to the exterior of the structure and site. The MC consists of volunteer homeowners ratified by the Board of Directors of the Association.

WHO IS SUBJECT TO THE APPROVAL PROCESS?

All property Owners are responsible for obtaining the necessary review and approval to comply with the terms of the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch. The builder will most often be responsible for new constructions and Property Owners will generally be responsible for modifications. Each application is reviewed on an individual basis.

WHO ADMINISTERS THE APPROVAL PROCESS?

The administration process for approval begins with the MC.

The selection of the MC representatives is based on their qualifications and an ability to understand the overall, as well as specific, Association objectives as outlined in the Guidelines.

PROHIBITED ITEMS

The following items are prohibited:

- a) Clotheslines, clothes reels or any other exterior drying method.
- b) Above ground swimming pools and semi inground pools
- c) Wooden trellises and lattice panels.
- d) Chain link fencing.
- e) Window or wall mounted air conditioning units and indoor A/C units vented through windows or exterior.
- f) Receiving dishes larger than one (1) meter in diameter.
- g) Inflatable and other temporary swimming pool enclosures.
- h) Storage of more than 25 gallons of fuel outside of regular vehicle gas tanks.
- i) Unregistered or inoperable motor vehicles.
- j) Wood retaining walls.
- k) Exposed plain concrete surfaces (excluding flatwork and pavement).
- l) Vinyl siding.
- m) Charitable collection bins and food pantries.
- n) More than twelve inches (12") of exposed vertical foundation concrete.
- o) Carports.
- p) Swings in the front yard or side yard forward of the perimeter fence included but not limited to swings of any type or style, gliders, tree swings, hammocks, ladders, and ropes, etc.
- q) Propane tanks larger than 20 pounds, commonly used for gas grills, patio heaters and other small equipment.
- r) Solar panels located on a prohibited area, reference solar panel guidelines.
- s) Pool domes, bubbles or the like made from any type of material.
- t) Free standing poles - anything that is not an integral part of the structure. For example, accessory structures, bird houses or little free libraries.
- u) Wood screening fences located inside of perimeter fences.
- v) Chickens, coops, poultry, livestock, breeding of animals.
- w) Lime Wash, Whitewash, German Smear and Messy Mortar.
- x) Construction access across common area.
- y) Decking or structures in utility easements.
- z) Synthetics sprayed on stone.

REVIEW PROCEDURES

The following brief outline describes the steps needed to complete and submit a request for modification:

A complete Modification Application is required to be submitted. The Application form can be procured from the Association office at 6201 Virginia Parkway, McKinney, TX 75071. Phone: 214-733-5800 or complete the online form at www.stonebridgeranch.com

Read the information provided on the form, check the appropriate section of the Guidelines, and if you need more information, please call the Association office at 214-733-5800.

Complete the application and provide all information as indicated in the "Submittal Requirements" for your specific improvement.

Return your application to the MC at the Association Office: 6201 Virginia Parkway McKinney, TX 75071.

Association Management will review the application to determine if all necessary information is included. Incomplete packages will be denied.

The MC meets as needed each month to review submittals that have been tabled; all other submittals are looked at online by Committee members.

If the MC approves your submittal, construction may begin immediately. You will have 90 days for completion. Compliance inspection will follow.

If your submittal is denied, it will be accompanied by specific reasons as to why it was denied. Your submittal can then be revised and resubmitted, if appropriate. If you wish to appeal to the Board, you must submit in writing a letter to the Board explaining the specifics as to why you disagree with the committee's decision within 10 days of your denial. The Board will review your appeal and you will be advised of their decision through the Association. Appeal can be provided via email as well. Check your denial letter for email provided.

The modification remains disapproved until the Association notifies you otherwise. Modification submissions should follow the "1, 2, 3" process listed below.

1. DESIGN OF PROJECT

Preliminary
Submission

Modifications Committee Review

Appeal

Approvedor – Denied

Revised

Resubmit

2. COMMENCE CONSTRUCTION

3. COMPLIANCE VERIFICATION {if necessary)

DEFINITION OF TERMS

"Association" (as defined in Article I, page 3 of the Declaration) shall mean and refer to the Stonebridge Ranch Community Association, Inc., an existing Texas non-profit corporation.

"Accessory Structure" shall mean a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. Accessory structures permitted under SRCA guidelines are approved: Covered patios, gazebos, green houses, arbors, pergolas, sheds, and playhouses.

"Building Project" shall mean the total scheme of improvement constructed or proposed to be constructed upon any Site by a Builder.

"Building Setback" shall mean and refer to the areas, defined in these guidelines and/or on the plat and subdivision guidelines measured from the property line to any structure, which areas shall be unobstructed by structures from the ground upward, but which may include surface driveway areas or other similar surface improvements.

"City" shall mean and refer to any official, agency, or body of the government of the City of McKinney, Texas.

"Covenants" shall mean and refer to all covenants, conditions, restrictions, easements, charges, and liens set forth within the Master Declaration.

"Declarant" shall mean and refer to Westerra Stonebridge L.P. and to any of its successors and assignees which are designated "Declarant" by the previous Declarant, in a recorded amendment to the Declaration.

"Declaration" shall mean and refer to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch, as amended and supplemented from time to time.

"Driveway" shall mean any paved surface between the front build line and the city street.

" Dwelling Setback" shall mean the minimum required building distances to the property lines (build lines) as established in the applicable plat, survey, or subdivision guidelines.

"Easements" shall mean any city, county, state, or other governing body access routes as established on the property plat, survey, or subdivision guidelines.

"Front Yard" shall be defined as anything forward of the return fences on the lot. If there is no return fence, best judgment will be used in estimating a minimum setback of 10 feet from the front corner(s) of the home.

"Greenway Frontage/Open Space" shall mean and refer to golf courses, parks, schools, community facilities, common facilities, common green space, recreational facilities (including lakes, hike-bike trails, and the like) which are adjacent to rear or side yard lot lines and/or clearly visible from public streets, sidewalks, and rights-of-way.

"Guidelines" shall mean these Design Guidelines and Review Procedures for Residential Modifications.

"MARC" shall mean the Master Architectural Review Committee.

"MC" shall mean and refer to the Modifications Committee described in Article VIII of the Master Declaration. MC and MARC have been combined pursuant to Section 8.2 of the Declaration.

"Overhang" shall mean the soffit, fascia, and/or roof structure which exceeds the vertical dimension of the plate line.

"Person" shall mean a natural person, a corporation, a partnership, trustee, or other legal entity.

"Procedures" shall mean the Design Application and Review Procedures contained herein which are the application procedures.

"Project" shall mean the same as Building Project.

"Property Owner" shall mean the holders of record title to the fee simple interest of any Lot whether or not such holder(s) actually reside on any part of the Lot.

"Public View" - See "Greenway Frontage/Open Space."

"Rear Yard" shall mean the yard area adjacent to the rear facade of the house.

"Setback" shall mean the required distance accessory building/projects shall be from the property lines as established in the applicable section of the Modification Guidelines.

"Single Dwelling Unit" shall mean a building project, which consists of an individual detached residence located on a lot with building setbacks to the front, rear and sides.

"Site" shall mean and refer to each of the lots described upon any recorded plat of the property encumbered by the Declaration or any portion thereof, except the Common Area, and excluding lots dedicated to any municipality or any other governmental entity.

If such Site is further subdivided or re-subdivided each of the lots resulting from such subdivision or re- subdivision shall be considered as a Site as that term is used herein and the restrictions of the Declaration shall apply to Sites so created.

"Subdivision Design Guidelines" shall mean and refer to guidelines, which may be prepared for each village, as it is ready to develop. These Guidelines shall apply specifically to the village for which they are prepared.

"Trellis/Lattice" shall mean a framework of light wooden bars primarily used as fencing, screening or to support the growth of landscape. Wooden Trellis' and Lattice Panels are prohibited in Stonebridge Ranch.

"Trim" shall be defined in generic terms as boards, moldings, casings, etc. which covers an otherwise open joint (fascia, frieze board, soffit, etc.)

"Stonebridge Ranch" is the name of the property subject to the Declaration.

"Stonebridge Ranch Community Association" or "SRCA" shall mean the same as Association defined above.

"View Zone" The Reviewing Body shall have the right, but not the obligation, to review the location of all improvements, structure, landscaping, alarm systems, lighting, playground, recreational, or mechanical equipment, etc., all in consideration of privacy and the aesthetic quality of "views" to and from the golf courses and Common Properties. Views to and from the Common Properties and golf courses are encouraged so that each view can become a positive addition to the environment of the other. Outward views from dwellings must be framed with plant material with the following restrictions: that no view obstruction greater than five (5) feet in height shall be permitted within ten (10) feet of the rear property line (except for approved trees) and landscaping shall not exceed five (5) feet in height as noted in fencing guidelines of this design guideline.

"Village" shall mean and refer to an area for which the Declarant has prepared a Subdivision plat.

DESIGN GUIDELINES

ACCESSORY STRUCTURES (DETACHED)



Pergola



Gazebo



Gazebo



Arbor

- Accessory Structures shall be defined as: Pergola, Arbor, Gazebo, or Detached Patio Cover. Accessory structures shall not exceed 200 square feet or as approved by the Reviewing Body on a case-by-case basis, based on lot size (not to exceed 20% of total side and rear yard behind perimeter fence) and prior approval from the City of McKinney (over 200 sq ft).
- Accessory structures are approvable in the side or rear yards only and must be located behind the perimeter fencing of the lot.
- Accessory structures must be permanently affixed to a concrete foundation or patio.
- Accessory structures shall maintain a five (5) foot side yard setback and a ten (10) foot rear yard setback, unless backs to an alley then a five (5) foot setback is required or as required by the subdivision guidelines. Accessory structures may not be located within any drainage, utility, or maintenance easement. The post of the structure must be within the required setback. An overhang is allowed up to two feet past the post.
- Construction shall not alter the drainage patterns established for the lot or neighboring lot. Drainage plans may be requested.
- Solar panels are not permitted to be installed anywhere on accessory structures.
- Shall not impede on any view zone requirements established for the lot

ARBOR/PERGOLA

- Arbor/Pergola shall be attractive in appearance without an excess of detail ornamentation.
- Roof must be either 50% open, roofed with the approved polycarbonate (see polycarbonate guidelines) or the louvered panels.
- Louvered roof panels may be installed in place of wooden slats with the following stipulations:
 - Materials must be made of powder coated aluminum
 - Must be factory finished in a color to blend or complement the adjacent structure
 - Must be mounted on inside of column/opening
 - Must be enclosed in cedar to match
 - Required to be an operational louvered panel
 - See also polycarbonate roofing panels as outlined on page 12 of these Design Guidelines.
- Arbor/Pergola shall be of cedar, redwood
- Arbor/Pergola must be painted or stained, the arbor/pergola shall coordinate and complement the colors of the house.
- Overall height of the arbor/pergola shall not exceed twelve (12) feet.
- Solar panels are not permitted to be installed anywhere on the Arbor/Pergola.
- Arbor/pergola shall have flat, minimally pitched roof for runoff.

GAZEBO

- Gazebos shall be attractive in appearance, without an excess of detail ornamentation.
- Gazebos shall be of redwood or cedar
- If painted or stained, the gazebo shall coordinate with and complement the colors of the house.
- Overall height of the gazebo shall not exceed twelve (12) feet in height.
- Roofing shall match that of the house.
- Only one gazebo is allowed per lot.
- Solar panels are not permitted to be installed anywhere on the gazebo. DETACHED PATIO COVERS
- Materials must match or complement existing house.
- Roofing materials shall match the existing house.
- Columns must be made of cedar, redwood or a material that matches the house. For example, stone, brick, Hardie.
- All pitches of the entire patio roof cover shall be a minimum of 4:12.
- Solar panels are not permitted to be installed anywhere on the detached patio cover.

DETACHED PATIO COVERS

- Materials must match or complement existing house.
- Roofing materials shall match the existing house.
- Columns must be made of cedar, redwood or a material that matches the house. For example, stone, brick, Hardie.
- All pitches of the entire patio roof cover shall be a minimum of 4:12.
- Solar panels are not permitted to be installed anywhere on the detached patio cover.



POLYCARBONATE ROOFING PANELS

- Polycarbonate roof panels shall be limited to pergola structures only.
- Polycarbonate roof panels shall be clear, with a Light Transmission greater than 70% {LT > 70%}.
- Polycarbonate roof panels must be UV protected.
- Polycarbonate roof panels shall have a minimum 10-year material warranty.
- Minimum roof pitch shall be used to reduce the amount of panel visibility.
- Pergola roof shall maintain a minimum 50% open framing.
- The polycarbonate roof panel manufacturer's specifications must be provided to verify compliance with these guidelines.
- Large-scale architectural details must be provided of all edge conditions of the pergola in addition to the general submittal requirements for pergolas.
- The polycarbonate roof panel manufacturer's recommendations, including accessories, should be followed for a complete installation.
- The panels must be sheets (i.e., flat panel profiles). Flat panels will require a connection system (gaskets) to cover the joints and secure the panels. These gaskets should be watertight with concealed fasteners.
- Minimum three (3) inch gap or a gutter required between the polycarbonate and the cedar wood trim on the front of the arbor/pergola for drainage.
- Cedar wood trim must be placed all around the pergola.
- The thickness of the panel will be dictated by the span between supports; however, a minimum panel thickness of 5/16-inch (8 mm) is required.

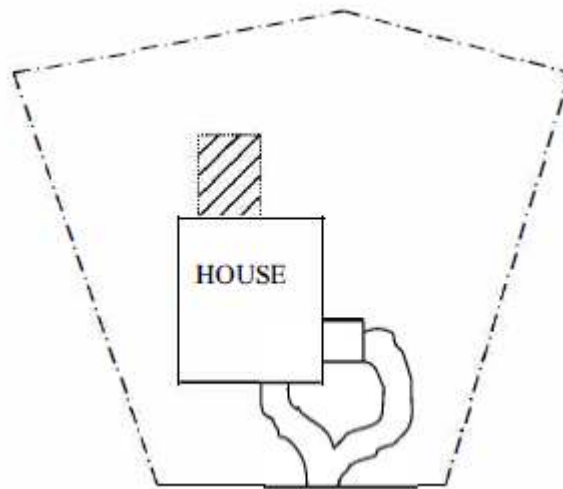
SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ Manufacturer specification sheets for prefabricated structures.
- ❖ The connection system should be as specified by the panel manufacturer specific to the product.
- ❖ Proposed exterior color and materials.
- ❖ Photographs of the existing house showing where the proposed structures will be located.
- ❖ A scaled site plan showing the location of the existing and proposed structures, easements, property lines, and setbacks.
- ❖ Permit and approval from the City of McKinney
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ADDITIONS / REMODELS

- Additions/remodels shall comply with all requirements set forth on the final plat and within the Subdivision Design Guidelines, whichever is most restrictive.
- The addition shall not alter the existing drainage patterns.
- The addition must meet the required dwelling setbacks for the lot.
- Materials must match existing house and all masonry requirements.
- Roofing materials must match or complement existing roof.
- Roof pitch must be 4:12 minimum or greater pitch may be required by subdivision guidelines.
- The addition of detached buildings (garages, mother-in-law suites, office spaces, pool houses, etc.) is prohibited.

Site Plan showing the addition in the shaded area



SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, and roof plans drawn to scale.
- ❖ Photographs of the existing house showing where the proposed addition/remodel will be located.
- ❖ Scaled site plan showing the location of addition, property lines, and setbacks.
- ❖ All colors and materials (roofing, siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- ❖ Existing and proposed air-conditioned square footage must be noted.
- ❖ Permit and approval from the City of McKinney
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ARTIFICIAL TURF

- Artificial Turf may be installed in the rear and side yards behind the perimeter and return fences only.
- The following types of artificial turfs may not be installed due to concerns regarding heavy metals:
 - Crumb Rubber Infill (both Ambient and Cryogenic) that are not coated.
- Artificial Turf must be maintained to provide a uniform appearance.
- The use of Artificial Turf shall NOT alter the drainage pattern already established by the subdivision drainage plan.
- If a solid base material is utilized such as a concrete slab, Artificial Turf may NOT encroach into easements and setbacks.
- Color of the grass should be a mix in shades of green or olive.



SUBMITTAL REQUIREMENTS

- ❖ Scaled site plan showing:
 1. Proposed Artificial Turf in relation to existing structures, pools, fences, setbacks, and easements.
 2. A sample of the turf should be provided, upon request.
 3. Type of Artificial Turf proposed with manufacturers specification sheets.
- ❖ Description of base materials proposed.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ATTACHED ARBOR/PERGOLA

- Arbor/Pergola shall be attractive in appearance without an excess of detail ornamentation.
- Roof must be either 50% open, roofed with the approved polycarbonate (see polycarbonate guidelines) or the louvered panels.
- Louvered roof panels may be installed in place of wooden slats with the following stipulations:
 - Materials must be made of powder coated aluminum
 - Must be factory finished in a color to blend or complement the adjacent structure
 - Must be mounted on inside of column/opening
 - Must be enclosed in cedar to match
 - Required to be an operational louvered panel
 - See also polycarbonate roofing panels as outlined on page 12 of these Design Guidelines.
- Arbor/Pergola shall be of cedar, redwood
- Arbor/Pergola must be painted or stained, the arbor/pergola shall coordinate and complement the colors of the house.
- Overall height of the arbor/pergola shall not exceed twelve (12) feet.
- Arbor/Pergola which are attached to the dwelling may not extend over the dwelling setback lines as established by the applicable subdivision guidelines.
- Solar panels are not permitted to be installed anywhere on the Arbor/Pergola.
- Polycarbonate roofing panels permitted, refer to the guidelines.
- The post of the structure must be within the required setback. An overhang is allowed up to two (2) feet past the post.



SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ Manufacturer specification sheets for prefabricated structures.
- ❖ The connection system should be as specified by the panel manufacturer specific to the product.
- ❖ Proposed exterior color and materials.
- ❖ Photographs of the existing house showing where the proposed structures will be located.
- ❖ Permit and approval from the City of McKinney.
- ❖ A scaled site plan showing the location of the existing and proposed structures, easements, property lines, and setbacks.

ATTACHED PATIO ROOF COVERS

- Attached patio covers may not extend over the dwelling setback lines as established by the applicable subdivision guidelines. If adjacent to a golf course, water body, open space, or Common Area a minimum ten (10) foot setback is required or as required by the subdivision guidelines. Attached patio covers may not be located within any drainage, utility, or maintenance easement. The post of the structure must be within the dwelling setback line. An overhang is allowed up to two feet past the post.
- Attached patio covers shall be located behind the perimeter fencing of the lot within side or rear yards only.
- Any solid walls must be the same materials as existing house.
- Roofing materials shall match the existing house.
- Columns must be made of cedar, redwood or material that matches the home. For example, stone, brick or Hardie.
- All roof pitches of the attached patio roof cover shall be a minimum of 4:12, or greater pitch may be required by subdivisional guidelines.
- Construction shall not alter the drainage patterns established for the lot and neighboring lots.



SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ Photographs of the existing house showing where the proposed attached patio roof cover will be located.
- ❖ Proposed exterior color and materials.
- ❖ Permit and approval from City of McKinney.
- ❖ A scaled site plan showing the location of the existing and proposed structures, property lines, and setbacks.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ATTIC VENTILATION/ROOFTOP APPENDAGES

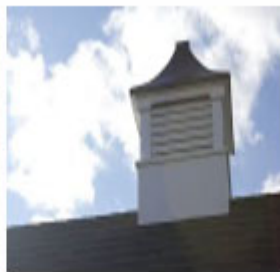
- Rooftop appendages, vents, stacks, ventilations, skylights, solar tubes, etc., shall be located on the rear or side slopes of the roof.
- Rooftop appendages are to be painted to match or blend with the color of the roof.
- Roof ridge vents are acceptable.
- Non-powered attic ventilators must be the "pancake" low profile type.
- Powered or non-powered turbine ventilators shall not be installed above the roof ridge.
- Non-decorative lightning protection devices do not require submittal.
- Cupola must complement existing roof materials.



Roof Turbine



Roof Fan Pancake



Cupola



Solar Tube

SUBMITTAL REQUIREMENTS

- ❖ Roof top appendages, vents, stacks and ventilations are not required provided you comply with the above guidelines.
- ❖ Skylights, solar tubes require: Scaled site plan. The size, height, width, color, and location of any materials to be used, manufacturer literature. Photo of location.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

AWNINGS

- Awnings shall be solid or two-tone muted earth tone colors,
- Brightly colored or multi-colored awnings are not allowed.
- Awnings shall be the window width (larger sizes may be approved on a case-by-case basis depending upon the yard area and proposed location.)
- Retractable awnings shall be limited in size to 120 sq. ft.



Solid or Two-Tone Muted Earth Tones



Brightly Colored or Multi-Colored

SUBMITTAL REQUIREMENTS

- ❖ Photo of the elevation of the house where the awning will be installed.
- ❖ Material sample, material type, color, and size.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

BASKETBALL GOALS

- Backboards shall be pole mounted and shall preferably be transparent acrylic. White, black, or gray backboards are acceptable.
- Poles shall be metal, or fiberglass painted black or gray.
- Placement of basketball goal and pole shall be located to minimize visual and use impact to neighboring properties.
- Basketball goals are not allowed to be mounted on a house, garage, shed, etc.
- Portable goals are prohibited in the city street right of ways including sidewalks. Portable goals shall not be placed within ten (10) feet of the curb.
- Only one goal per lot is allowed.
- Basketball backboards and nets must be maintained.
- Basketball goals may be stored horizontally inside or rear yard.
- Basketball goals are only permitted adjacent to the driveway or an approved sports court.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

BIRDHOUSES

- Pole mounted birdhouse shall not exceed ten (10) feet in height.
- Only one pole-mounted birdhouse per lot is allowed
- All posts or poles for the support of birdhouses must be cedar, redwood, metal, or fiberglass. Posts shall be painted an earth tone color, coordinating with the colors of the house. All poles or posts shall be maintained in a vertical and upright manner.
- The birdhouse itself shall be a color complementary to those of the house and must be maintained.
- Birdhouses shall not exceed 2' x 3' x 3' height in overall dimensions.
- Hanging birdhouses may be placed in trees or on accessory structures, or on the house itself, but may not be larger than 1' x 1' x 1' and shall not impede the natural development of the tree.
- Only one hanging bird house per front yard.
- Pole mounted birdhouses are not allowed in the front yard.
- Each lot may only have a total of three birdhouses.

