

MASTER DESIGN GUIDELINES

SINGLE-FAMILY RESIDENTIAL

FOR

STONEBRIDGE RANCH

REVISED

September 2015

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MASTER DESIGN GUIDELINES (SINGLE FAMILY RESIDENTIAL)

I. INTRODUCTION, DEFINITIONS, AND CONCEPTS

These *MASTER DESIGN GUIDELINES* (“Guidelines”) for the single-family residential dwellings within STONEBRIDGE RANCH are promulgated in accordance with Section 5 of Article VIII of the “*First Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for STONEBRIDGE RANCH*,” (“Covenants”), a specimen copy of which has been recorded in Collin County, Texas and which is incorporated herein by reference for all purposes. Articles VIII and IX of the Covenants contain various architectural, construction, and use matters about which the provisions herein below are intended to provide examples, suggestions, and guidelines.

STONEBRIDGE RANCH is a master-planned community 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 Guidelines is to better assure that builders of single-family residential properties within STONEBRIDGE RANCH will conform and adhere to the same high standards of design excellence and successfully integrate the various land uses into a cohesive community. (Other separate “*Master Design Guidelines*” exist with respect to multi-family and commercial projects likely to be developed and constructed within STONEBRIDGE RANCH.) The Guidelines seek to establish a design framework which the individual builder will use as a guide for site improvement, 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 Master Architectural Review Committee (“MARC”) may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the MARC) that appropriate mitigating measures have been taken and that the overall spirit and intent will be preserved. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

References herein to a “builder” or “developer” shall also include the Owner and the Owner’s Architect, general contractor, and all subcontractors. References herein to “construction” shall also include any attempt to remodel, enlarge, add-on, alter, repair, convert, or otherwise improve (including demolition) any building(s) or other improvement(s) (including fences, ornamental screening walls, etc.).

Article I and Article VIII of the Covenants contain various specific and detailed concepts and definitions. For the reader’s convenience, some of the concepts and definitions which fully appear within the Covenants will also be used within these Guidelines and have been further defined as follows:

“Air Conditioned Square Footage (“ACSF”)” shall mean the total gross area of the proposed structure, measured from the outside of the exterior wall surface, exclusive of air conditioning duct space, garages, exterior storage, and unfinished attic storage areas not designed to be converted into usable floor area.

“Applicant” shall mean the Owner or Owner’s designated representative of a Lot.

“Assessable Property” shall mean and refer to each and every lot, parcel, tract, area, condominium apartment, unit and space within the entire Properties which: (1) may have been or will be given a separately identifiable tax or parcel number by the Central Appraisal District of Collin County

("CADCC") or a similar government agency; and 2) is not an Exempt Property, as defined herein. Notwithstanding that it may be an "Assessable Property"; the Declarant reserves the right and discretion to exempt each Commercial Use Lot from assessment by the Association hereunder and/or to prescribe a different assessment and/or valuation scheme(s) for any Commercial Use Lot.

"Association" shall mean and refer to the STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC., an existing non-profit Texas corporation which has the power, duty, and responsibility of maintaining and administering certain portions of the Properties and all of the Common Properties, administering and enforcing the Covenants and otherwise maintaining and enhancing the quality of life within STONEBRIDGE RANCH.

"Board" shall mean and refer to the Board of Directors of the Association.

"Common Properties" shall mean and refer to any and all areas of land within the Properties which are known, described, or designated as common green, common areas, parks, recreational easements, lakes, ponds, dams, perimeter fences and columns, off-site monuments and directional signs, landscape easements, greenbelts, swimming pool(s), beach and tennis club, open spaces, and paths and trails, including without limitation those shown on any recorded subdivision plat or portions of the Properties as well as those not shown on a recorded subdivision plat but which are intended for or devoted to the common use and enjoyment of the Members of the Association, together with any and all improvements that are now or that may hereafter be constructed thereon.

"Covenants" shall mean and refer to the *"Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens,"* and all Supplements and Amendments thereto, applicable to STONEBRIDGE RANCH.