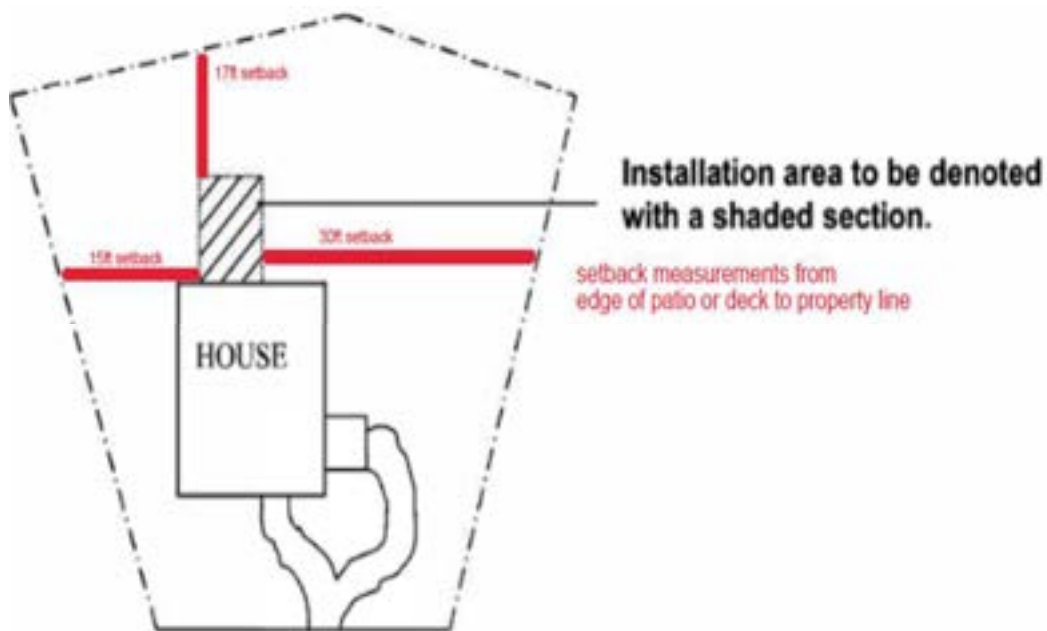


SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DECKS AND PATIOS & FLATWORK

- Deck shall be of redwood, cedar, composite material similar to Trex approved by the Reviewing Body. Pressure treated pine is permitted for the nonexposed structure only.
- Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the Reviewing Body. Concrete decks must be 4" thick.
- Patios and decks may not be located closer than five (5) feet to any property line.
- The new deck/patio shall not alter the drainage patterns established.
- Decks/Patios improvements shall not impede on any "view zone" requirements established for the lot.
- Decks and patios must be inside or rear yard behind perimeter fence.



SUBMITTAL REQUIREMENTS

- ❖ A site plan, drawn to scale, showing the house, the location of the deck, easements, property line, and setbacks.
- ❖ Building plans, including railing, bench, screening, and other details.
- ❖ Photographs of the existing house showing where the proposed deck will be located.
Photographs of proposed materials and colors.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DOGHOUSE/DOG RUNS/DOG PENS

- Shall be located inside or rear yards only behind perimeter fence.
- Fencing shall not exceed five (5) feet in height.
- Doghouse shall not exceed twenty (20) sq. feet in size and four (4) feet in height.
- Dog run shall not exceed thirty-five (35) sq. feet in size.
- Must be fully screened behind six (6) foot cedar privacy fence or otherwise screened so as not to be seen from public right-of-way or golf courses/greenbelt.
- Only one doghouse and dog run are allowed per lot.
- Doghouses shall be of cedar, redwood, plastic, or resin construction.
- Dog runs shall have a concrete slab and shall be well maintained, with regard to smell and appearance, and have 5ft setback from any property line
- Dog Pens are prohibited.
- Refer to fencing guideline for mesh requirements.

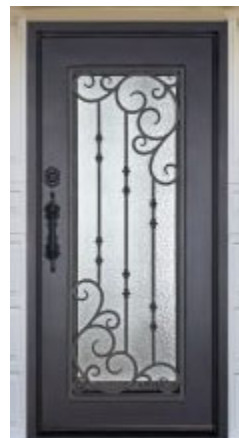


SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DOORS

- Front doors must be of wood, fiberglass, or metal construction and shall be free of excessive ornamentation.
- Replacement doors shall match or complement the existing color scheme of the home. Colors shall fall within the color scheme listed on the Color Changes section of this Design Guidelines.
- The Reviewing Body shall have the right to review and approve exterior screen doors, storm doors, and security gates and bars as exterior residential materials.
- Screen and storm doors shall have a nine (9) inch maximum wide frame (12-inch maximum kick plate at the bottom of the door is allowed), which shall be finished to match or complement the window mullions or the house trim.
- Storm doors installed on the front elevation or on side elevations facing a street or public view shall have transparent glass.
- Screen doors shall have screen mesh with an even transparent look in the standard colors of black or gray.
- Any deviation must be approved on a case-by-case basis.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines except decorative iron doors.
- ❖ Decorative Iron doors require submission and approval. Photos and specs of door and house required.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DRIVEWAY GATES

- The gate facing the front yard must be located behind the front yard building line and meet rear building line set back on front entry driveways. The gate shall be anchored on both sides (as space permits) with stone and/or brick columns that are extended a minimum of 6" higher vertically than the connecting gate. No ornamentation or finial shall be added on top of the cap.
- Driveway gates shall not be excessive in ornamentation.
- Driveway gates facing a street will not be permitted to be a horizontal slider style gate and shall be black decorative, ornamental metal. Alley gates may be a horizontal slider, or a hinged gate made of wrought iron or redwood/cedar stained to match the existing fence, and must have a trim cap. A steel post to anchor the gate (not seen from the alley) is permitted for wood fencing. When in the open position, a slider style gate must remain within the property line boundary at all times.
- Swing gates shall not swing towards the street or alley.
- A driveway gate unit shall not impact the function of any drainage easement. All fencing must be installed on the high side of any retaining walls. Check your subdivision design guidelines for fencing requirements if fencing sections are attached to your gate.



Example Alley gate option (Slider, cedar, trim cap stained to match)

SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the proposed gate across the driveway and showing the property lines.
- ❖ A brochure, photograph or drawing of the proposed gate and columns with the materials, color and dimensions listed.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DRIVEWAYS/PARKING PADS/ PODS (Temporary Storage Containers)

- Driveways, parking pads, shall match or complement the texture, color, and material of the existing driveway/parking pad.
- All driveway resurfacing must be approved at the discretion of the Reviewing Body and shall not be added over public sidewalks.
- Parking pads may require screening at the discretion of the Reviewing Body where visible from Common Areas, streets, greenbelts, golf course; open spaces; and/or neighboring properties. Acceptable screening methods may include evergreen planting beds and/or low- profile decorative masonry walls. Planting beds must have a minimum width of five (5) feet and be fully irrigated. Masonry wall material must match the masonry that exists on the residence.
- The max number of curb cuts (driveway approaches) allowed per lot shall be no more than two (2).
- Parking pad extensions should not exceed 200 square feet. Larger areas may be considered by the Reviewing Body based on the lot area available and required screening (Reference Landscaping Guidelines for minimum percentage of turf grasses required in front and side yards).
- Driveways, parking pads should not be excessive and should be limited to the appropriate* size for its intended purpose.
- Widening of an existing driveway is not approvable. See decorative driveway borders.
- Minimum setback from any property line is 18 inches including decorative borders. Additional setbacks may be required by the Reviewing Body based on the proposed location, impact on neighboring properties, required screening, and/or drainage issues. Minimum setback from any lake shoreline (at normal elevation) is twenty-five (25) feet.
- Plain concrete exposed vertical edges shall not exceed four (4) inches in height.
- Decorative driveway borders should typically be applied to both sides of the drive, equal in width for either side, and not to exceed eighteen (18) inches in width. Shall match or complement the home and must be constructed of stone, brick, stamped and stained concrete, flagstone or other materials as approved by the Reviewing Body on a case-by- case basis.
- Note: Per Section 9.3 - Parking - of the Conditions, Covenants, and Restrictions for Stonebridge Ranch: Boats, boat trailers, campers, travel trailers, mobile homes, recreational vehicles, etc. must be stored in an enclosed garage and concealed from public view.
- Parking pads are not permitted forward of the front building line or must meet rear building setback line for the property.
- Parking pads not permitted in front of the front façade of the home.
- PODs or any temporary storage container may be permitted in a driveway for 5-30 days if the owner notifies the Association. Any time longer than 30 days will be reviewed on a case- by-case basis.
- No Fence, wall or hedge (which serves as a barrier) shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback line as established by the Subdivision Design Guidelines or the Master Architectural Review Committee. Unless otherwise approved by the Reviewing Body

SUBMITTAL REQUIREMENTS

- ❖ Site plan, samples, patterns, colors, and textures of driveways; parking pads.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

FENCING GUIDELINES (RESIDENTIAL)

INTRODUCTION

These guidelines are to assist the property owner with fence improvements on all residential property for Stonebridge Ranch. The street side of all solid fences will be required to be landscaped. Must meet all landscaping guidelines outlined in this document and including the subdivision guidelines.

CRITERIA

There are typically two different categories of fences. Privacy fences help screen personal areas from public view and open metal fencing enhances the views to and from amenity areas such as golf courses, lakes, and open spaces.

A. Heights

1. A wooden fence height shall not exceed six (6) feet eight (8) inches. This may be accomplished through the use of six (6) foot pickets, a single six (6) inch kickboard, and a two (2) inch top cap.

B. Design

1. Fences shall "step" up or down to higher or lower connecting fences or columns. Each step shall have a maximum of one (1) foot allowed and shall be consistent with the grade.
2. All wooden fencing may include a single kickboard not to exceed 2"x6". Multiple kickboards are prohibited.
3. Wooden privacy fences must be constructed in one of two types, board on board or board beside board. All other fence styles (shadowbox fencing, horizontal picket fencing, etc.) are prohibited.

• Board on Board Fencing:

- Board on board fencing must be constructed with 1"x4" or 1"x6" pickets. A single 1"x4" trim cap and a single 2"x6" top cap are required.
- Board on board fencing must use a single row of six (6) foot pickets.

• Board Beside Board Fencing:

- Board beside board fencing must be constructed with 1"x4" or 1"x6" pickets. A single 1"x4" trim cap is required.
- Board beside board fencing must use a single row of six (6) foot pickets with no space between pickets.

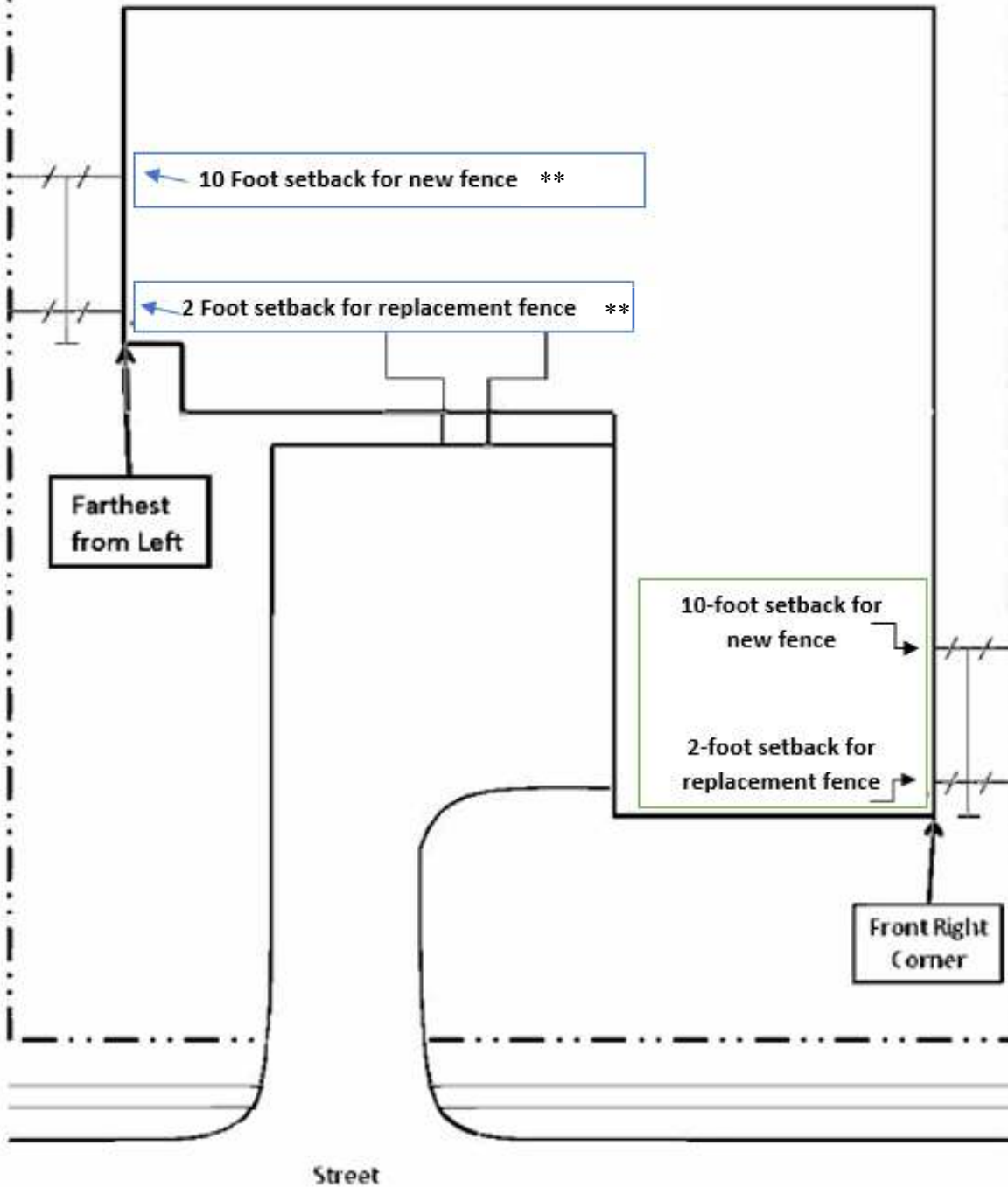
C. Location

Fence placement is subject to various restrictions relative to location. The following basic rules must be adhered to:

1. Fencing (in its entirety) is solely restricted to the owner's property.
2. Fences shall not encroach into any public street right-of-way (ROW) or designated open spaces.
3. Fencing shall not be placed beyond the front yard building line and must comply with the City of McKinney Ordinances on a side yard building set back on corner lots with secondary street frontage. See Exhibit B pages 33 - 36C.
4. No fence, wall or hedge (which serves as a barrier) shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback line as established by the Subdivision Design Guidelines. No fence, wall or hedge shall be erected, placed or altered on any residential Lot without the approval of the Reviewing Body
5. Pickets are to be placed on the exterior face (or Public side). Post may be steel pipe columns, cedar, or redwood. Steel pipe columns may be encased in matching cedar or redwood material.
6. Double fencing (one fence installed next to another) and stand-alone fences are prohibited.
7. Fences at sloped areas shall be stepped a maximum of one (1) foot and level (page 26) and not be sloped to follow grade.

8. Fencing installed along property lines where retaining walls exist shall be located on the high side of the wall.
9. Fences shall follow the design as shown on page 27 unless otherwise stated in the Subdivision Design Guidelines.
10. All fencing must be set back a minimum distance of ten (10) feet from the left and right-side front corner (i.e. farthest back front facade) of the dwelling unless the subdivision guidelines are more restrictive. Any replacement fencing which was originally located forward of the 10 ft. setback may be replaced only in its original location or further back AND must be setback at least 2 ft. from the front right and left corner of the dwelling. Reference Example "A" below.
11. Any replacement fencing which was originally located forward of the 10 ft. setback may be replaced in its original location provided location is a min of 2; setback. If the original fence setback is less than two (2) it must be moved to a minimum of a two (2) setback.

** All fencing must be set back a minimum distance of ten (10) feet from the left and right-side front corner (i.e. farthest back front facade) of the dwelling unless the subdivision guidelines are more restrictive. Any replacement fencing which was originally located forward of the 10 ft. setback may be replaced only in its original location or further back AND must be setback at least 2 ft. from the front right and left corner of the dwelling.



Example A

D. Materials

1. Depending upon proximity to the dwelling, it may be preferable for the fence, in terms of appearance, to be an architectural extension of the dwelling. The fence shall have sufficient strength to assure that it remains plumb and true to its original alignment.
2. Required Materials
 - a. Wood (redwood or cedar with 1" x 4" or 1" x 6" pickets to meet standard design(s) of board on board or board beside board).
 - b. Metal (pre-determined design standard).
3. Unacceptable Materials (not all inclusive)
 - a. Lattice panels
 - b. Spruce, pine, oaks, etc.
 - c. Chain link
 - d. Wire, wire mesh (exception when used as dog bars along the bottom of the fence) or wire-bound pickets
 - e. Sheet or expanded metal and stamped metal posts
 - f. Plastic or fiberglass (corrugated, flat, or woven)
 - g. Rope, bamboo, or reed.
 - h. Solid landscaping being used as a substitute for a perimeter or a return fence.

E. Color and Finish

When replacing or repairing wooden fences, all pickets are required to be treated through either painting or staining. All treated fences must be properly maintained to create a uniform appearance. Any finish requires approval and must be of muted earth tones in the brown or light gray range. Any repairs made to a treated fence shall result with the entire fence blending in appearance. Metal must be properly prepared, primed, and painted flat black. Extension of existing subdivision fences must be stained the same color as the existing subdivision fence. If your perimeter fence belongs to SRCA, it has to be this exact color - Sherwin Williams, Sandcastle paint color.

Any stone, masonry or brick wingwall or fence constructed of similar materials greater than four feet in height shall be engineered, designed and the plans sealed by a state professional engineer

F. Trash/Recycle Bin Fencing

- a. In all villages with the exception of Kings Lake, fencing may be installed in a location other than depicted in section B for the sole purpose of screening trash/recycle bins.
- b. Trash/recycle bin fencing must be set back a minimum distance of two (2) feet from either the left or right front corner of the dwelling. For corner lots, the fence must be placed on the interior side. Fencing is not to cross the homeowner's property line.
 - The fence may be L shaped of which the section which faces the street cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height and the section which is parallel to the house must be a minimum of 36" (inches) but not more than (65" inches) in length.
 - Provided trash totes are screened from public view, fence may also be a single panel flush and perpendicular to the house. Fence cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height.
- c. Trash/recycle bin fencing must be made of cedar or redwood and match any existing fence at the dwelling for style and color, Wood fencing must have a trim cap and smooth picket must face out. Fencing may not block access to utility meters. A front facing gate may be allowed at the discretion of the Reviewing Body.
- d. Deviations may be approved on a case-by-case basis, at the discretion of the Reviewing Body.
- e. Submittal requirements must be followed for all Trash/recycle bin fencing. A neighbor acknowledgement form is not required.
- f. Only one trash/recycle bin fence is permitted per dwelling.

ADDITIONAL CRITERIA

A. Easements

If easements occur within a property, it is to be maintained by the property owner. Fence construction within any easement is at the risk of the homeowner. Fences shall not obstruct lot drainage easements.

B. Swimming Pools, Spas, Hot Tubs

Fencing requirements of the City shall also be incorporated.

C. Golf Course

Property owners with lots adjacent to a golf course are required to completely enclose their property with appropriate fencing (see page 31 for details.) Fencing along golf course frontage must be open metal as indicated on page 31.

Wood privacy fencing not permitted behind open metal fences May use shrubbery as screening not to exceed 5' in height

D. Lakes, Open Space, or Common Areas

Property owners with lots adjacent to a lake, open space, or common area (excluding screening and buffering areas along roadways) may or may not choose to install a fence. If a fence is desired, the fence along the property line that fronts a lake, open space, or common area is restricted to an open metal design. This is indicated on page 31 of these guidelines.

Wood privacy fencing not permitted behind open metal fences May use shrubbery as screening not to exceed 5' in height

E. Tree Preservation

Fence lines shall adjust to existing trees or stands of trees by weaving among, jogging around, or abutting to the tree. A fence may not be attached to a tree. Fences shall not encroach beyond the property line to encompass a tree.

F. Fence Repair

Minor fence repair may be completed without prior approval provided all work falls within the current guidelines listed. Fence repairs in which more than eight (8) feet of fencing is replaced shall be considered a replacement and an approved application is required prior to the work. Replacement of new pickets must be stained/treated to match existing fence. If existing fence is weathered and new pickets are replaced the fence shall be power washed and stained/treated to create uniformity in appearance.

G. Fence Replacement

Replacement fences must meet all current fencing type and guidelines. When a cedar or redwood fence needs to be replaced the pickets shall face the same way as originally installed. Fencing between lots is equally shared by the two property owners it separates. The CC&R's call for arbitration when a shared fence is in question. When a cedar or redwood fence needs to be replaced the fence shall follow the guidelines.

H. All dog bars and fine black mesh must be submitted when installed in the bottom 18 inches of the fence. Refer to page 29.

I. Once a perimeter fence is placed on the lot, it may not be permanently removed.

J. Homeowner fencing shall not utilize poles or any portion of Common Area fencing.

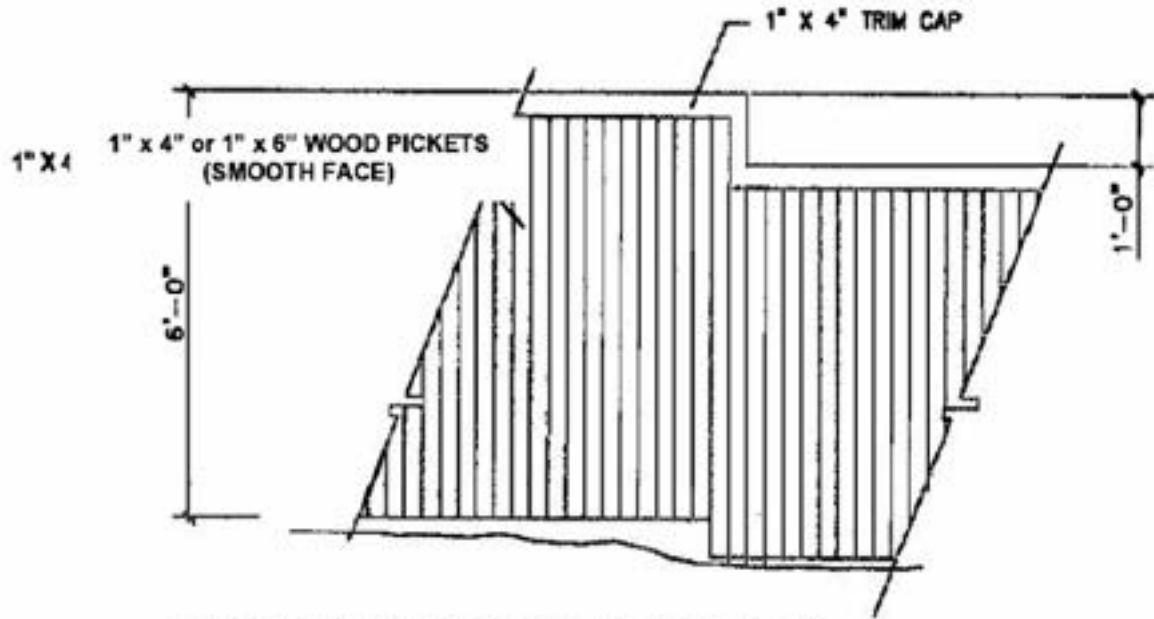
K. Handrails on walkways will be considered on a case-by-case basis and must be constructed of wrought iron.

SUBMITTAL REQUIREMENTS

- ❖ Scaled site plan showing existing structures, proposed fence, location, type of materials, finish stain or color, and height.

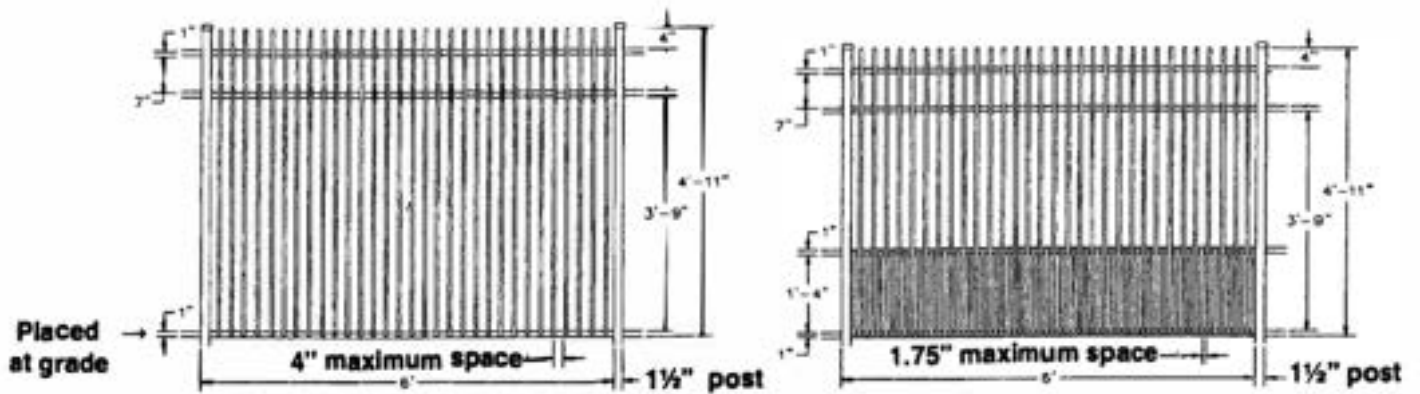
- ❖ A Neighbor Acknowledgement form is required from the adjacent property owner when a new fence location/replacement fence is submitted for approval along a shared property line. Contact the office for this form or print from www.stonebridgeranch.com.
 - If the style of fence is changing, the neighbor acknowledgement form is required to be signed.
 - If the current fence is being replaced with the same design, every effort must be made to get the neighbor acknowledgement form signed. It is required to be sent with certified return receipt allowing the neighbor 10 business days to respond. Tracking information is required as proof.
- ❖ Permit and approval from the City of McKinney is required for all new/replacement fencing that has a change in material, location and/or height.
- ❖ If submitting an application project that encompasses 2 or more properties each homeowner must submit for their own property. Shared fences may be submitted by one owner with signed neighbor agreement form.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

TYPICAL FENCE AT SLOPE-EXTERIOR VIEW



TYPICAL FENCE AT SLOPE - EXTERIOR VIEW

REQUIRED METAL FENCE ELEVATION



Metal Fence: Elevation Metal Fence including dog bars in the bottom 18 inches of the fence.

ELEVATION OF REQUIRED FENCE DESIGN AT GOLF COURSES, LAKES, AND OTHER OPEN SPACES

- 1h'' 16 ga. Hollow metal tube or 1h'' solid metal stock picket (typical) welded to horizontal rail and painted flat black.
- The bottom horizontal rail of the fence shall be at grade level.
- 1'' square 14 ga. Hollow metal tube rail spaced as shown on elevation, welded and painted flat black. Spacing between rails shall be 4 inch maximum and 1.75 inch maximum with dog bars.
- Steel caps on all posts.
- 1h'' square 11 ga. Metal tube posts 6'-0'' o.c. welded and painted flat black.
- Additional "dog bars" or fine black mesh may be incorporated into the bottom 18'' of the fence.
- If the distance between the bottom and middle horizontal bars is less than 45 inches the maximum distance between pickets should be 1.75'' if it is 45 inches or more the maximum distance should be 4''.
- Screening for privacy along open metal fences must be made of approved landscaping no higher than 5ft.

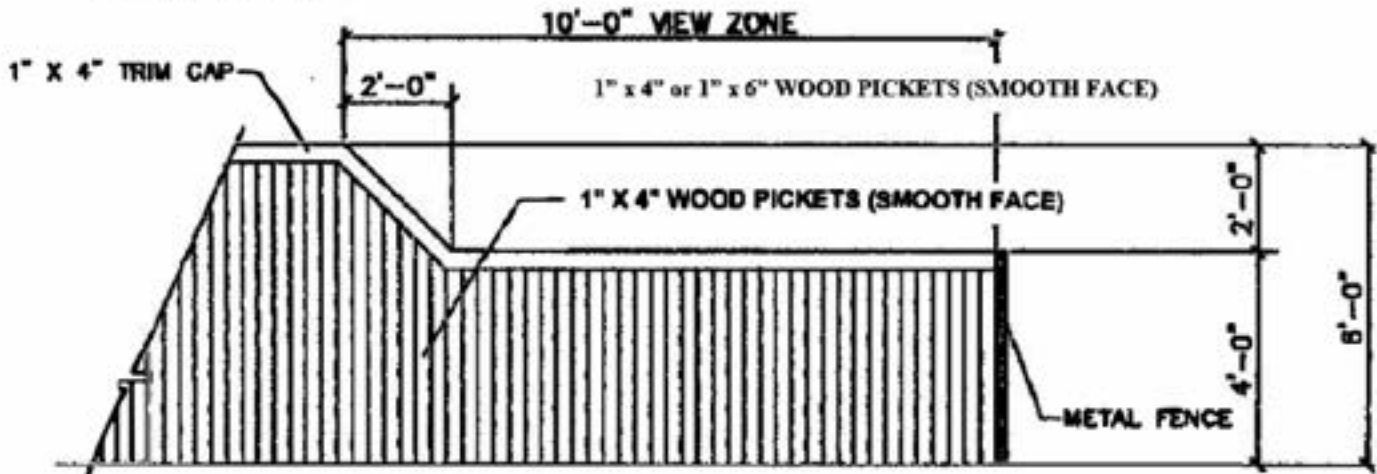
All required metal fencing on a Lot shall have to meet City of McKinney code and the Stonebridge Ranch Fencing Guidelines if installing a swimming pool. Lots that already have the previous 48'' high wrought iron fencing for Stonebridge Ranch need to add extra vertical metal pickets to meet City of McKinney code and Stonebridge Ranch Fencing Guidelines if installing a swimming pool.

SIDE YARD PRIVACY FENCE WITHIN TEN (10) FOOT “VIEW ZONE” AT GOLF COURSES, LAKES AND OPEN SPACES (CEDAR AS A MINIMUM)

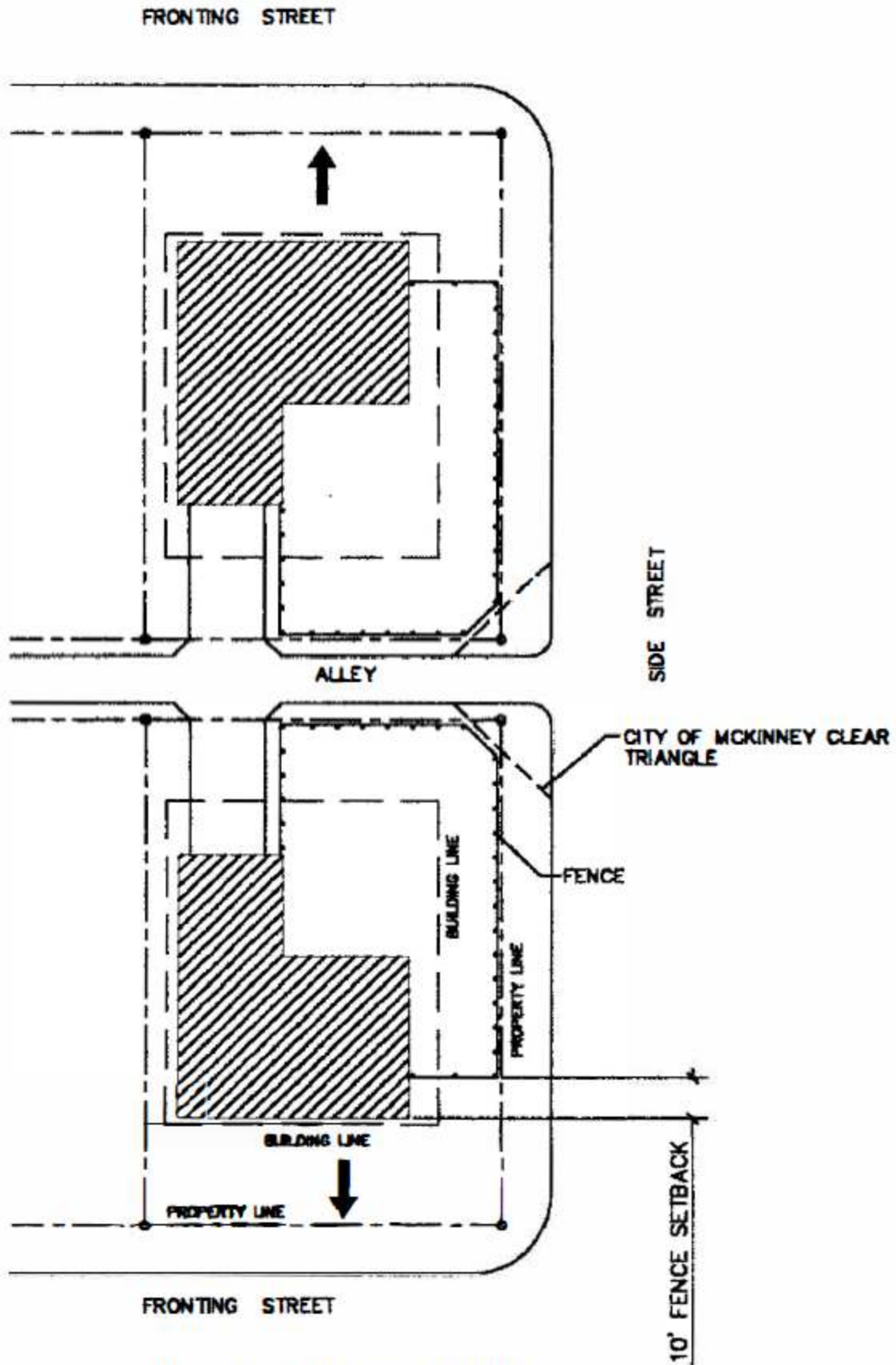
SIDEYARD FENCE AT COMMON AREAS

Property owner may use a metal side yard fence if desired in the ten (10) foot section “view zone.” Wood fence may be no more than six (6) feet in height, view zone fence should slope down to meet up with the golf course metal fence which can be up to 59 inches in height.

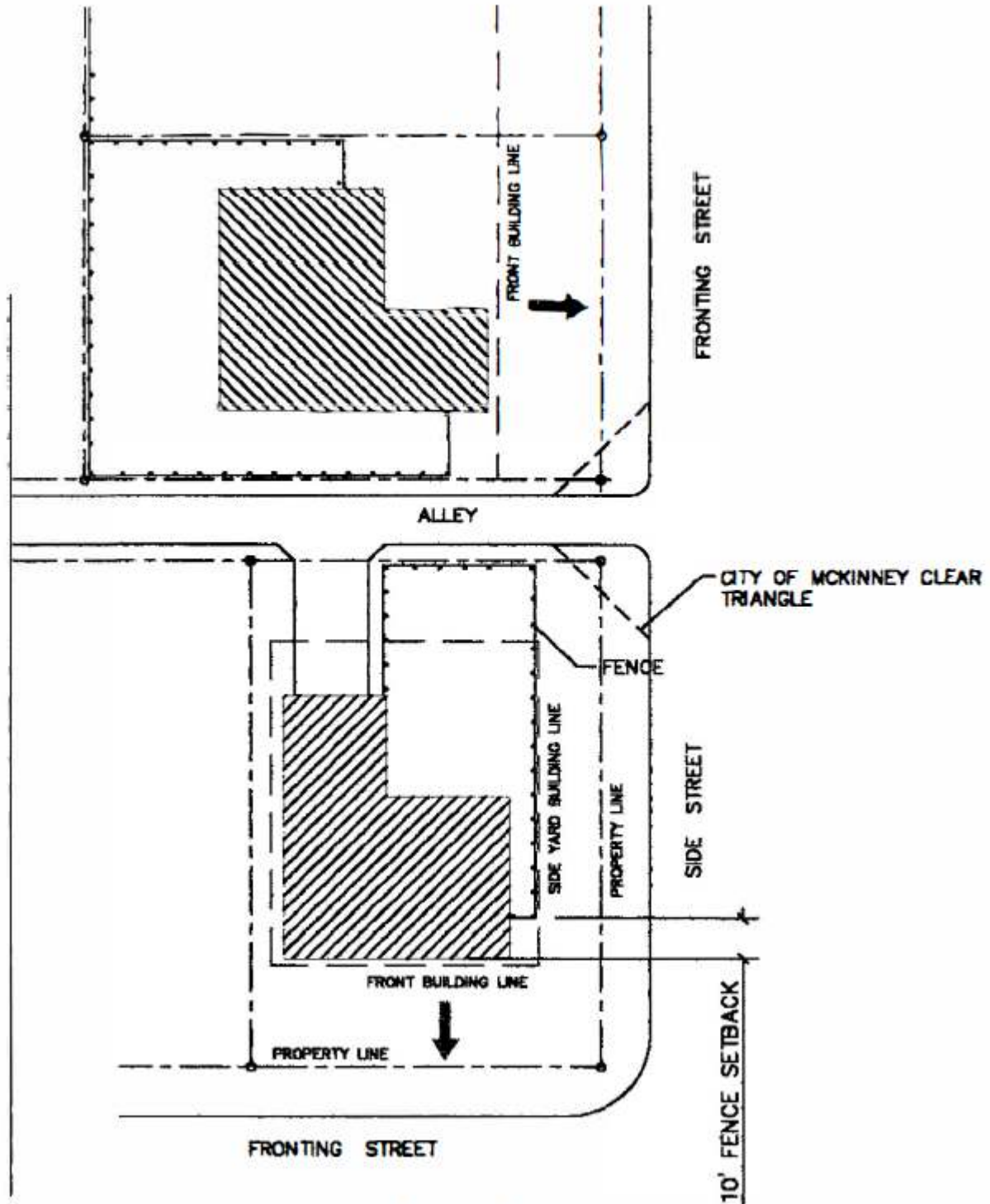
SIDE YARD PRIVACY FENCE WITHIN 10’ “VIEW ZONE” AT GOLF COURSES, LAKES AND OPEN SPACES (CEDAR AS A MINIMUM)



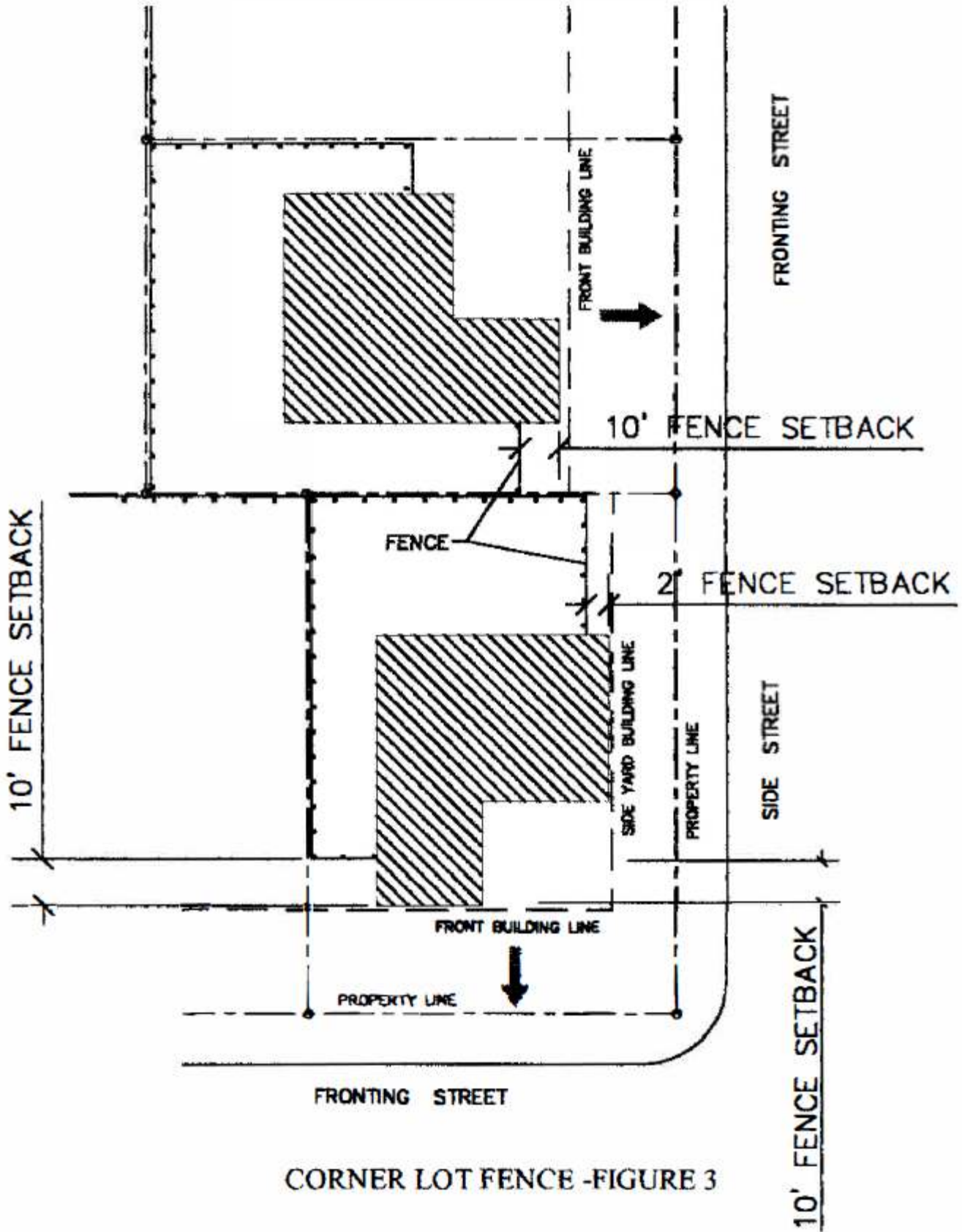
Side Yard Fence at Common Areas (property owner may use a metal side yard fence if desired in the 10’ view zone)