"Declarant" shall mean and refer to Westerra Stonebridge, L. P. and any or all successor(s) and assign(s) of Westerra Stonebridge, L. P. with respect to the voluntary disposition of all (or substantially all) of the assets and/or stock of Westerra Stonebridge, L. P. and/or the voluntary disposition of all (or substantially all) of the right, title and interest of Westerra Stonebridge, L.P. in and to the Properties. However, no person or entity merely purchasing one or more Lots from Westerra Stonebridge, L. P. in the ordinary course of business shall be considered a "Declarant".

"Development Period" shall mean a period commencing on the date of the recording of the Covenants in the public real estate records of Collin County, Texas and continuing thereafter until and ending the earlier to occur of: (1) substantial completion of all development within the Properties as determined by the Declarant, or (2) the twenty-second (22nd) anniversary of the date of recordation of the Covenants in the public real estate records of Collin County, Texas.

"Dwelling Unit" shall mean and refer to any building or portion of a building situated upon the Properties which is designed and intended for use and occupancy as a residence by a single person, a couple, a family or a permitted family size group of persons.

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

"Improvement" shall mean any physical change to raw land or to an existing structure which alters the physical appearance, characteristics or properties of the land or structure, including but not limited to adding or removing square footage area space to or from a structure, painting or repainting a structure, or in any way altering the size, shape or physical appearance of any land or structure.

“Lot” shall mean and refer to each separately identifiable portion of the Assessable Property, including any condominium unit, which is platted, filed and recorded in the office of the County Clerk of Collin County, Texas and which is assessed by any one or more of the Taxing Authorities and which is not intended to be an “open space” or a portion of the Common Properties.

“Master Architectural Review Committee” (“MARC”) shall mean and refer to that particular committee which is described and explained within Article VIII, ARCHITECTURAL REVIEW, Section 1., of the Covenants for STONEBRIDGE RANCH.

“Master Design Guidelines” (“Guidelines”) shall mean and refer to those particular standards, restrictions, guidelines, recommendations and specifications applicable to most of the aspects of construction, placement, location, alteration, maintenance and design of any improvements to or within the Properties, and all amendments, bulletins, modifications, supplements and interpretations thereof.

“Owner” shall mean and refer to the holder(s) of record title to the fee simple interest of any Lot whether or not such holder(s) actually reside(s) on any part of the Lot.

“Phase” shall mean and refer to each and every portion of a Village which is the specific subject of a subdivision plat. As an example, Wellington Point and Meadow Ridge are two separate Villages each of which is subdivided and platted in two or more phases in accordance with subdivision plats bearing their respective name and phase number.

“Properties” shall mean and refer to land within the STONEBRIDGE RANCH development.

“Structure” shall mean and refer to: (1) any thing or device, other than trees, shrubbery (less than two feet high if in the form of a hedge) and landscaping (the placement of which upon any Lot shall not adversely affect the appearance of such Lot) including but not limited to any building, garage, porch, deck, shed, greenhouse or bathhouse, cabana, coop or cage, covered or uncovered patio, swimming pool, play apparatus, fence, curbing, paving, wall or hedge more than two feet in height, signboard or other temporary or permanent living quarters or any temporary or permanent improvement to any Lot; (2) any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across any Lot; and (3) any change in the grade of any Lot of more than three (3) inches from that of the Subdivision Grading Plan.

“Subdivisions” shall mean and refer to all subdivisions within the STONEBRIDGE RANCH development which are intended to be a portion of the Properties. As an example, each and all of the Phases of Briar Ridge, Meadow Ridge, Quail Creek, Wellington Point, and Hills Creek are each separate and distinct residential Subdivisions within STONEBRIDGE RANCH.

“Subdivision Design Guidelines” shall mean and refer to those particular standards, restrictions, guidelines, recommendations and specifications applicable to all aspects of construction, placement, location, alteration, maintenance and design of any improvements to or within each Village. The Subdivision Design Guidelines may vary between Phases and between Villages.

“Subdivision Grading Plan” shall mean and refer to the lot grading plan for each Subdivision on record with the City of McKinney.