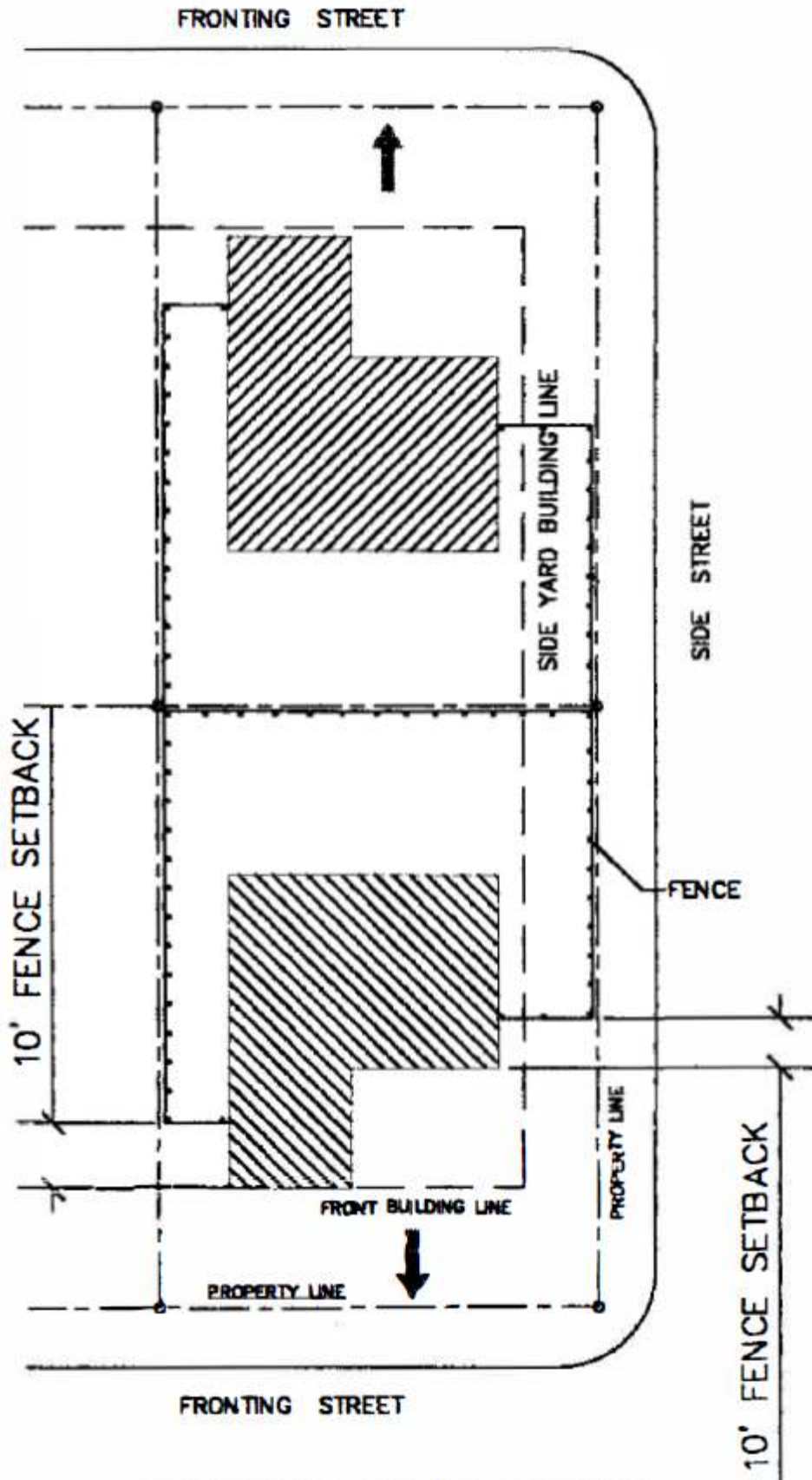
CORNER LOT FENCE -FIGURE 1



CORNER LOT FENCE -FIGURE 2



CORNER LOT FENCE -FIGURE 3



CORNER LOT FENCE -FIGURE 4

FLAGPOLES/FLAGS

- A. An Owner or resident may display:
1. The flag of the United States of America.
 2. The flag of the State of Texas.
 3. An official or replica flag of any branch of the United States armed forces which includes the Army, Marine Corps, Navy, Air Force, Space Force and Coast Guard. The Army National Guard and the Air National Guard are reserve components of their services and operate under the same authority.
 4. A sports team flag may be flown, but only during the season of play.
 5. College or university flag.
 6. Political flag, as long as it meets the flag size, as outlined below. Additionally, they can only be flown 90 days prior to an election and 10 days after the election day. Flag can be flown for one political party and only for candidates running for office/election in the current election year or issue on the ballot in the current election.
 7. A flag of the United States must be displayed in accordance with 4 U.S. C Sections 5-10.
 8. A flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
 9. A flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
 10. Flag pole can be mounted to a tree
 11. A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag must be replaced or removed.
 12. Owners must maintain the flagpole in structurally safe conditions.
- B. The Association hereby adopts the following additional restrictions on the display of flags on an owner's lot:
1. An owner may install one freestanding flagpole or two house mounted flag poles (in accordance with D1 listed below). Freestanding flagpoles may display two flags from section A listed above.
 2. An owner may not install a flagpole which is greater than twenty-five feet (25') in height as measured from grade, and the pole location must be within 15 feet of the house.
 3. An owner may not install more than one in-ground flagpole on an owner's property. Only two flags per in-ground flagpole will be allowed.
 4. An owner may not install more than two permanent house mounted flagpoles on an owner's property. Only one flag per house mounted flagpole will be allowed.
 5. Any flag displayed must not be greater than 3' x 5' in size but must be in proportion to the height of the pole.
 6. Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" flag snaps installed.
 7. An owner may not install lights to illuminate a displayed flag. If the installed lighting is determined to be a nuisance to the neighbors or otherwise does not meet local or state guidelines the Association may require the lighting to be removed.
 8. Without prior approval from the Association an owner may not locate a displayed flag or flagpole on property that is:
 - a) owned or maintained by the Association; or
 - b) owned in common by the members of the Association.
 9. Any permanent flagpoles must be installed in concrete.

- C. House mounted and tree mounted flags shall be flown from a professionally designed permanent house mounting (3' x 5' flagpole kit with steel holder and brackets). Only one 3' x 5' decorative (family shield, college flag, sports team) permanent house mounted flag is allowed (i.e., family shield etc.)



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines, unless you are submitting for a freestanding flagpole
- ❖ Scaled site plan for freestanding flagpole is required.
- ❖ The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate a displayed flag).
- ❖ House mounted flags, tree mounted flags and mountings do not need approval if they meet the requirements in section D.1 above.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

FOUNTAINS/STATUARY/OUTDOOR FURNITURE/OUTDOOR ART

- Fountains, statuary, and outdoor art are normally limited in height to three (3) feet.
- Fountains may exceed three (3) feet in height only if the Committee determines that it blends into the architectural scale of the house and property.
- Shall be limited to a total of three (3) items of a fountain, statuary, furniture, or art if located in the front yard.
- One small decorative bench may be incorporated into the landscape, permitted on a case- by-case basis.
- All outdoor furniture must be located in the rear or side yard behind the perimeter fence.
- Shall be incorporated into landscaping. Free standing (not incorporated into landscaping) yard items are not permitted in the front yard.
- Outdoor furniture in front yard is limited to front porches and must be in the appropriate size and scale for porch. Porch furniture that requires to be hung from the roof is permitted.
- Swings are not permitted in front or side yard outside perimeter fence.
- Decorative flower pots must be kept in good condition and maintained and are limited to 4 per front/side yard forward of the perimeter fence. Decorative pots cannot have dead plants, artificial vegetation or invasive species



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines, unless you are submitting for a fountain or a decorative bench.
- ❖ Fountains over three (3) feet must submit a scaled site plan, drawings or pictures, height, color, and material.
- ❖ Fountains three (3) feet and under are not required to submit provided you comply with the above guidelines; however, submittal is required if you are requesting more than two. A scaled site plan with location, drawings or pictures, height, color, etc. is required.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

GREENHOUSES

Greenhouses must be located behind a six (6) foot privacy fence or the required metal fence and may not exceed eight (8) feet at its tallest point.

Greenhouses cannot exceed a total maximum square footage of 120 square feet

Greenhouse frames shall be of cedar, redwood, metal, or resin construction. If a resin frame is used it shall be 100% UV protected.

Greenhouse walls and roofs shall be of non-reflective Glass or Polycarbonate construction. If Polycarbonate panels are used it shall be 100% UV protected. Tarp or plastic drop cloth covers are prohibited.

Greenhouses on Golf Course or Common Area lots are restricted to a side yard not adjacent to a Common Area or Golf Course.

Greenhouses shall not be overly ornate.

Greenhouses must be permanently anchored.

Greenhouses must have a five (5) foot minimum clearance from any fence or property line



SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the greenhouse, existing structures, property lines, and setbacks.
- ❖ A description and the dimensions of the greenhouse (i.e., construction drawing).
- ❖ A description of materials and color for the greenhouse and those of the house.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

HOT TUBS AND SPAS

- Hot tubs and spas shall not protrude more than 42" above grade.
- Hot tubs and spas shall not exceed 100 sq. feet in size.
- Concentrated drainage (i.e., pipes) to the golf course, common areas, or neighboring properties is not allowed.
- Above ground spas and hot tubs are limited to side or rear yards only and must be located behind the perimeter fencing of the lot and screened from public view.
- Only one spa or hot tub is allowed per lot.
- Homeowners should consult the City of McKinney for fencing requirements around hot tubs and spas. Submittal required for any fencing to be installed.
- All hot tub/spa equipment must be fully screened on all sides with a six (6) foot cedar privacy fence.
- Spas and hot tubs shall maintain a five (5) foot side yard setback and a five (5) foot rear yard setback unless adjacent to a golf course, water body, open space, or Common Area and then a ten (10) foot setback is required or as required by the subdivision guidelines. Spas and hot tubs may not be located within any drainage, utility, or maintenance easement.
- Above ground Swim spas are prohibited. See guidelines for in ground swim spas (locate under pool guidelines)



SUBMITTAL REQUIREMENTS

- ❖ A catalogue clipping, photograph, description, color, material, and dimensions of the improvements.
- ❖ A scaled site plan showing the location of the equipment, existing structures, property lines, and setbacks.
- ❖ Photo of proposed location.
- ❖ Permit and approval by City of McKinney.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

HOUSE NUMBERS

- House numbers shall be metal, cast stone, or cedar, redwood. (i.e., brass, wrought iron). Refer to your sub-division guidelines for requirements.
- Maximum size shall be six (6) inches in height.
- Fluorescent or brightly colored numbers are not allowed.
- Curb numbers can be black numbers on a white background or white numbers on a black background. In addition, may include sports teams, college teams, Texas flag or U.S. flag. The curb numbers must be kept in good condition.
- House numbers must be visible from the street.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

LANDSCAPING

- Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native or those commonly found and successfully grown in the North Texas area. The amount and character of the landscaping must conform to the precedent set in Stonebridge Ranch. No plants with sharp spines or high toxicity are allowed. Examples of those plants are: Oleander Century plant, Prickly Pear, Spanish dagger, and Castor bean. Bamboo or any other invasive planting are prohibited. Artificial materials for trees, plants, flowers, and shrubbery are not permitted. Supplemental plantings must not be on prohibited list.
- All improved landscaped areas shall have an appropriately designed automatic irrigation system.
- Removal of any required caliper tree shall have prior written approval by
- the Reviewing Body. If a tree is removed without the written approval of the Reviewing Body, the homeowner will be required to "replace" the tree with one of like size and quality at the homeowner's expense. (The Reviewing Body will decide what is "like size" and quality). All required landscape per the sub-association guidelines, must be maintained and replaced when needed using the highly recommended or acceptable (when denoted) plant material of the appropriate palette.
- Open area Design: Front and side yards, forward of return fences, must include a minimum of 50% turf grasses as depicted in the Landscape Palette.
- Plant Bed Design: Shrubs and ground cover shall be grouped in masses in formal rows/curves or in-formal beds. Wide spacing of a variety of plants in "polka dot" fashion is not permitted.
- Bedding Material: There are two approved categories of bedding material. The first is plant material or mulch such as natural pine straw, chopped or shredded cypress, hardwood mulch and pine bark. The second category is stone such as lava rock, crushed natural granite, river rock (size must be maximum of 4 inches and minimum of 2 inches and color must be gray, brown, cream, beige, or tan) and earth tone gravel (brown or tan).
- Landscape improvements shall not impact the function of any drainage easement.
- Shrubs planted along the golf course or open space fencing shall be maintained no higher than the 59" high fence for a minimum of 10'.
- Air Conditioning units as viewed from the front of the home, Common Area, or golf course shall be visually screened with a five (5) gallon (min.) evergreen shrub.
- Landscape Bed Edging:
 1. The preferred landscape bed edging is a neat 2-inch-deep trench.
 2. Metal edging ... not to exceed 1 inch above adjacent turf height.
 3. All Landscape edging above 24" in height shall be considered retaining walls. Refer to retaining walls guidelines for requirements.
 4. Stones cut in uniform rectangular shapes and consistent in height not to exceed 6" in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. Stone color shall complement the house. Natural stones in the Milsap, Hackett and Austin varieties are acceptable, other stones may be approved by the Reviewing Body on a case- by-case basis.
 5. Segmental interlocking concrete units provided the units have a rustic natural stone appearance; installed with the long dimension horizontal; not to exceed 6 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance and the colors blend with the darker earth tones that exist in the Milsap or Brown Hackett natural stone palette range.
 6. Regular brick edging shall complement the house brick and is required to be mortared in place. Not to exceed 6 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. In no instance shall any holes in the brick be visible to the public. Interlocking brick edging shall complement the house brick and is not required to be mortared.
 7. Natural stone boulders set in a natural dry stacked pattern and not mortared. The boulders' edging shall not exceed 12 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. Color shades of dark brown, rust or moss boulders are acceptable.

8. Commonly owned (shared) fences along property lines with adjacent lots must not be used to retain bedding material, soils, or aggregates.
- Landscaping shall not impede sight lines needed for safe vehicular traffic movement.
 - Listed on the following pages is the approved plant palette for Stonebridge Ranch. All required landscaping, as stated in the applicable Sub-Division guidelines, shall be from the required palette categories listed below.
 - Refer to your subdivision guidelines for the minimum requirement.
 - Each lot is required to install and maintain caliper trees, foundation shrubs, (minimum of one row is required (some subdivisions may require more, refer to your subdivision guidelines) and/or ornamental trees based on their subdivision guidelines and must come from the Landscape Palette highly recommended or acceptable categories. Any additional shrubbery, ornamental trees, and flowers are at the homeowner's discretion provided they comply with all guidelines

Properties with a lot less than 70 feet wide facing the street are only required one canopy tree, **four (4) inch minimum,** caliper size



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

REQUIRED LANDSCAPE PALETTE

LARGE CANOPY TREES

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Autumn Blaze Maple	<i>Acer freemanii</i>	S	40	30	
Bur Oak	<i>Quercus macrocarpa</i>	S	60	60	
Cedar Elm	<i>Ulmus crassifolia</i>	S	50	40	
Chinese Pistachio	<i>Pistacia chinensis</i>	S	50	45	
Chinkapin Oak	<i>Quercus muhlenbergii</i>	S	50	50	
Live Oak	<i>Quercus virginiana</i>	S	40	65	
Pecan	<i>Carya illinoensis</i>	S	60	60	
Shumard Red Oak	<i>Quercus shumardii</i>	S	50	50	
Southern Magnolia	<i>Magnolia grandiflora</i>	S	60	40	

SMALL CANOPY TREES

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Mexican Buckeye	<i>Ungnadia speciosa</i>	S	20	15	

SMALL ORNAMENTAL TREES (10ft to 30ft)

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
**Maple, Caddo	<i>Acer truncatum</i>	S/Sh	30	20	
**Maple, Shantung	<i>Acer saccharum</i> 'Caddo' 'Shantung'	S/Sh	25	20	Varieties - pink, red, purple, white, lavender
Crape Myrtle	<i>Lagerstroemia indica</i>	S	20	15	Choose male grafted variety Bright yellow blooms
Ginkgo Tree	<i>Ginkgo biloba</i>	S	30	30	
Golden Raintree	<i>Koelreuteria paniculata</i>	S	30	30	
Holly, Possumhaw	<i>Ilex decidua</i>	S/Sh	15	12	
Holly, Yaupon	<i>Ilex vomitoria</i>	S/Sh	15	15	
Japanese Maple	<i>Acer palmatum</i>	Sh	5 to 25	5 to 25	Shade only - many varieties
Little Gem Magnolia	<i>Magnolia grandiflora</i> - var Little Gem	S	30	25	
**Redbud	<i>Cercis canadensis</i>	S/Sh			Varieties - pink, burgundy, white
Teddy Bear Magnolia	var Teddy Bears	S	20	15	<i>Magnolia grandiflora</i>

NON-CANOPY TREES

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Eastern Redcedar	<i>Juniperus virginiana</i>	S	45	40	

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Desert Willow	<i>Chilopsis linearis</i>	S	20	20	Erratic growth form
Pine, Eldarica (Afghan)	<i>Pinus eldarica</i>	S	30	25	Slope or well-drained soil
Pine, Japanese Black	<i>Pinus thunbergia</i>	S	20	20	Slope or well- drained soil

LARGE SHRUBS (6ft to 20ft)

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Flowering Pomegranate	<i>Punica granatum</i>	S	10	8	Non-edible fruit, several varieties
Holly, Cardinal	<i>Ilex</i> x 'Cardinal'	S/Sh	12	8	Hybrid from Mary Nell
Holly, Festive	<i>Ilex</i> x 'Festive'	S/Sh	12	8	Hybrid from Mary Nell
Holly, Liberty	<i>Ilex</i> x 'Liberty'	S/Sh	12	8	
Holly, Mary Neil	<i>Ilex</i> x 'Mary Nell'	S/Sh	10	8	
Holly, Nellie R. Stevens	<i>Ilex</i> x 'Nellie R. Stevens'	S/Sh	16	12	
Holly, Oakland	<i>Ilex</i> x 'Oakland's	S/Sh	12	8	
Holly, Patriot	<i>Ilex</i> x 'Patriot'	S/Sh	12	8	Hybrid from Mary Nell
Holly, Robin	<i>Ilex</i> x 'Robin'	S/Sh	15	10	Hybrid from Mary Nell
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	Sh	6	8	Flowering shrub for shade
Viburnum, Eastern Cranberrybush	<i>Viburnum opulus</i>	Sh	10	8	Flowering shrub for shade
Viburnum, 'Rusty Blackhaw'	<i>Viburnum rufidulum</i>	Sh	15	12	
Vitex	<i>Vitex agnus-castus</i>	S	15	15	

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Junipers	<i>Juniperus</i> spp	S	8 to 20	4 to 15	Many varieties, bag worms, spider mites
Rose-of-Sharon	<i>Hibiscus syriacus</i>	S	12	12	Cotton root rot
Texas Mountain Laurel	<i>Sophora secundiflora</i>	S	10	10	
Waxleaf Ligustrum	<i>Ligustrum japonicum</i>	S/Sh	10	10	

MEDIUM SHRUBS (3ft to 6ft)

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Elaeagnus	Elaeagnus pungens	S	6	8	
Glossy Abelia	Abelia x grandiflora	S/Sh	6	6 to 8	
Holly, Burford	Ilex cornuta 'Burfordii'	S/Sh	7	7	
Holly, Little Red	Ilex x 'Little Red'	S/Sh	7	7	Seeding of Mary Nell Holly, also called Needlepoint holly
Holly, Willowleaf	Ilex cornuta 'Willowleaf'	S/Sh	7	7	
Italian Jasmine	Jasminum humile	S/Sh	5	6	Deep green foliage
Leatherleaf Mahonia	Mahonia bealei	S/Sh	5	4	
Nandina	Nandina domestica	S/Sh	5	4	

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Fringe Flower	Loropetalum chinense	S/Sh	4 to 8	4 to 8	Needs acidic soil, lace bugs intolerant of poor drainage, cold damage in Collin County
Texas Sage	Leucophyllum frutescens	S	5	5	

SMALL SHRUBS (1ft to 3ft)

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Abelia, Rose Creek	Abelia x grandiflora	S/Sh	2	3	
Crape Myrtle, Dwarf	Lagerstroemia indica	S/Sh	2	3	
Holly, Carissa	Ilex cornuta	S/Sh	3	3	
Holly, Dwarf Burford	Ilex cornuta 'Dwarf Burford'	S/Sh	4	3	
Holly, Dwarf Chinese	Ilex cornuta 'Rotunda'	S/Sh	3	3	
Holly, Dwarf Yaupon	Ilex vomitoria 'Nana'	S/Sh	3	3	
Nandina, Compact	Nandina domestica 'Compacta'	S/Sh	3	3	
Nandina, Gulf Stream	Nandina domestica 'Gulf Stream'	S/Sh	3	2.5	
Nandina, Moonbay	Nandina domestica 'Moonbay'	S/Sh	3	3	
Oregon Grape Mahonia	Mahonia aquifolium	Sh	3	2.5	
Spiraea, Anthony Waterer	Spiraea x bumalda 'Anthony Waterer'	S	2	2	Shows iron deficiency in alkaline soil

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Azalea	Rhododendron spp.	Sh	3	3	Lace bugs, needs acidic soil
Boxwood, Japanese	Buxus microphylla japonica	S/Sh	2	2	Bronze in winter, lace bugs
Indian Hawthorn	Raphiolepis indica	S	3	3	Many varieties, fungal leaf spot
Nandina, Nana	Nandina domestica 'Nana Purpurea'	S/Sh	2	2	Red winter foliage, needs good drainage

GROUNDCOVER

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Asian Jasmine	Trachelospermum asiaticum	S/Sh	6in	Spreads	
Junipers, Trailing	Juniperus spp.	S	4in to 18in	Spreads	Several varieties Subject to winter freeze
Liriope	Liriope muscari	Sh	15in	15in	
Mondo Grass	Ophiopogon japonicus	S/Sh	8in	6in	
Mondo Grass, Dwarf	'Nana'	S/Sh	3in	3in to 4in	
Nandina, Flirt	Nandina domestica 'Flirt'	S/Sh	12in	12in	
Nandina, Harbour Dwarf	Nandina domestica 'Harbour Dwarf'	S/Sh	12in	12in	
Purple Wintercreeper	Euonymus fortune 'Coloratus'	S/Sh	10in	Spreads	

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
English Ivy	Hedera helix	Sh	6in	Spreads	Needs well drained soil Subject to leafroller damage each summer
Vinca	Vinca major	Sh	10in	24in	

VINES

Highly Recommended

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Boston Ivy	Parthenocissus tricuspidata	S/Sh	40	40	
Carolina Jessamine	Gelsemium sempervirens	S/Sh	15	15	
Clematis, Evergreen	Clematis armandii	S/Sh	15	10	
Clematis, Sweet Autumn	Clematis paniculata	Sh	15	15	
Climbing Roses	Rosa spp.	S	20	20	Earth-Kind are most dependable

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Crossvine	Bignonia capreolata	S/Sh	20	20	
English Ivy	Hedera helix	Sh	20	20	
Wisteria	Wisteria sinensis	S	40	40	

TURF GRASSES**Highly Recommended**

Common Name	Botanical Name	Durability	Drought	Shade	Dominance
Bermuda	Cynodon dactylon	High	High	Low	Second most dominant
St. Augustine	Stenotaphrum secundatum	Low	Low	High	Most dominant
Zoysia	Zoysia japonica	Medium	Medium	Medium	Least dominant
Buffalo	Bouteloua dactyloides	Medium	High	Low	
Centipede	Eremochloa ophiuroides	Low	High	Low	

ORNAMENTAL GRASSES**Highly Recommended**

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Dwarf Fountaingrass	Pennisetum alopecuroides	S	18 to 30in	15 to 18in	
Maiden Grass	Miscanthus sinensis 'Gracillimus'	S/Sh	48 to 72in	48 to 60in	
Muhly, Gulf	Muhlenbergia capillaris	S	18in	10in	
Reed Grass, Karl Foerster	Calamagrostis x acutiflora 'Karl Foerster'	S/Sh	24 to 30in	30 to 36in	
Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'	S S/Sh	30 to 36in 48 to 60in	18 to 24in 36 to 48in	

Acceptable

Common Name	Botanical Name	Sun/ Shade	Height ft	Width ft	Comments
Japanese Bloodgrass	Imperata cylindrica	S/Sh	8 to 10in	15-18in	
Muhly, Lindheimer	Muhlenbergia lindheimeri	S	36 to 48in	42 to 48in	This may be too large for some lots
Pampas Grass	Cortaderia selloana	S	60 to 96in	72 to 120in	
Zebra Grass	Miscanthus sinensis 'Zebrinus'	S/Sh	60 to 84in	48 to 60in	

** The Reviewing Body is authorized to grant variances for replacement of Large Canopy Trees, in all villages, with one of these Small Canopy Trees when the Committee feels that the size of the front yard is not large enough to facilitate replacement with a Large Canopy Tree. The Reviewing Body is authorized to grant a variance on the number of required trees, when the Committee feels that the lot is not large enough to accommodate the required number and type of trees. A variance from the city of McKinney is also required.

LIGHTING (EXTERIOR)

- All exterior lighting must be screened and aimed so as not to "glare" to your neighbors.
- Flood lighting shall be screened or shielded.
- No permanent-colored lights allowed.
- Any lights or adornments mounted on the top cap or trim cap of a shared fence and can be seen by both neighbors should have written confirmation of an agreement between neighbors. In the instance a new owner comes in, a new written agreement should be formed.
- When installing lights on a shared fence, total brightness needs to be considered. Hardscape and landscape lights should be between 50 and 300 lumens.
- Flood lights should be between 700-1300 lumens.
- Additional security, accent or other lighting will be reviewed on a case-by-case basis. Lighting cannot resemble holiday lighting under multiple eaves of the house.
- Seasonal/holiday lighting or decorations may be displayed one month prior to the holiday and must be removed no later than one month after the date of the holiday being celebrated (Exception: December holiday lighting may be displayed commencing November 1st of each year). Such lighting and decorations must be appropriate for the holiday being celebrated.
- Jellyfish, Oelo and similar permanent lighting systems are not permitted.

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines, unless you are submitting for additional security, accent, or other lighting.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

MAILBOXES

- Mailboxes shall conform to the specific village standard design if one has been implemented in the subject village. In villages without standard design criteria, mailboxes shall be black, bronze, or dark green in color and may be redwood pole mounted, masonry encased, or free-standing metal. Damaged mailboxes shall be replaced with the same design as originally installed so as to match the others on the street.
- Mailbox heights and sizes must comply with U.S. Postal Service standards and sizes.
- Masonry encased mailboxes shall be a maximum four (4) feet in height with masonry to match or complement that of house (including stucco).
- Pole mounted mailboxes shall be on naturally finished 4" x 4" redwood posts.
- Street numbers are the only identification permitted on the mailbox. Family shields, artwork, family names, or monogram initials are not allowed.
- Free standing metal mailboxes shall be "flat black" in color. No other colors are allowed.
- To the extent possible, mailboxes shall be grouped in pairs at the request or requirement of the U.S. Postal Service.

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

OUTDOOR FIREPLACES / FIRE-PITS / OUTDOOR KITCHEN AREAS

- Must be finished with masonry that blends with that on the house. Brick shall match the house brick blend.
- Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.
- Shall not be located closer than five (5) feet to any property line.
- When located on a golf course and/or public greenbelt areas shall maintain the ten (10) feet side yard and ten (10) feet rear yard setback.
- May not encroach on any easements or alter the surface drainage on the lot per the Subdivision Grading Plan.
- Outdoor Fireplaces shall be in scale with and integrated into the design of the house structure, deck and/or landscape areas and shall be sited in consideration of neighboring properties. Height of the total structure shall not exceed thirteen (13) feet. Height may be higher on case-by-case basis to meet city building requirement.
- Kitchen and fireplaces shall not impede on any view zone requirements established for the lot.



SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the outdoor fireplace, fire-pit or outdoor kitchen and the distance to the property lines, and setbacks.
- ❖ Description of materials and dimensions of the structure with drawing.
Picture/Specs of proposed material to be used
Picture of house to show it blends with house and proposed location.
- ❖ City Permit
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

OUTDOOR SHADE STRUCTURE/SAIL SHADES – TEMPORARY

- Shade structures shall be attractive in appearance, without an excess of detail ornamentation.
- Steel frame shall be black or dark bronze factory finished.
- Overall height of the shade structure shall not exceed twelve (12) feet in height.
- The shade structure shall not exceed 144 square feet in size.
- Canvas or fabric roofing shall be a solid earth tone color with simple edging (no fringe or stripes).
- Shade structures shall be located in the front or rear yard and must be located a minimum of ten (10) feet inside the perimeter fence from the property lines.
- Shade structures must have a minimum five (5) foot clearance from any play equipment, arbor, or any other attached or detached structure.
- Only one shade structure is allowed per lot.
- The structure shall not alter the drainage patterns established.
- Any damage to the frame or fabric must be repaired immediately or removed.
- Temporary shade structures may be used between May 1st through September 30th.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

PAINTED BRICK

- Colors are limited to neutral muted earth tones, shades of off white, tan and gray. Bright primary, pastel, bright white and black are not allowed. Colors must fall within the LRV range (30%-68% Light Reflective Value)
- Only homes that are entirely brick or with less than 15% Hardie Siding,
- May be painted. Brick homes that include stone, stucco, EIFS, Hardie board etc. may not be painted. Hardie must be painted the same color as the brick.
- Faux accents are not allowed (i.e., painting images of surrounds, half-timbering, water tables, etc.).
- Authentic accents such as cast stone surrounds, banding, water tables, etc. may not be painted.
- The exposed edges of the concrete foundation may not be painted.
- Painting of brick must be in accordance with the selected painting manufacturer's specifications, which typically include surface preparation and primer requirements.
- Painted brick must be properly maintained, and homeowners should expect to repaint every 3-5 years.
- The selected paint should be porous to allow the substrate to breathe (i.e., allow entrapped moisture to escape). Nonpermeable paints are not allowed.
- Trim, siding, gutters, downspouts, etc. must be painted to coordinate with the overall color palette of the home. (LRV 20% - 90%) Color sample with LRV number required.
- Painting of brick must be completed by a professional.
- In keeping with the overall architectural character of Stonebridge Ranch, there are limits for the number of painted homes on a street, similar to separation requirements for front elevations and brick blends. Approval will be on a case-by-case basis.
- Painted Brick/Stucco must meet LRV Guidelines.

SUBMITTAL REQUIREMENTS

- ❖ Sample of paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photos of each elevation of the house.
- ❖ Photos of the two houses to the left, two houses to the right, and the house across the street from the home.
- ❖ Documentation of the process in which the painting will be completed, and the contractor contact information.
- ❖ Additional information may be requested by the Modifications Committee.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

PAINING AND COATINGS

- All exterior surfaces shall be maintained in good and reasonable condition and shall be protected from the elements.
- Any noticeable paint or coating failure such as peeling, flaking, chalking, or chipping, as well as any surface deterioration shall be eliminated, and the surfaces recoated.
- Exterior wall surface materials shall be limited to three (3) approved materials (excluding windows and trim). Vinyl siding shall not be approved. Residential improvements shall not be adorned with stylistic ornamentation or details that are out of character with the Village image.
- All painted improvements and other painted structures shall be repainted by the Owner(s) thereof at their own expense as often as is reasonably necessary to ensure the attractiveness and aesthetic quality of such improvement.
- If changing color, approval is required, and all current guidelines must be met.
- All painted Hardie sidings, gutters, trim, garages, and front doors being painted the same color as currently on home and **MEETS, CURRENT GUIDELINES** (Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof with Light Reflective Value (LRV) range 20%-90%) no submission is necessary.
- Painted Brick/Stucco must meet LRV Guidelines

SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan.
- ❖ A photograph of the home.
- ❖ A sample of the stain or paint color, manufacturer, and color specifications (color, name, and Light Reflective Value number).
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

COLOR CHANGES

- Trim, gutters, and siding colors must complement the masonry color on the house. Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof with Light Reflective Value (LRV) range 20%-90%. All colors which do not fall within the palette must be submitted. Bright primary and secondary colors, black and white colors, and pastels are prohibited.
- Garage doors must complement the masonry color on the house and shall be stained or painted from one of the following color palettes: off-white, brown, beige, or gray color palette and derivatives thereof or as approved by the Reviewing Body. Bright primary and secondary colors, white colors, and pastels are prohibited. Black on garage doors is reviewed on a case-by-case basis if the brick has black tones. Cedar garage doors may be painted to match other cedar accents on a case-by-case basis. Review subdivision guidelines as they may be more restrictive.
- Shutters shall be painted or stained in colors that complement the siding and masonry color on the house and are intended to accent or highlight architectural features. Dark rich hues within the above LRV range of black, brown, gray are allowed. Bright primary and secondary colors and pastels are not allowed.
- Front doors shall be painted or stained in colors that complement the siding and masonry color on the house and are intended to accent or highlight architectural features. No submittal required if front door is painted from off-white, brown, beige, or gray color palette and derivatives thereof. Color changes on front doors outside of listed palettes shall be reviewed on a case-by-case basis. Bright primary and secondary colors are not allowed.
- Color palette may vary on a case-by-case basis for craftsmen style homes in the villages of Regents Park, Mayberry and Freedom Park.
- Lime wash, whitewash, German smear & messy mortar are prohibited.
- German Smear: Mortar wash or form of whitewash brick that adds texture to brick surface and mortar joints.
- Messy Mortar: Mortar joints that look irregular and smudged.
- Painted Brick/Stucco must meet LRV Guidelines

SUBMITTAL REQUIREMENTS

- ❖ Sample of stain or paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photo of existing house showing current paint/stain, brick, stone, or stucco color.
Photos of two (2) houses on either side of property and the house directly in front of property.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

GUTTERS/DOWNSPOUTS

- Trim, gutters, and siding colors must complement the masonry color on the house. Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof with Light Reflective Value (LRV) range 20%-90%,. Bright primary and secondary colors, black and white colors, and pastels are prohibited.
- Downspouts must be the same color as the gutter. may match either the painted siding, or masonry and must be approved by reviewing body.
- Downspouts must not direct water onto adjacent properties. Water from your property must "sheet flow" before it enters into the drainage easements. No piped drains are allowed to have an outlet which directs water to adjoining lots, open space, or golf course. The outlet for piped drainage shall terminate into the street gutter.



SUBMITTAL REQUIREMENTS

- ❖ Sample of stain or paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photo of existing house showing current paint/stain, brick, stone, or stucco color.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

PLAY EQUIPMENT/TRAMPOLINES/SWINGS

- Play equipment structures shall not be taller than thirteen (13) feet. Play equipment structures made of any material that exceeds six (6) feet in height must be submitted to the Reviewing Body for approval.
- Play equipment structures are allowed only inside and rear yards behind perimeter fence and must maintain a ten (10) foot set back from any property line.
- Metal play equipment must be earth tone in color.
- Wood play structures must be of redwood, cedar, or special pine* and must be assembled and maintained. Plastic or resin play structures in earth tones colors are permitted.
- Trampolines must maintain a ten (10) foot setback from any property line.
- Swings are allowed only in the side and rear yards behind the perimeter fencing for the property.



SUBMITTAL REQUIREMENTS

- ❖ A description of the play equipment with its dimensions and colors (photographs where available). No submittal for a trampoline is required if the guidelines are met.
- ❖ A scaled site plan showing the location of the play equipment, adjacent buildings, property lines, and setbacks.
- ❖ Special pine play equipment must be shown to have at least a 15-year warranty and stained cedar. The manufacturer name must be stated, and a brochure supplied. Each application will be reviewed on a case-by-case basis.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

PLAYHOUSES

- Playhouses must be located inside or rear yard areas and must be located behind a six (6) foot privacy fence or otherwise screened.
- Tree playhouses are not permitted.
- No electrical, plumbing or air conditioning may be installed in the interior or exterior of the playhouse.
- Playhouses must be of wood, plastic, or resin construction. (Plastic playhouses without foundations are considered toys, i.e., "Li'l Tikes").
- Playhouses must be painted to match or complement the house.
- Playhouse roofing shall match or complement that of the house.
- Playhouses shall be no taller than nine (9) feet at its tallest point and shall not exceed 75 square feet.
- Playhouses must have a minimum ten (10) foot clearance from any structure and ten (10) foot from any property line.
- Only one playhouse is allowed per lot.



SUBMITTAL REQUIREMENTS

- ❖ A description of the playhouse with its dimensions and color (i.e., photographs, drawings, color samples).
- ❖ A scaled site plan showing the location of the playhouse, adjacent buildings, property lines, and setbacks.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

POOLS/POOL EQUIPMENT/PONDS/INGROUND SWIM SPAS

- All swimming pools, ponds inground swim spas and associated decks shall be located in the side and rear yards behind the perimeter fence. They may not be located in easements or within five (5) feet of any property line as measured from the edge of decking and outside face of the pool grade beam. Pool slides must meet a ten (10) foot setback. Pool slides are limited to 8' height.
- Pool/pond equipment must be fully screened on all sides with a six (6) foot cedar privacy fence on all exposed sides. Pool equipment screening fence must be separate from the perimeter fencing of the lot and must match the existing fence in style and color. The equipment must be located adjacent to the house unless otherwise specifically approved by the Reviewing Body.
- If distance from house to property line is less than 5' then the use of 2 inline gates adjacent to the equipment (cedar/redwood) may be utilized for screening and equipment access
- Above ground pools, masonry block, semi inground, vinyl lined, and low hung vinyl lined pools are not allowed.
- **Pools and inground swim spas must be made of gunite or fiberglass only.**
- **Inground swim spas must be flush with ground not exceeding 3" (inches)**
- Construction access must be across applicant's property and approved prior to commencement of any work. Excess soil must be removed to an approved waste disposal site. No access will be granted from Stonebridge common area.
- Pneumatic pool enclosures are not permitted.
- Pool/pond overflow may not be directed onto adjacent properties, golf course or any other common greenbelt including storm water drains. Overflows must be directed to the house sewage draining system.
- Pond pumps of the SILENT self-priming, sequence water garden type are permitted adjacent to the pond if the filter/pumping system is not visible. The pump and filter system must be confined in an area to monitor noise control and must be shielded from view with 5-gallon non-deciduous shrubs.
- All improvements {pools, pool decking, ponds, retaining walls, landscaping, etc.) shall be installed in such a manner that the drainage across adjacent properties is not altered or impaired in any way. Finished grades shall not direct concentrated water {i.e., downspouts, pool/pond overflows, subgrade drainage systems) flows onto adjacent properties and shall follow the city of McKinney approved grading plans.
- Safety Pool enclosures may not be more than 6' in height, must consist of transparent mesh or clear glass panels set in black metal frame, designed to not be climbable, and surround a water feature such as a swimming pool or spa.
- Koi/nature ponds will be considered on a case-by-case basis and are limited to 100 square feet. One per lot.

SUBMITTAL REQUIREMENTS

- ❖ A scaled site/grading plan showing the proposed pool or pond, construction access, decking, fencing, existing structures, property lines, and setbacks (Show 5' SB easement.).
- ❖ The location and description of all mechanical equipment, lighting, etc., and type of screening to be provided.
- ❖ Construction plans drawn to scale, type of materials being used (photos, color, name) for pool, pond, spas, decking, pool surface) landscape plan.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

RAINWATER COLLECTION DEVICES

- A. An Owner may not install a rain barrel or rainwater harvesting system if:
- such device is to be installed in or on property:
 - owned by the Association.
 - owned in common by the members of the Association; or
 - located outside the fenced area of the owner's lot.
 - the barrel or system:
 - is of a color other than a color consistent with the color scheme of the owner's home.
 - displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- B. The Association may regulate the size, type, and screening of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another Lot, or a common area if:
- the restriction does not prohibit the economic installation of the device or
 - appurtenance on the owner's property; and
 - there is a reasonably sufficient area on the owner's property in which to install the
 - device or appurtenance.
- C. The plans and specifications must indicate the screening method and detail.
- D. The maximum size of any single container should be limited to 50 gallons.
- E. The collection device must be properly maintained in a sanitary, safe, and working condition. Discharge of collected rainwater must be within the boundaries of the owner's lot without detrimental effect on neighboring properties.
- F. In order to enforce these regulations, an owner must receive written approval from the review committee prior to installing any rain barrel or rainwater harvesting system. The plans and specifications must show the proposed location, color, material, screening devices, size and type of such system or device (and all parts thereof). The plans must also identify whether the device or any part thereof will be visible from any street, other lot or common property or greenway frontage.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

RELIGIOUS DISPLAY ITEMS

The association prohibits the display of religious items if:

- A. It threatens public health or safety.
- B. It violates the law.
- C. Contains language, graphics, or any display that is patently offensive for reasons other than its religious content.
- D. Is installed on property owned or maintained by the property owners' association or on common property.

Violates a setback restriction or is attached to a traffic control device or fire hydrant.

This policy shall supersede and render null and void any and all previously adopted religious policies adopted by the Board. This Religious Display policy is effective upon adoption and to remain in effect until revoked, modified, or amended.

SUBMITTAL REQUIREMENTS

- ❖ None required if you comply with the above guideline.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

RETAINING WALLS

- Retaining walls shall be constructed of Millsap or Brown Hackett natural stone, unless stated otherwise in the governing Subdivision Guideline where the Lots is located. Stonework is to match the color blend, pattern, unit size mixes and mortar color of the retaining walls that exist in established Common Areas (i.e., intersection of Stonebridge Drive and Virginia).
- Retaining walls are structures designed to restrain soil to unnatural slopes. They are used to bound soils between two different elevations.
- Where possible, retaining walls must taper into grade not to exceed six (6) inches in height.
- Retaining walls shall be limited to four (4) feet in height unless it can be shown that site conditions justify a taller wall.
- All retaining walls over two (2) feet in height must be designed by a licensed Professional Engineer registered in the State of Texas with the Engineer Stamp listed on the application.
- Retaining walls shall not alter or impair the drainage across adjacent properties.
- Retaining walls constructed of wood, railroad ties and other similar materials are not allowed. Repair to pre-existing walls of these types of materials must be replaced with approved materials.
- Repairs to Millsap or Brown Hackett natural stone must be replaced with the same material, if less than 25% of the wall area will be repaired no submittal required as long as homeowner complies with all guidelines.
- If a retaining wall is on the shared property line, The homeowner on the dominant side of the wall is responsible for the replacement and/or repair of the retaining wall. The dominant property is the property on the high side of the wall, in which the wall is retaining the earth.
- If the current retaining wall is being repaired, replaced or maintained, a neighbor acknowledgement form is required to be signed by both homeowners.
- It is required to be sent with certified return receipt allowing the neighbor 10 business days to respond. Tracking information is required as proof.
- Retaining walls may also be constructed of interlocking segmental concrete units with the following conditions:
 1. Segmental retaining walls may not exceed three (3) feet in height.
 2. Segmental retaining walls may not be located along common property lines with adjacent Lots; where fencing occurs; or unless stated otherwise in the governing Subdivision Guideline requirement.
 3. Exposed face of the units shall have a natural stone cut pattern.
 4. Maximum unit sizes sixteen (16) inches in length and six (6) inches in height.
 5. Segmental retaining walls must step (up or down) to follow changes in grade. Maximum step to be the height of one unit.
 6. Colors to blend with the darker earth tones that exist in the Milsap or Brown Hackett natural stone palette range.
 7. Units shall be placed in courses that are level and in alignment the full length of the wall.
 8. Top of walls should terminate with cap units.
 9. Top of walls must die into grade.

SUBMITTAL REQUIREMENTS

- ❖ Scaled site plan showing location of wall, height, finished elevations (top and bottom) and resulting drainage patterns.
- ❖ Materials (i.e., brick or stone) samples or photographs.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ROOFING MATERIALS

- A. The Association may not prohibit or restrict an owner who is otherwise authorized to install shingles that:
1. Are designed primarily to:
 - a) be wind and hail resistant.
 - b) provide heating and cooling efficiencies greater than those provided by customary composite shingles.
 - c) provide solar generation capabilities; and
 2. When installed:
 - a) resemble shingles used or otherwise authorized for use on property in the subdivision; in profile, color, etc.:
 - b) are more durable than and are of equal or superior quality to the other shingles used or approved to be used on other property.
 - c) match the aesthetics of the property surrounding the owner's property.
- B. In order to enforce these regulations, an owner must receive written approval from the Board or the architectural control or review committee prior to installing any shingles. Accordingly, prior to installation, an owner must submit the manufacturer, color, and warranty of the shingle.
- C. Any proposed composition roof materials shall be at least a 30-year "architectural" or "dimensional" type shingle. No 3-tab type shingles are permitted.
- D. Shingles chosen from the Pre-Approved Roofing Selection (available on the Stonebridge Ranch website), will be approved upon submittal to the Association provided that the subdivision guidelines are not more restrictive. Roofing with primary, pastel, or white colors, or with a speckled appearance (high contrast roofs with a "checkerboard" appearance) will not be approved. All other roofing colors shall be approved on a case-by- case basis.
- E. Whole solar roofs (i.e. Tesla roof) will be considered on a case-by-case basis.



SUBMITTAL REQUIREMENTS

- ❖ Provide the manufacturer, color, and warranty of the shingle. Include front elevation photo of home.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

Stonebridge Ranch Community Association

Preapproved Roofing Selection List (application submission still required)

Manufacturer/Style	Color	Warranty
Atlas Pinnacle	Pristine Hearthstone	Lifetime
Atlas Pinnacle	Pristine Pewter	Lifetime
Atlas Pinnacle	Pristine Weathered	Lifetime
Atlas Pinnacle	Pristine Weathered Shadow	Lifetime
Certainteed Landmark	Colonial Slate	Lifetime
Certainteed Landmark	Georgetown Gray	Lifetime
Certainteed Landmark	Mission Brown	Lifetime
Certainteed Landmark	Weathered Wood	Lifetime
GAF Timberline	Barkwood	Lifetime
GAF Timberline	Mission Brown	Lifetime
GAF Timberline	Pewter Gray	Lifetime
GAF Timberline	Slate	Lifetime
GAF Timberline	Weathered Wood	Lifetime
Malarkey Legacy	Weathered Wood	Lifetime
Owens Corning	Estate Gray	Lifetime
Tamko Heritage	Natural Timber	30 Year
Tamko Heritage	Oxford Gray	30 Year
Tamko Heritage	Rustic Brown	30 Year
Tamko Heritage	Rustic Slate	30 Year
Tamko Heritage	Weathered Wood	30 Year
IKO Cambridge	Weatherwood	30 Year
IKO Cambridge	Driftwood	30 Year
IKO Cambridge	Harvard Slate	30 Year
IKO Cambridge	Charcoal Grey	30 Year

*Preapproved styles do not include extended lines of above styles available from manufacturer.

**** Application submission still required**

August 23, 2019

SATELLITE DISHES

- Size: Diameter of the dish is not to exceed one meter (39 inches).
- Color: Dark bronze, dark gray, dark green or black. Other colors may be used provided the color of the dish blends with the color of the surface the dish is to be mounted on.
- Location:
 - 1) Placement of the dish shall be in the least obtrusive location, preferably in the rear yard or side yard behind the primary front elevation of the house that faces the street.
 - 2) Dishes shall not be placed in the prominent visual locations, such as on top of a chimney, fence, balcony railing or roof ridge, and may not be located on roof surfaces that directly face the street.
 - 3) Dishes may not encroach upon any public right-of-way, common area, golf course or adjacent property, or be located on the "zero" side of a house (excluding the roof) in a zero-lot line subdivision and may not be located on roof surfaces that directly face the street.
- Safety Considerations: Safety precautions related to maintenance, installation, distances from utility lines, grounding requirements, etc., are the sole responsibility of the property owner.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.
- ❖ All wiring should be concealed from public view as much as possible.

SCREENED PORCH ENCLOSURES

- Screened porch enclosures must be in the rear or side yard only and may not be located within any drainage, utility, or maintenance easement.
- Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.
- Materials must match or complement existing house including roof material. Pine is not permitted.
- Patio screening must have a screen mesh with an even transparent look. Screens must be of the standard black or gray coloring to match the house.
- At a minimum, the bottom eighteen inches of the patio screening shall be constructed of building materials to match the house (cementitious siding, brick, stone, etc.).
- Screen doors must follow guidelines for Doors (page19).
- Louvered wall panels may be installed in place of screening with the following stipulations:
 - Materials must be made of powder coated aluminum
 - must be factory finished in a color to blend or complement the adjacent structure
 - Must be mounted on inside of column/opening
 - Required to be an operational louvered panel
 - Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.



SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, and other constructions drawings, drawn to scale which adequately describe the construction proposed.
- ❖ Set of manufacturer specifications including materials, style, colors, etc.
- ❖ Proposed exterior color and materials.
- ❖ A current picture of the existing house and patio.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SCREENING

- All exterior mechanical or service equipment (except pool equipment, see guidelines) adjacent to a Dwelling Unit must be enclosed within perimeter fences or landscaping so as not to be visible from the immediate residential street
- A/C units must be screened with landscaping if forward of perimeter fence.
- Trash tote screening
 - The fence may be L shaped of which the section which faces the street cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height and the section which is parallel to the house must be a minimum of 36" (inches) but not more than (65" inches) in length.
 - Provided trash totes are screened from public view, fence may also be a single panel flush and perpendicular to the house. Fence cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height.
 - Trash/recycle bin fencing must be made of cedar or redwood and match any existing fence at the dwelling for style and color, Wood fencing must have a trim cap and smooth picket must face out. Fencing may not block access to utility meters. A front facing gate may be allowed at the discretion of the Reviewing Body.
- Pool/pond equipment
 - Pool/pond equipment must be fully screened on all sides with a six (6) foot cedar privacy fence on all exposed sides. Pool equipment screening fence must be separate from the perimeter fencing of the lot and must match the existing fence in style and color. The equipment must be located adjacent to the house unless otherwise specifically approved by the Reviewing Body. Additional screening allowances permitted through subdivisional guidelines. **If distance from house to property line is less than 5' then the use of 2 inline gates (cedar/redwood) may be utilized for screening and equipment access.**
- Golf courses
Wood privacy fencing not permitted behind open metal fences May use shrubbery as screening not to exceed 5' in height

SECURITY

- Security Fences - Perimeter fences shall act as security fences. - Refer to design and village guidelines.
- Security Cameras and motion devices - Cameras may be mounted on an owner's home. Cameras shall not be pointed into or recording activity in neighboring yards.



SUBMITTAL REQUIREMENTS

- ❖ Fences: See fencing guidelines for submittal requirements.
- ❖ Security Cameras and Motion Detectors: None if guidelines are followed.

SHUTTERS

- Exterior shutters, when used, must be operable or appear as such. Shutter size and proportions must visually equal the window or door opening size as if to cover the opening when "closed." Shutters shall be half the width of the adjacent window (i.e., 3' x 6' window equals 1'-6" x 6' shutter). Shutters must follow the profile of the window. The intent is to provide for a visually operable shutter.
- Shutters shall be painted or stained to match or complement the existing home.
- Shutters wider than two (2) feet will typically not be allowed. Shutters shall not be wider than half the width of the associated window. Small windows, of less than two (2) feet in width, in some cases may have one shutter the full width on one side.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SIGNS

- "For Sale" or "For Lease" signs shall not exceed more than six (6) square feet in size, and no more than one per lot.
- Political signs should comply with the size in accordance with the state law: Election Code, Title 15, Chapter 250, Political Signs.
 - Only one (1) sign shall be permitted for each candidate or measure for an election
 - Such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within ten (10) days after the election.
 - Signs must be ground-mounted.
- ET Controller signs are required by the City of McKinney and permitted in the front yards to acknowledge the watering day exemption.
- Only one security/alarm sign is permitted in the front yard. Contractor signs, i.e., pool contractors, are permitted in the front yard when a City of McKinney permit is required and attached to the sign.
- Homeowner's children's school (private or public) affiliation signs are permitted. One (1) sign per child is allowed in the front yard.
- All other signs are not permitted.
- No sign shall be attached to any structure, fence, landscaping, or displayed in windows, except for pet notification and tot finder signs no more than 8" x 6".



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SOLAR ENERGY DEVICES

A. An owner may not install a solar energy device that:

1. Is in violation of any law.
2. Is on property owned or maintained by the association.
3. Is located on property in common areas.
4. Is located anywhere but on the owner's roof or in his fenced yard or patio, or any structure allowed under a dedicatory instrument.
5. If mounted on the roof of the home, is installed on the roof facing the front street (except as otherwise allowed by law), extends beyond the roof ridge of the section of roof in which it is installed, does not conform to the slope of the roof, has a top edge that is not parallel to the roofline on which it is located, and/or does not conform to certain allowed design guidelines.

TO AVOID CONFUSION, WHEN PLANNING YOUR SOLAR ENERGY DEVICE DESIGN, ANY PROPOSED PLAN SEEKING TO RELY ON THE NARROW EXCEPTION FOR USE OF A PROHIBITED ROOF ELEVATION PROVIDED FOR IN TEXAS PROPERTY CODE SECTION 210.010(D)(5), IT IS THE ASSOCIATION'S POSITION THAT THE LIMITED STATUTORY EXCEPTION ONLY PERMITS THE OWNER TO USE THE PROHIBITED ROOF ELEVATIONS (THE ROOF ELEVATIONS PROHIBITED HEREIN) AS AN ALTERNATIVE LOCATION FOR THE ENTIRE SOLAR ENERGY DEVICE SUBMITTED TO THE ASSOCIATION FOR APPROVAL. THE NARROW STATUTORY EXCEPTION, IF SATISFIED BY THE OWNER, DOES NOT ALLOW THE HOMEOWNER TO INSTALL A SOLAR ENERGY DEVICE IN BOTH THE PERMITTED AND PROHIBITED LOCATIONS IF THE ENERGY REQUIREMENTS OUTLINED IN THE STATUTE ARE SATISFIED. RATHER, IT IS THE ASSOCIATION'S POSITION THE PROHIBITED ROOF ELEVATIONS IS AN "ALTERNATE" LOCATION FOR THE ENTIRE SOLAR ENERGY DEVICE NOT AN ADDITION OR PROPOSED PART OF A SOLAR ENERGY DEVICE PLANNED FOR BOTH THE PERMITTED AND PROHIBITED ROOF LOCATIONS

6. If located in a fenced yard or patio, is taller than the fence line or attached to fence.
7. Is installed in a manner that voids material warranties.
8. Is installed without prior approval by the association or its designated architectural committee.
9. Would "substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities."
10. A court determines it threatens public health or safety.

B. Aesthetic requirements:

1. Frames, support brackets, or any visible piping or wiring must be a color which blends with the roof color.
2. Panels must blend to the greatest extent possible with existing roof color.
3. The height clearance off the roof should be the minimum allowed by the manufacturer.
4. The device shall not cause glare or reflection that may be objectionable to other property owners.
5. Solar panels must be maintained at all times or be removed by the owner.

SUBMITTAL REQUIREMENTS

- ❖ Scaled site plan.
- ❖ The size, height, width, color, and location of any materials to be used.
- ❖ Manufacturer literature.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SPORTS COURTS/BATTING CAGES/PUTTING GREENS

Are confined to side and rear yards only behind perimeter fence. They may not be located in easements or within five (5) feet of any property line or ten (10) feet from golf course and/or Association common areas. must have a five (5) foot turfed area around perimeter of sports court.

- Can not have lights.
- Must have a five (5) foot turfed area around perimeter of sports court.
- Shall not alter the drainage patterns established.
- Requires evergreen landscape screening if adjacent to a greenbelt, lake, Association Common Areas, or golf course.
- Batting cages must be located in the side or rear yards behind the perimeter fencing for the property. Batting cages shall maintain a ten (10) foot side yard setback and a ten (10) foot rear yard setback. Batting cages must not affect drainage patterns for the lot or neighboring lots. Must be screened from public view.
- Sport Courts and putting greens shall not exceed 200 sq. ft. or 20% of rear and side yards behind the perimeter fence whichever is larger. Up to a maximum square footage of 2100 sq ft.
- Batting cages shall not exceed 200 sq ft or 20% of rear and side yards behind the perimeter fence whichever is larger, up to a maximum of 420 sq ft. no taller than 12ft and must be screened from public view
- One Sports court/batting cage/putting green per lot.
- One basketball goal per lot. Parking of motorized vehicles are not permitted on Sports Court.
- Homeowner may have only one of the following per lot sports court, batting cage, or putting green
- Use of approved sports courts/batting cages/putting greens must comply with city of McKinney Code of Ordinances related to noise.



SUBMITTAL REQUIREMENTS

- ❖ Scaled site plan showing proposed court in relation to existing structure, fences, setbacks, driveways, etc.
- ❖ Contractor's plan with confirmation concrete will be 4" thick and any paint color design
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

STANDBY ELECTRIC GENERATORS (SEG)

INTRODUCTION

In accordance with Section 202.0019(c) of the Texas Property Code, qualified residential standby electric generators are permitted ("SEG") and which by statutory definition is limited to mean:

- A. A device that converts mechanical energy to electrical energy.
- B. Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen.
- C. Is fully enclosed in an integral manufacturer supplied sound attenuating enclosure.
- D. Connects to the main electrical panel of the residency by a manual or automatic transfer switch.
- E. Is rated for a generating capacity of not less than seven (7) kilowatts.

INSTALLATION

A SEG that qualifies under the Introduction must be installed and maintained in compliance with:

- A. The manufactures specifications.
- B. All applicable governmental health, safety, electrical, and building codes.
- C. All electrical, plumbing and fuel line connections are to be installed only by licensed contractors.
- D. All electrical connections may be installed in accordance with applicable governmental health, safety, electrical and building codes.
- E. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be installed in accordance with applicable governmental health, safety, electrical and building codes.
- F. All liquefied petroleum gas fuel line connections must be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other governmental health, safety, electrical, and building codes.
- G. All non-integral standby electric generator fuel tanks are to be installed and maintained to copy with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- H. The SEG and all of its electrical lines and fuel lines are to be maintained in good condition.
- I. The owner must repair replace or remove any deteriorated or unsafe component of a SEG, including electric and fuel lines.
- J. A SEG must be otherwise kept in good physical condition and esthetically maintained to ensure it is in harmony with the community and surrounding residences.

LOCATION

- A. A SEG must be adjacent to the house unless otherwise specifically approved by the Reviewing Body. The SEG may not be located in easements or within five (5) feet of any property line.
- B. A SEG may only be located in the rear or side yard of the residence and approved by the Reviewing Body based on the information submitted by the owner prior to construction.
- C. A SEG may not be located on the Association's Common Property.

In all villages, with the exception of Kings Lake, a SEG must be fully screened on all sides with a six (6) foot cedar privacy fence. Screening fence must be separate from perimeter fencing of the lot and must match existing fence in style and color. Kings Lake properties must use an alternative form of screening through the provided options in the subdivision guidelines.

CRITERIA

- A. Periodic testing of a SEG must comply with and will be limited to the manufactures recommendations and may only be conducted between the hours of 10:00 a.m. and 4:00 p.m. local time.
- B. A SEG may not be operated or used to generate electrical power (other than for period testing in compliance with subpart A herein above) unless and except in the limited circumstances where a utility service provider's generated electrical power to the residence is not available or is intermittent (as objectively determined by the Association).
- C. Only one SEG per lot is allowed.
- D. The total decibel level for the SEG shall not exceed the allowed City requirements for the appropriate residential category.



SUBMITTAL REQUIREMENTS

- ❖ Site plan to scale showing locations and dimensions to property lines, and setbacks.
- ❖ Specification literature from the manufacture for the SEG, sound attenuating enclosure and other hardware and lines to be used in connection with the installation of the SEG; and
- ❖ City Permit
- ❖ If not included in the specification or manufacture's submitted documentation, documentation of the sound abatement or sound attenuating levels for the enclosed SEG.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

STORAGE STRUCTURES/ SHEDS

- Storage structures must be located behind a six (6) foot privacy fence or the required metal fence and may not exceed eight (8) feet at its tallest point.
- Storage structures cannot exceed a total maximum square footage of 120 square feet. Two side by side sheds are permitted if total maximum square footage does not exceed 120 square feet.
- Metal storage sheds are not allowed.
- Storage structures shall be of wood, plastic, or resin and/or masonry construction. Color shall match or complement that of the house.
- Storage structures on golf course or common area lots are restricted to a side yard not adjacent to a common area or golf course.
- Storage structure roofing must match or complement that of the house.
- Storage structure roofs shall have simple gabled ends. "Lean-to" style sheds are prohibited. The pitch of the roof will be determined by the Reviewing Body on a case-by- case basis.
- Storage structures must have a five (5) foot minimum clearance from any side yard or back alley and ten (10) foot clearance from any rear yard fence or property.



SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the shed, existing structures, property lines, and setbacks.
- ❖ A description and the dimensions of the shed (i.e., construction drawing)
- ❖ A description of materials and color for the shed and those of the house.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SUNSCREENS

- Sunscreen shall be integral to the window or the screen and shall be consistent in appearance for each elevation of the house.
- Reflective film on windows shall meet the following guidelines.
 - a. Visible light reflection (exterior) shall not be more than 35 percent.
 - b. The product shall be warranted for adhesion and anti-fogging.
 - c. Windows of each elevation shall be consistent in appearance.
 - d. If delaminating occurs, corrective action shall be taken by the homeowner.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ Film samples and warranty shall be submitted for review and approval of reflectance.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

TRASH TOTE/RECYCLE/CHARITABLE COLLECTION BINS

- Trash Tote/Recycle Bins shall not be viewed from the street (as viewed from property line to property line of your home) and shall be stored in the following locations:
 - a. In the garage.
 - b. Behind a six (6) foot cedar privacy fence screened from public view.
 - c. In the alley up against your house or fence.
 - d. Behind your front building line and screened by large dense evergreen shrubs. The density of the evergreen shrubs must provide appropriate screening of the totes as viewed from the street.
 - e. Minimum of 2-foot setback from front corner of home with approved screening, so they may not be viewed from property line to property line of your home.
 - f. Trash/recycle tote fencing may be installed as detailed in the fencing guideline section F.
- Trash Tote/Recycle Bins may not be stored in the driveway of any property, unless located in an alley and stored up against your house or fence. May not be stored in flower bed.
- Trash Tote/Recycle Bins can be placed out ready for pick up no earlier than 6pm on the day prior to the trash pickup day and must be properly stored by 7:00 am the day following trash pickup.
- Little Free Library
 - Library must be made of wood construction and mounted on a cedar post or may be of resin materials;
 - Library must match or complement the existing home.
 - Exterior dimensions cannot be greater than 21" wide (roof) x 23.5" tall x 19" deep
 - Height cannot exceed 5 ft at tallest point.
 - Shall not be placed on sidewalk or obstruct sidewalk. Permanent structures must not be placed in easements.
 - Must be placed in landscape bedding.
 - Library must be free from excessive ornamentation. Library must not contain any offensive material, or adult content.
- Charitable Collection Bins, Food Pantries, etc. are not permitted.



<https://www.mckinneytexas.org/503/Residential-Trash-Services>

SUBMITTAL REQUIREMENTS

- ❖ Site plan showing proposed location, scaled drawing of structure or example photo, and photo of home.
- ❖ All colors and materials shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

VEGETABLE GARDENS

- Allowed behind the perimeter fence.
- Size of garden shall not exceed 144 square feet.
- Must be screened with fence or ornamental landscaping as viewed from the street, golf course, water bodies or common areas.

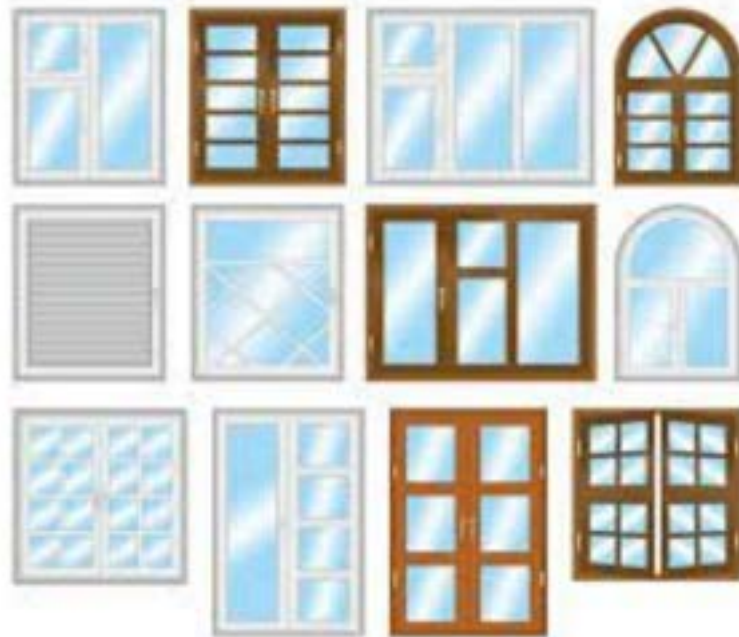


SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

WINDOWS

- Windows must be consistent in appearance for each elevation of the house.
- Any window replacement must result with the entire elevation blending in appearance.
- Windows must be constructed in accordance with subdivision guidelines building requirements.



SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

WALKWAYS/SIDEWALKS (ON PROPERTY NOT PUBLIC SIDEWALKS)

- May be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the Reviewing Body. Concrete must be 4" thick.
- May not be located closer than five (5) feet to any property line.
- Shall not alter the drainage patterns established for lot and neighboring lots.
- River Rock, crushed stone with steppingstones on top with a nonsolid appearance (see photo) may be used as a form of a walkway when the 5' setback can not be met.
- Steppingstones set in crushed stone must adhere to an 18" setback from the property line.
- Must maintain 50% turf grasses as depicted in the landscape palette.



SUBMITTAL REQUIREMENTS

- ❖ Installation area to be denoted with a shaded section
- ❖ A site plan, drawn to scale, showing the house, the location of the walkway, easements, property line, and setbacks.
- ❖ Photographs of the existing house showing where the proposed walkway will be located
- ❖ Sample or photograph of proposed design and material.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ZERO LOT LINES

Setbacks on zero side one (1) foot, unless otherwise indicated in subdivision guidelines.

Non zero side and rear setbacks must adhere to the setback required by project and/or subdivisional guidelines.

MISCELLANEOUS

Enforcement

The provisions for enforcement of the Declaration, including but not limited to Article VIII, shall apply to the enforcement of these Guidelines in addition to any other available remedies.

Waiver, Amendment and Third-Party Benefit

The MC maintains the right from time to time, at its sole discretion, to waive, amend or modify the Guidelines. Neither the MC nor its agents, representatives or employees shall be liable for failure to follow the Guidelines as herein defined. The Guidelines confer no third-party benefit or rights upon any Entity, Person, or Builder.

Non-Liability of the MC

Neither the MC nor its respective members, Secretary, successors, assigns, agents, representatives, employees, or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Builder by reason of mistake in judgment, negligence, or nonfeasance, arising out of any action of the MC with respect to any submission, or for failure to follow the Guidelines. The role of the MC is directed toward review and approval of site planning, appearance, and architectural aesthetics. The MC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing, or electrical design, methods of construction, technical suitability of materials, or compliance with requirements of any governing authority.

Accuracy of Information

Any person submitting plans to the MC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans. All applications requesting variance should be accompanied with a written explanation.

Applicant Representation

The Property Owner represents by the act of entering into the review process with the MC that all representatives of the Property Owner, including, but not limited to the architect, engineer, builders, subcontractors, and their agents and employees, shall be made aware by the Property Owner of all applicable requirements of the MC and shall abide by the Guidelines and the Declaration with respect to approval of development plans and specifications. The property owner is responsible for procuring additional approvals for any changes made to previously reviewed and approved development plans and specifications.

Conflicts with the Declaration of Covenants, Conditions, and Restrictions

In the event of a conflict between the Guidelines and the terms of the Declaration, the latter shall prevail.

Stonebridge Ranch Community Association - Use Restrictions

The Board of Directors of the Stonebridge Ranch Community Association, Inc., may from time to time promulgate use restrictions governing the use of lots and Association common areas. The property owner should review any such use restrictions to ensure that lot improvements are in compliance with such use restrictions.

Regulatory Compliance

It is the responsibility of the Property Owner to obtain all necessary permits and ensure all governmental compliance. Regulatory approvals do not preclude the authority and responsibility of the MC for design review and approval by the MC does not preclude the Property Owner from obtaining any necessary governmental approvals.



OWNER (APPLICANT): _____ DATE: _____

VILLAGE: _____ LOT: ___ BLOCK: ___ ADDRESS: _____

CIRCLE ONE (IF APPLICABLE): I Own a Zero Lot Line Property I Own a Patio Home Property N/A

TELEPHONE: _____ E-MAIL ADDRESS: _____

CIRCLE ONE: Email Results to Me OR I Will Pick Up

CONTRACTOR: _____ CONTRACTOR PHONE: _____

LOCATION OF LOT: NEXT TO A GREENBELT ___ OPEN SPACE ___ WATER BODY OR ASSOCIATION
COMMON AREA ___ N/A _____

DOES ONE OF THE FOLLOWING CURRENTLY EXIST ON YOUR LOT: STORAGE SHED,
PLAYHOUSE OR GAZEBO? (YES OR NO) IF SO, WHICH ONE? _____

REQUEST FOR APPROVAL: Each Project must be listed separately on a separate application, i.e., an outdoor patio with a fireplace and outdoor kitchen must be broken down into three separate applications. Use attachments, plan to show details. Please refer to the Modification Design Guidelines and Village Guidelines for your subdivision. Incomplete applications will be denied and have to be resubmitted with the missing information.

Project: _____

IT IS THE DUTY OF THE OWNER AND/OR THE CONTRACTOR EMPLOYED BY THE OWNER TO DETERMINE THAT THE PROPOSED IMPROVEMENT IS STRUCTURALLY, MECHANICALLY AND OTHERWISE SAFE, AND THAT IT IS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH APPLICABLE BUILDING CODES, FIRE CODES, OTHER LAWS OR REGULATIONS, AND MANAGEMENT L.P.

DEVELOPMENT CORPORATION, AND THEIR AFFILIATES, THE MASTER ARCHITECTURAL REVIEW COMMITTEE, THE MODIFICATION COMMITTEE, AND ANY EMPLOYEE OR MEMBER OF SRC4, INC. THEREOF SHALL NOT BE LIABLE IN DAMAGES OR OTHERWISE BECAUSE OF THE APPROVAL OR NON-APPROVAL OF ANY IMPROVEMENT.

I certify that the included information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants, and standards. I also certify that the improvements will be completed in accordance with the approved application and that any changes to the approved development plans and specifications will be resubmitted for MC review and approval prior to the construction of the changes. I understand that construction is not to begin until approval has been received from the MC and that the MC has permission to enter the property to make inspections as they deem necessary. All applications will be verified for compliance.

PROPERTY OWNER SIGNATURE: _____ Date: _____

APPLICATION APPROVAL OR CONDITIONAL APPROVAL IS GOOD FOR 90 DAYS. EXTENSIONS MAY BE REQUESTED IN WRITING TO THE MODIFICATION COMMITTEE.

OFFICIAL USE

- \$100 Expedited Processing Fee Payment Type _____ Date _____
- \$25 Re-Submittal Fee Payment Type _____ Date _____
- \$125 Initial Consultation Fee (minimum \$125, not to exceed \$500)
- \$ _____ Additional Consultation Fee (minimum \$125, not to exceed \$500)



NEIGHBOR ACKNOWLEDGEMENT FORM

FENCE/RETAINING WALL/ REPLACEMENT/MOVE/ALTERATION

**** Please circle one of the above****

Fencing/retaining walls between lots is equally shared by the two property owners.
The following shows agreement by both neighbors to the fence/retaining wall replacement/move/alteration.

Privacy Fences: Maximum height of 6 feet, can be Cedar or Redwood Side by Side with Trim Cap or Board on Board, and stain must be of muted earth tones in the brown or gray range.

Metal Fences: Black Wrought Iron, 59" in height, view Design Guidelines for approved style, and can have 18" dog bars.

Retaining Walls: Requires a licensed Professional Engineer report, stone only (Milsap or Brown Hacket), and shall not alter or impair the drainage across adjacent properties.

Homeowner 1 (Submitting Modification Application)

Name: _____

Address: _____

Signature: _____

Application Date: _____

Project Information:

Fence/Retaining Wall in Same Location? Yes or No (Explain altering the current location)

Height: _____ Style: _____ Stain color: _____
(Max 6') (Board on Board or Side by Side with Trim Cap) (Manufacturer – Name/Number)

Homeowner 2 (Agrees with Homeowner 1 information listed above)

Name: _____

Address: _____

Signature: _____

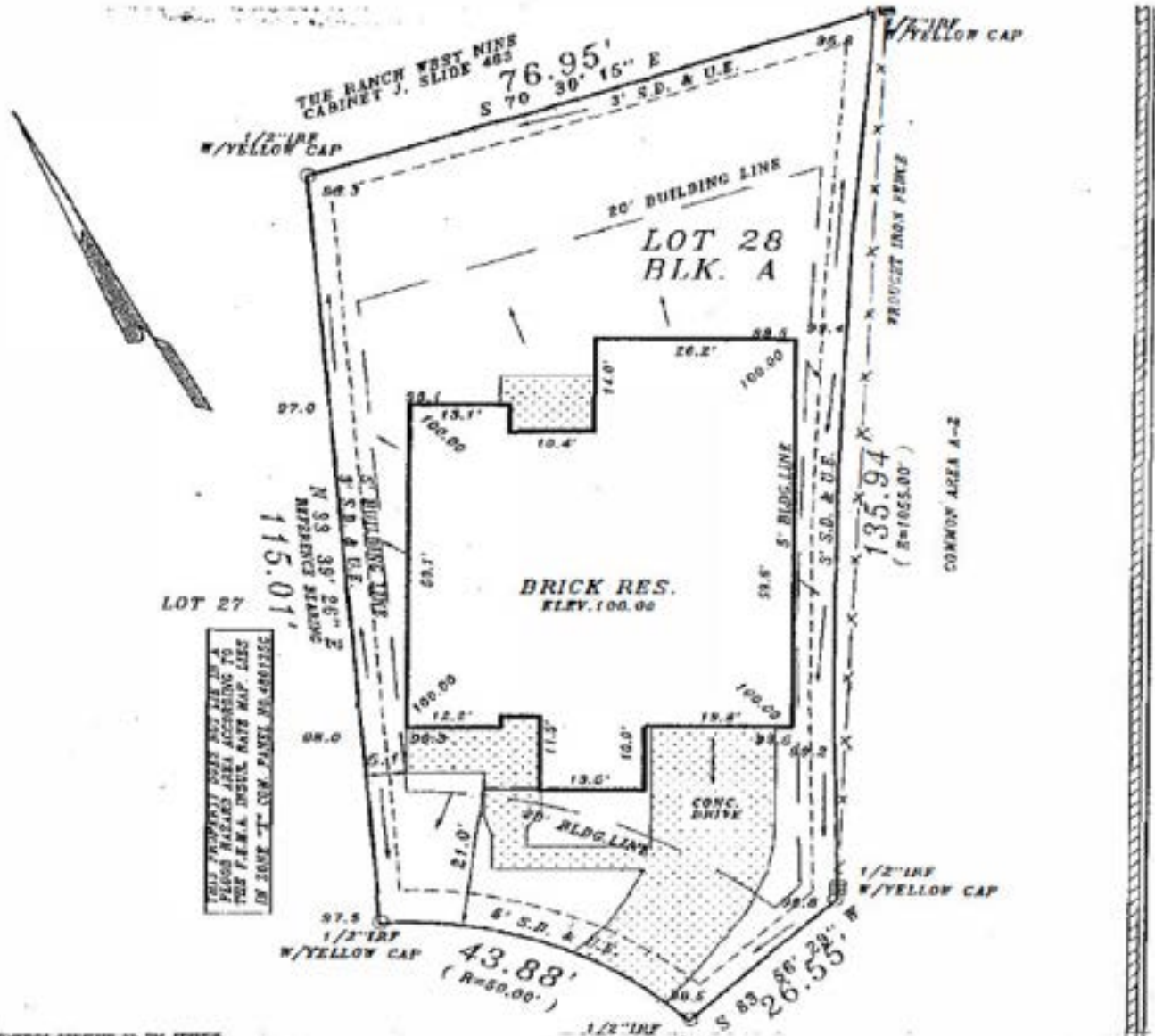
Signature Date: _____

Please fax completed form to: (214) 778 0595 Attn: Compliance Department

OR

Mail to: Stonebridge Ranch Community Association
6201 Virginia Parkway
McKinney TX 75071
Tel: (214) 733 5800

SAMPLE SITE PLAN



THIS PROPERTY DOES NOT LIE IN A PLANNED AREA ACCORDING TO THE F.E.M.A. INSUR. RATE MAP. LIES IN SOME PLANET. VOL. 1. 5521857-57-155

performance appears on the ground.
 Date: _____

JOB # : 00 - _____

⊕ LEGEND ⊕	
○	Steel / Iron Rod Found
●	Steel / Iron Rod Set
—	Property Line
---	1' Fence
---x---x---x---	4' Link / Wire Fence
---E---E---E---	Lead Electric

CF No. _____
 Scale: 1" = 20.0'



Harry Rowell

HARRY ROWELL
 & Associates, INC.
 Surveying & Engineering
 1301 Kim Street Ste. 281
 Carrollton, Texas 75006 (972)242-5875

MODIFICATIONS GUIDELINES

REVISION LOG

DATE	DESCRIPTION
June 1992	Original Document which specifically addressed modifications issues. Prior to the August 1992 version, the Master Design Guidelines was utilized as the basis for review of all improvements.
January 1, 1995	Reformatted the document with graphics intended to clarify the desired design character of improvements. Consolidated in single document requirements for most improvements. Changes made to clarify requirements for: sheds, flagpoles, fountains, statuary, gazebos/trellage/arbors, miniature satellite dishes, and retaining walls to name some of the major items revised
October 1, 1997	Updated document to increase clarification of requirements. Revised document to require submittal of the following items only: additions/remodels, decks/patios, driveways/parking pads, fencing, treillage/arbors, gazebos, hot tubs/spas, landscape plant palette, color changes, pools/pool equipment, retaining walls, sport courts, storage sheds, tree removal plus any item not listed in the Design Guidelines. All other items do not require submittal as long as they comply with the Design Guidelines outlined in the document.
October 20, 1998	Additional color was added to the colors for playground equipment awnings. Blue is now included in the definition of earth-tone colors
October 1, 1999	Revised Fencing Guidelines (Residential) Revised Sunscreens to add reflective film on windows.
November 16, 1999	Revised Play Equipment. New maximum height is 12'0" and the equipment must maintain a 10' 0" set back from any property line. The maximum platform height is 8' 0".
February 3, 2000	Added clarification to all submittal requirements needing a \$1000 deposit. The requirement now reads: "\$1,000.00 deposit required for all lots adjacent to Association common property and the golf course. Insurance may be required." Added clarification to Play Equipment awnings. Awnings must be a solid color.
June 13, 2000	or change requirement clarified.
January 18, 2001	ed Outdoor Fireplaces and Barbecue Pits.
May 7, 2001	itions and/or Remodels: Submittal requirement changed from one set to two sets of floor plans, elevations, roof plans, and site plans drawn to scale.
June 12, 2003	Added gray to colors for Basketball Goal poles. Added item F. under Fencing guidelines. Added anodized aluminum to colors for Flagpoles. Added accent lighting guidelines for Flagpoles. Added new height limits for Fountains. Added guideline for different roof material on Gazebos. Added sentence concerning damaged Mailboxes. Added trampolines to Play Equipment guidelines. Added last sentence to Pool guidelines. Added reference to side elevations to Screen Door guidelines. Added shutter profile guideline to clarify Shutters. Added solar panels to Sunscreen guidelines. Changed sentences that read "should" to read "shall."

July 30, 2003	Clarified portable basketball goal locations. Changed satellite dish location requirement for a "zero" lot line subdivision.
October 25, 2004	Delete references to the Master Drainage Plan. Added a guideline for awnings. Changed wording in item BS and D for fencing. Updated drawings for fencing. Added a guideline for flagpoles/flag. Added a guideline for outdoor art. Changed height for play equipment to 13' and added special pine*. Added a guideline for ponds. Changed wording in item one of retaining walls to delete brick.
March 4, 2005	Added Driveway Gates.
October 10, 2005	Added Outdoor Shade Structure.
March 30, 2006	Added Patio Roof Covers on page 4. Added second item for submittal requirement for Fencing. Gazebos-deleted the maximum square footage size, deleted not allowed on a lot that already has a playhouse or storage shed, added the MC may disapprove if determined there is not sufficient space in yard. Playhouses-deleted not allowed on a lot that already has a gazebo or storage shed. Storage Shed- deleted not allowed on a lot that already has a gazebo or playhouse.
June 5, 2006	Fencing- deleted last sentence of Additional Criteria, C - Golf Course. Added last sentence to item B. Location #8 and drawing on page 19 for wood privacy fencing.
October 1, 2007	Pg. 2 & 52 updated Association office address/phone/fax Changed language about the swing on driveway gates. Changed protruding hot tub height to 36". Added locking brick edging to landscaping. Added maximum height of firebox to outdoor fireplaces. Clarified guidelines for replacement retaining walls. Clarified required fencing for storage sheds. Added new 6' cedar enclosed fence to screen trash totes.
February 2010	Additions/Patio Roof Cover - remove patio roof cover and make a new page 35 by itself. Fencing guidelines - revised section B3. Solid fencing must be set back a minimum distance of 10' from the left-side corner and right-side corner of the dwelling. Section F: Fence replacement to state: When a cedar or redwood fence needs to be replaced the fence shall follow the guidelines. Remove second sentence of introduction. Fountains/Statuary - added Outdoor furniture/Outdoor art. House Numbers - revise 4th bullet to read: Curb numbers shall only be black numbers on a white background or white numbers on a black background. Lighting - added a bullet to read: Seasonal/holiday lighting or decorations may be displayed one month prior to the holiday and must be removed no later than one week after the date of the holiday being celebrated. Such lighting and decorations must be appropriate for the holiday being celebrated. Patio Roof Cover - added new page 35 Play Equipment/Trampolines - add to first bullet: Play equipment structures that exceed 6'-0" in height made of any material must be submitted to the MC for approval. Signs - added new page 43 Storage Sheds - revised 2nd bullet: storage sheds shall have a maximum square footage of 120 square feet unless otherwise specifically approved by the MC on a case by case depending on the yard area and proposed location. Trellis/Arbor - remove trellis and change to Arbor/Pergola page 5 Removed the sentence: Only one trellis/arbor is allowed per Lot. Added: Arbors shall be determined on a case-by-case basis depending upon yard area and proposed location. Removed 5th bullet point.

September 2011	<p>Fencing - added new metal fencing photo, changed distance between rails, added fence dimensions, B3 removed the word solid.</p> <p>Outdoor fireplace - added section for Fire-pit/Outdoor Kitchen area, changed rear yard setback to 5 ft for fireplaces and pits.</p> <p>Paintings and Coatings - added new page. Playhouse-added wording bullet# 8 Screen doors - added Bullet# 4</p> <p>Shutters - changed 3rd bullet</p> <p>Sunscreens - added last section regarding elevation first bullet. Trash tote/recycle bin - added bullet#2</p> <p>Modification application - added online submittal instructions.</p>
December 2011	<p>Added online review procedures.</p> <p>Additions - changed - only one set of plans required. Arbor/Pergola - added -and an open roof, overall height 12'. Awnings - added - submittal requirement, material type.</p> <p>Colors - added - or as approved by the MC. Removed shall be in character with surrounding homes.</p> <p>Driveways - added driveways with a color or pattern must be submitted, no bright or primary colors.</p> <p>Fencing - changed photos, added dog bars, mesh, added 1" x 4" footer permitted, neighbor agreement form required.</p> <p>Flagpoles/Flags - changed all wording to meet new legislation. House numbers - added - refer to subdivision guidelines.</p> <p>Patio roof covers - added - certain lots may require masonry. Play equipment - added - submit for equipment over 6 ft'.</p> <p>Rainwater collection device - added new page. Religious display - added new page.</p> <p>Retaining walls - added type of stone, Millsap, Hackett or as per your subdivision guidelines.</p> <p>Roofing material shingles - added new page. Solar Energy devices - added new page.</p>
April 2012	<p>Landscaping, changed some categories for plantings, added more accent plants, and advised drought tolerant shrubs.</p>
October 2012	<p>Deposit requirement removed for all Lots adjacent to the golf course. Arbor/Pergola - setback requirements.</p> <p>Awnings - added -two tone muted earth tone colors can be reviewed. Decks and Patios - added composite material similar to Trex.</p> <p>Dog Houses - added - plastic or resin material.</p>
	<p>Fencing - Added - setback per guideline unless subdivision is more restrictive; replacement fences shall face the same way as originally installed.</p> <p>Flagpoles - house mounting-changed requirement to follow section 1. Hot Tubs - changed Spas to Above ground spas.</p> <p>Outdoor shade structure -changed to no submittal if all requirements are met.</p> <p>Patio roof covers - changed wording for setbacks.</p> <p>Play equipment - added - Plastic, resin play structures in earth tone colors are permitted. No submittal for trampolines required.</p> <p>Playhouses - materials - added plastic or resin.</p> <p>Storage sheds - added 2 (two) sheds can be permitted to a max size of 120 sq feet, material - added plastic or resin.</p>
December 2013	<p>All photos removed to meet filing requirement. Fencing-added section E. Trash/Recycle bin fencing.</p> <p>Landscaping - bullet 4 -added river rock to limited mulch areas, bullet 9 -added interlocking concrete units to landscape edging materials.</p> <p>Retaining walls - bullet 1- walls to match those in existing common areas, bullet 3- engineer must be registered in the State of Texas, bullet 5-added disapproved materials-railroad ties and other similar materials, added bullet 6.</p> <p>Trash totes-added viewing location, added dense evergreen shrubs, added section 5, Tote/Recycle bin fencing may be installed as detailed in the "Fencing" guideline section E.</p>

March 2014	Fences-page 15 B2 added Appendix pages 20A-20D, Page 16 added bullet C3 H - solid landscaping unacceptable material. Page 18 changed picture for Typical fence at slope. Page 20 - changed step down to slope down, added drawing. Added Fencing Exhibit pages 20A, 20B, 20C, 20D corner lot configurations.
August 2014	Page 8 added "Backboards and nets are to be maintained." Page 15 added "single". Page 16 changed wording to "The fence must be L shaped, of which the section which faces the street cannot exceed 60" (inches) in length, and 50" (inches) in height and the section which is parallel to the house must be a minimum of 36" (inches) but not more than 48" in length." Page 27 - 32 updated Landscaping to include three new trees, edging requirements and variances granted by the MOD. Page 41 bullet 2 removed wording "adjacent to the street or Common Area." Page 47 removed sample drawings and removed wording "There shall Page 48 Screened Porch Enclosures added. Be no cross members or ornamentation." Page 53 added "Storage sheds must have a simple gabled ends roof. The pitch of the roof will be determined by the MC on a case-by-case basis." Page 61 removed deadline date.
March 2015	Page 16 - added wording "Any repairs made shall result with the entire fence blending in appearance." Page 27- 32 - updated Landscaping and Landscape Palette Page 45 - Changed Engineer requirement from four feet to two feet.
May 2015	Page 15-removed wording "Fence height shall not be greater than necessary for its intended use." Changed the word "should" to "may." Page 16-added wording "with 1"x 4" or 1" x 6". Added wording "When replacing wooden fences all pickets are required to be treated through either painting or staining. All treated fences must be properly maintained to create a uniform appearance." Removed wording "Fences of one material should be of one color." Page 19-removed diagram showing fence style designs. Added 1" x 6" option to diagram. Page 20A-added 1" x 6" option to diagram. Page 45-added wording "Retaining walls are structures designed to restrain soil to unnatural slopes. They are used to bound soils between two different elevations. Changed Engineer requirement from two feet to all retaining walls and requires engineer stamp.
September 2015	Page 1-Added Prohibited Items List Page 37-Added "Temporary shade structures may not be used more than 30 days in a 365-day period." Page(s) 54, 55-Added Standby Electric Generator category. Page 56-Changed wording from "3' minimum (5' preferred where available" to "5' minimum or as determined by the MOD on a case-by-case basis."
April 2016	Page 6-Added Artificial Turf section. Page 28-Changed wording to accommodate artificial turf. Page 28-Added wording "forward of return fences," and "as depicted in the Landscape Palette." Page 28-Updated Landscaping Edging requirements to accommodate changes in grade.
June 2016	Pages 4-6, 14, 15, 24, 25, 28, 39, 41-46, 55, 56 and 61-Added the word "scaled" to submittal requirements. Fences-Added Setback Diagram Flagpoles-C.6.-Added "Without prior approval from the Association..." Modification Application-Added "CIRCLE (IF APPLICABLE) I OWN A ZERO LOT LINE PROPERTY I OWN A PATIO HOME PROPERTY"

December 2016	<p>Page 1-Added "charitable collection bins to prohibited items list Page 3-Revised Declaration to update to current documents</p> <p>Pages 4-5-Added definitions "Dwelling Setback", "Setback", "View Zone", "Easements", and "Overhang"</p> <p>Pages 6-7-Added "Accessory Structures category</p> <p>Page 8-added wording "required dwelling setbacks for the lot"</p> <p>Page 9-added language to clarify setbacks on interior lots-changed side yard setback to 10 feet on golf course/common area lots-Added wording (including overhangs)</p> <p>Page 11-Added Attached Patio Cover section</p> <p>Page 12-Added wording "non-powered"-changed language "are preferred to" to "must"-Changed language "attic" to "powered or non-powered turbine"-removed language "no skylights will be allowed on the front slope of the roof -added language "non- decorative lightning protection devices do not require submittal" Page 13 - Removed language "Scalloped edge or decorative edged awning are not allowed."</p> <p>Page 16 -Added language "Trim and siding" - changed language from "...pastels are strongly discouraged" to "...pastels are prohibited." -Added language "Gutters and trim must be painted the same color -changed language from "Shutters and front doors may..." to "Shutters shall" -Added language for front door color changes -Added language "Painting of brick is prohibited."</p> <p>Page 17 -Added language to protect view zone requirements</p> <p>Page 19 - Changed language from "...gates shall make every effort to not swing" to "...gates shall not swing"</p> <p>Page 20 - Updated all Driveway Guidelines. All language is new. Page 21 - Removed B. 3. - Clarified double fencing</p> <p>Page 22 - Changed language for replacement fences setback requirement.</p> <p>Page 23 -Added word "light" to gray range on section D.</p> <p>Page 31 -Added language to clarify setbacks on interior lots - changed side yard setback to 10 feet on golf course/common area lots</p> <p>-added language (including overhangs) Page 32 -Added Greenhouse section</p> <p>Page 33 - Changed language to "Gutters and trim must be painted the same color."</p> <p>Page 34 - Changed height requirement from 36" to 42"</p> <p>Page 36 -Added language "air conditioning units as viewed from the front of the home, Common Area, or Golf Course shall be visually screened with a five (5) gallon (min.) evergreen shrub.</p> <p>Page 37 - Changed language to "...pages is the approved plant palette for Stonebridge Ranch.</p> <p>Page 43 -Added language "(Exception: December holiday lighting may be displayed commencing November 15¹ of each year)."</p> <p>Page 45-46 - Clarified setback requirements for interior lots -Added requirement to fireplaces for setbacks from combustible construction</p> <p>-changed side-yard setbacks to 10 feet.</p> <p>Page 48 -Added language "painting of brick is prohibited." Page 49 - Removed color restrictions</p> <p>Page 51 - Clarified required equipment fencing</p> <p>Page 54 -Added language "where possible, retaining walls must taper into grade not to exceed six (6) inches in height."</p> <p>Page 59 -Added language "Shutters shall not be wider than half the width of the associated window. Small windows, of less than two (2) feet in width, in some cases may have one shutter the full width on one side.</p> <p>Page 62 -Added setback requirements for lots next to golf course/common areas - clarified screening requirements. Page 65 -Added language to restrict placement on golf course/common area lots -added wording "or common area" Page 67 -Added language "Charitable collection bins are not permitted."</p> <p>Page 69 - Clarified Enforcement language.</p> <p>Global - Changed all references of "MC" or "MOD" to "Reviewing Body," Standardized measurement format from "6'" or "6 feet" to "six (6) feet"</p>
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May 2018	Page 1 - Updated Table of Contents
	<p>Page 1 - Updated Committee membership language; Updated Prohibited items list to include wooden trellis', polycarbonate roof coverings (exception greenhouses); chain link fencing Page 4 - Removed "Builder", "Earth Tone Color" definitions; Updated front yard definition. Page 5 - Added "Trellis/Lattice", and "Trim" definitions Page 7 - Added "Detached" to accessory structures category; changed arbor requirements to allow louvered roof panels. Added language that all accessory structures be affixed to a concrete foundation. Page 9 - Added language prohibiting detached buildings Page 10 - Updated color selections Page 11 - Added language regarding acceptable locations Page 13 - Added language for retractable awnings Page 16 - Added language for an approved color palette within a certain LRV range; added language regarding no submittal required. Page 18 - Added dog pens are prohibited; limited height of dog houses to 4 ft Page 19 - Removed city of McKinney permit language Page 20 - Added language regarding driveway resurfacing not crossing public sidewalks; removed "approach to a street" from widening of an existing driveway; added language for driveway borders; added language regarding parking pads are not permitted forward of the front build line Page 21 - Re-formatted fencing guidelines for clarification Page 24 - Added "or Repairing" to "D"; added "and color" to E.c. Page 25 - Added Fence Repair section Page 30 - Added language to clarify flag limit requirements Page 32 - Added front door category Page 34 - Changed language from "Gutters and downspouts must be painted the same color." Page 35 - Removed mitigating measures language on hot tub height; Added hot tub size restriction; Added hot tub location requirement; clarified setback requirements Page 36 - Added requirement for house numbers to be visible from street Page 38 - Added bullet point "8"; Added language for all required landscaping to come from SB Plant Palette. Page 44 - Added language "or LED equivalent" Page 48 - Added "slurry/smear, lime wash, or whitewash of brick" to prohibited styles Page 51 - Clarified setback and screening requirements Page 54 - Changed engineers stamp requirement to walls over two feet Page 55 - Added bullet point "C" and "D" Page 58 - Added language for Louvered wall panels Page 62 - Added Batting Cages language Page 65 - Changed "sheds" to "structures". Clarified gabled ends roof requirement. Page 67 - Changed language to "as viewed from any street side"; Added "six (6) foot cedar privacy" to #2; removed bullet point #4 Page 69 - Added Windows category Page 72 - Added neighbor agreement form.</p>
December 2018	<p>Page 7/8 - Added language solar panels are not permitted on accessory structures, arbor, pergola, gazebo, or detached. Patio covers. Page 20 - Added PODS (Temporary Storage Containers) verbiage Page 67 - Updated to be viewed property line to property line. Included verbiage about driveway storage. Page 71 - Added email address and updated example of items needed to include setbacks on the survey plat. Grammar corrections throughout.</p>
April 2019	<p>Page 21 - Added - must meet rear building line set back on front entry driveways Page 35 - Changed - 20 ft maximum height to 25ft Page 37 - Changed - wood to cedar and redwood Page 40 - Changed wood to cedar and redwood Page 50 - Added - Height may be higher based on city requirement Page 51 - Changed - construction to structure Page 55 - Added - Pool slides must meet 10 ft setback Page 57 - Added - fence gate</p>

	<p>Page 59 -Added - primary, pastel, white roofs will not be approved. Page 60 -Added -All wiring should be concealed from public view Page 61- Screen and Storm Doors - Rewritten to refer to Doors guideline.</p> <p>Page 63 -Added - Shall be stained</p>
September 2020	<p>Page 8 -Added Polycarbonate Roofing Panels Page 52 -Added previously recorded Painted Brick</p> <p>Updated page numbers</p>
April 2021	<p>Page 3 -Added variance information Page 6 -Added bullets p and q</p> <p>Page 7 - Clarification on dates and appeal submittal Page 9 - Updated View Zone definition</p> <p>Page 11 - Roof information for Arbor/Pergola and Detached Accessory Structures</p> <p>Page 12 - Gazebos - roof shall match Page 13 - Updated submittal requirements</p> <p>Page 16 -Added Attached Arbor/Pergola Guideline</p> <p>Page 17 - Updated masonry requirements Page 19 - Clarified location</p> <p>Page 21 -Added Cedar Garage door information and submittal for Lime wash, German smear and messy mortar</p> <p>Page 22 -Added thickness of concrete</p> <p>Page 23 - Refer to fencing guidelines for mesh requirements Page 29 - Clarified required landscaping requirements</p> <p>Page 30 -Added bullet point 9</p> <p>Page 32 -Added Common Area fencing paint color Page 34 -Added bullet points J and K</p> <p>Page 42 -Added A. 3.-6.; Clarified B. 5 & 6; Added C 7-10 Page 43 - Updated submittal requirements</p> <p>Page 44 - Updated permissible location, types, and submittal requirements</p> <p>Page 48 - Clarified curb numbers</p> <p>Page 49 -Added supplemental plantings must not be on prohibited list and minor grammar edits</p> <p>Page 56 - Clarified types of lights, locations, lumens, and submittal requirements</p> <p>Page 60 - Clarified LRV and updated submittal requirements</p> <p>Page 64 -Added pool slide height, clarified Common Area access, and notated information on Koi/nature ponds.</p> <p>Page 65 - Updated submittal requirements to non if meeting guidelines</p> <p>Page 67 -Added information regarding shared walls Page 69 -Added E and submittal requirements for photo</p> <p>Page 73 - Updated political sign information, added supportive municipality service signs and clarified children's school signs</p> <p>Page 76 -Added 5' easement requirement and submittal requirements Page 80 -Added side, back alley, and rear yard setbacks</p> <p>Page 82 - Clarified location</p> <p>Minor grammar and edits throughout the document</p>
September 2021	<p>Added Free Standing Poles and Semi inground Pools to prohibited items</p> <p>Added Permit and approval from city of McKinney for projects related to Accessory Structures (Detached), Additions/Remodels, Attached Arbor/Pergola, Attached Patio Roof Covers and Fencing (corner lots only).</p> <p>Added pool must be constructed of gunite or fiberglass only. Prohibited Semi inground Pools.</p> <p>Updated landscaping trees and requirements based on lot size. Updated Painted Brick for homes less than 15% Hardie siding. Updated Religious Display Items wording</p> <p>Added Security Design Guideline</p>
September 2022	<p>Front Cover - Added the words "Any and all modifications/repairs/replacements must meet all current guidelines."</p> <p>Added to prohibited items: A ".....or any other exterior method." E "...and indoor A/C units vented through windows or exterior", U) Wood screening fences located inside of perimeter fences, V) Chickens, coops, poultry, livestock, breeding of animals, W) Lime Wash, whitewash, German Smear and messy mortar, X) Construction access across common area, Y) Decking or structures in utility easements, Z) Synthetic/sprayed on stone</p>

Removed language pertaining to case-by-case basis and at the discretion of the reviewing body.

Additions/Remodels added Roofing materials must match complement existing roof

Artificial Turf Removed 60% limitation

Attached Patio Roof Covers added Columns must be made of cedar, redwood, or a material that matches home for example brick, Hardie board, stone etc; added greater pitches may be required by subdivision guidelines to roof pitches

Attic Ventilation/Roof Appendages added side slopes to Rooftop appendages, vents, stacks, ventilations, skylights, solar tubes, etc.,

Birdhouses changed Pole mounted bird house shall not exceed ten (10) feet in height

Color Changes added Subdivision guidelines may be more restrictive, Color palette may vary on a case by case basis for craftsman style homes in the villages of Regents Park, Mayberry, and Freedom Park, Lime wash, white wash, German Smear and Messy Mortar are prohibited.

Decks, Patios, and Flatwork added flatwork and removed other material

Driveway Gates clarified "The gate facing the front yard must be located...."

Driveway/Parking Pads/Pods (Temporary Storage Containers) Deleted Flatwork, Removed, "and other flatwork additions" and "flatwork to be extended or as approved by the Reviewing Body on a case-by-case basis. " Additions changed to parking pads. Added See decorative driveway borders, added Parking pads not permitted in front of the front facade of the home, added No Fence, wall or hedge (which serves as a barrier) shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback line as established by the Subdivision Design Guidelines or the Master Architectural Review Committee. Unless otherwise approved by the Reviewing Body,

Added C. Golf Course Property owners with lots adjacent to a golf course are required to completely enclose their property with appropriate fencing. Fencing along the golf course frontage must be open metal and Wood privacy fences are not permitted behind metal fences. May use shrubbery as screening not to exceed 5' in height.

Added Lakes, Open Space, or Common Areas Property owners with lots adjacent to a lake, open space, or common area (excluding screening and buffering areas along roadways) may or may not choose to install a fence. If a fence is desired, the fence along the property line that fronts a lake, open space, or common area is restricted to an open metal design and Wood privacy fences are not permitted behind metal fences. May use shrubbery as screening not to exceed 5' in height.

Added Minor fence repair may be completed without prior approval provided all work falls within the current guidelines listed. Fence repairs in which more than eight (8) feet of fencing is replaced shall be considered a replacement and an approved application is required prior to the work. Replacement of pickets must be stained/treated to match the existing fence. If the existing fence is weathered and pickets are replaced the fence shall be power washed and stained/treated to create uniformity in appearance.

Flagpoles/Flags clarified Flag can be flown for one political party, and only for candidates running for office/election, or issue on the ballot in the current election.

FOUNTAINS/STATUARY/OUTDOOR FURNITURE/OUTDOOR ART added Decorative flowerpots must be kept in good condition and maintained and are limited to four (4) per front/side yard forward the perimeter fence. Decorative pots cannot have dead, artificial vegetation or invasive species.

Hot Tubs and Spas clarification added Above ground swim spas are prohibited. See guidelines for inground swim spas (located under pool guidelines)

Landscaping Remove "highly recommended or Acceptable" and change to Required Palette. Added minimum of one row is required (some subdivisions may require more, refer to your subdivision guidelines)' Clarified Properties with a lot less than 70 feet wide facing the street are only required one, four-inch minimum canopy tree

Added centipede and buffalo grass to the approved list.

Outdoor Fireplaces/Fire-Pits/Outdoor Kitchens added Kitchens and fireplaces shall not impede on any view zone requirements established for a lot.

OUTDOOR SHADE STRUCTURE/SAIL SHADES - TEMPORARY added sail shades and may be used between May 1st through September 30th

Painting and Coatings added If changing color, approval is required, and all current guidelines must be met. Added all painted Hardie siding, gutters, trim, garages, and front doors being painted the same color as currently on the home and MEETS , CURRENT GUIDELINES (Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof with Light Reflective Value (LRV) range 20%-90%) no submission is necessary.

POOLS/POOL EQUIPMENT/PONDS/Inground Swim Spas - Added inground swim spas, added behind the perimeter fence. added If distance from house to property line is five feet or less then two inline gates adjacent to the equipment (cedar/redwood) may be used for screening equipment and access. added Overflows must be directed to the house sewage draining system. added Pools and inground swim spas must be made of gunite or fiberglass. Added Inground swim spas must be flush with ground not to exceed three inches above grade

Retaining Walls clarified the dominant side homeowner. added The dominant property is the property on the high side of the wall, in which the wall is retaining the earth.

Removed Satellite Dishes Variances: Variances to these restrictions may be granted by the Reviewing Body provided the Property Owner can provide evidence that the above restrictions would impair signal reception, cause an unreasonable increase in the cost of installation, maintenance, or access of the device, or would cause a legitimate safety concern.

Signs removed Signs supportive of municipality services (i.e. We Love Our Teachers, We Love McKinney, etc.). Limited to one per lot; edited Only one (1) sign shall be permitted for each candidate or measure for election

Solar Energy Devices added i. TO AVOID CONFUSION, WHEN PLANNING YOUR SOLAR ENERGY DEVICE DESIGN, ANY PROPOSED PLAN SEEKING TO RELY ON THE NARROW EXCEPTION FOR USE OF A PROHIBITED ROOF ELEVATION PROVIDED FOR IN TEXAS PROPERTY CODE SECTION 210.010(D)(5), IT IS THE ASSOCIATION’S POSITION THAT THE LIMITED STATUTORY EXCEPTION ONLY PERMITS THE OWNER TO USE THE PROHIBITED ROOF ELEVATIONS (THE ROOF ELEVATIONS PROHIBITED HEREIN) AS AN ALTERNATIVE LOCATION FOR THE ENTIRE SOLAR ENERGY DEVICE SUBMITTED TO THE ASSOCIATION FOR APPROVAL. THE NARROW STATUTORY EXCEPTION, IF SATISFIED BY THE OWNER, DOES NOT ALLOW THE HOMEOWNER TO INSTALL A SOLAR ENERGY DEVICE IN BOTH THE PERMITTED AND PROHIBITED LOCATIONS IF THE ENERGY REQUIREMENTS OUTLINED IN THE STATUTE ARE SATISFIED. RATHER, IT IS THE ASSOCIATION’S POSITION THE PROHIBITED ROOF ELEVATIONS IS AN “ALTERNATE” LOCATION FOR THE ENTIRE SOLAR ENERGY DEVICE NOT AN ADDITION OR PROPOSED PART OF A SOLAR ENERGY DEVICE PLANNED FOR BOTH THE PERMITTED AND PROHIBITED ROOF LOCATIONS.

Added putting greens/batting cages to sports courts. Added Batting cages must be located in the side or rear yard behind the perimeter fencing for property. Batting Cages shall maintain a 10-foot side yard setback and 10 foot rear yard setback. Batting cages must not affect drainage patterns for the lot or neighboring lots. Must be screened from public view. Added Sports courts and putting greens shall not exceed 200 sq. ft. or 20% of rear and side yards behind the perimeter fence whichever is larger, not to exceed 2100 square feet.

Added Batting cages shall not exceed 200SF or 20% of rear and side yards behind the perimeter fence whichever is larger up to a maximum of 420SF no taller than 12' and must be screened from public view. Added Homeowners may have only one of the following per lot sports court, batting cage, or putting green. Added Use of approved sports courts/batting cages/putting greens must comply with city of McKinney Code of Ordinances related to noise.

TRASH TOTE/RECYCLE/CHARITABLE COLLECTION BINS - edited Little Free Library - added or may be entirely of resin materials. removed materials to be reviewed on a case-by case basis by the Reviewing Body. added Shall not be placed on the sidewalk or obstruct sidewalk. Permanent structures shall not be placed in easements. clarified Must be placed in landscape bedding. removed Library must be made of wood construction materials

	<p>to be reviewed on a case-by case basis by the Reviewing Body</p> <p>Added Walkways/sidewalks (on property not public sidewalks). added May be concrete, concrete stepping blocks, brick, concrete pavers, stone or other materials approved by the reviewing body. Concrete must be 4" thick. Added May not be located closer than five feet to any property lines. Added Shall not alter drainage patterns established for lot and neighboring lots. Added River Rock, crushed stone with stepping stones on top with a non-solid appearance (see photo) May be used as a form of walkway when the five foot setbacks cannot be met. Added Must maintain 50% turf grasses as depicted in the landscape palette. Added definitions: German Smear: Mortar wash or form of whitewash brick that adds texture to brick surface and mortar joints. Messy Mortar: Mortar joints that look irregular and smudged. Added Jellyfish, Oelo and similar permanent lighting systems are not permitted under LIGHTING.</p>
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