“Village” shall mean and refer to each respective community arising out of the development, construction, use and occupancy of all phases of subdivision plats bearing the same common name. As

an example, Briar Ridge, Meadow Ridge, Quail Creek, Wellington Point and Hills Creek are each designed to be a separate and distinct residential Village within the Properties, even though some of the Villages may be composed of two (2) or more phased subdivisions. The Declarant reserves the right, power and authority (and such may be assigned or delegated) to create and impose one or more sub-association(s) within one or more Villages (especially those containing townhouse and condominium projects) which may have, as one of their purposes, the responsibility for assuming and discharging one or more of the duties of the Association as to that particular Village.

II. ADMINISTRATION

Article VIII, ARCHITECTURAL REVIEW, Sections (1), (2), (3), and (4) of the Covenants have been further defined as follows:

2.1 Master Architectural Review Committee. The Master Architectural Review Committee (“MARC”) is composed of at least three (3) but not more than five (5) individuals selected and appointed by the Declarant (during the Development Period) each generally familiar with residential and community development design matters and knowledgeable about the Declarant’s concern for a consistent first-class approach to and construction of improvements within STONEBRIDGE RANCH. In the event of the death, incapacity or resignation of any member of the MARC, the Declarant (during the Development Period) shall have full authority to designate and appoint a successor. From and after conclusion of the Development Period, the MARC members shall be appointed, and replaced in the event of death, incapacity or resignation, by the Board of the Association.

2.2 MARC Jurisdiction. No building, structure, fence, wall or improvement of any kind or nature shall be erected, placed or altered on any Lot until plans and specifications have been first submitted to and approved in writing by the MARC, or a majority of its members. The MARC may consider, among other things:

- a. quality of materials, adequacy of site dimensions, proper facing of elevations with respect to nearby streets, Common Properties, and golf courses in accordance with the Covenants and/or these Guidelines and/or the Subdivision Design Guidelines and/or bulletins;
- b. proposed footprint of the dwelling;
- c. conformity and harmony of the external design, color, type and appearance of exterior surfaces;
- d. grading, if proposed to be different from the Subdivision Grading Plan;
- e. the observance of and compliance with applicable setback lines and easement areas and the enhancement of aesthetic views and visual corridors to and from the Common Properties and golf courses;
- f. landscaping; and
- g. other standards as may be promulgated by the MARC.

The MARC is authorized and empowered (but not obligated) to consider and review any and all aspects of construction, location, and landscaping. The MARC is permitted to consider

technological advances and changes in design and materials which may or may not be permitted, in accordance with the reasonable opinion of the MARC. The MARC is also authorized to request, receive and transmit cost data to the Board which would enable the Association to carry out its duties as prescribed by Article V, Section (3) of the Covenants.

The following is a general outline of the steps likely to be involved in the review of plans and specifications:

- a. submit preliminary plans and specifications to the MARC;
- b. submit final plans and specifications to the MARC; and
- c. submit plans and specifications to the City of McKinney.

The MARC may require, as a condition precedent to any approval of the final plans and specifications, that the applicant obtain and produce an appropriate building permit from the City of McKinney, Texas. The MARC is also authorized to coordinate with the City of McKinney in connection with the applicant's observance and compliance of the construction standards set forth in the Covenants, these Guidelines, the Subdivision Design Guidelines and any bulletins or lot information sheets promulgated thereunder. However, the mere fact that the City of McKinney issues a building permit with respect to a proposed structure does not automatically mean that the MARC is obliged to unconditionally approve the plans and/or specifications. Similarly, the MARC's approval of any plans and specifications does not mean that all applicable building requirements of the City of McKinney, or any other governing authority, have been satisfied.

Each and every Owner or Applicant shall use their respective best efforts to commence construction of all improvements approved by the MARC and the City of McKinney, Texas (and any and all other applicable governmental agencies), within sixty (60) days after obtaining all necessary governmental approvals therefore and thereafter diligently pursue through to completion. resubmittal of the plans and specifications is required again for approval if construction has not commenced within one year after the initial MARC approval date.

The MARC may, from time to time, publish and promulgate additional or revised Guidelines and Subdivision Design Guidelines, and such design guidelines shall be explanatory and illustrative of the general intent of the proposed development of the Properties and are intended as a guide to assist the MARC in reviewing plans and specifications. The MARC shall have the right, power, and authority, but not the obligation, to establish and prescribe architectural restrictions and guidelines pertaining to items and topics such as (but not necessarily limited to):

- a. a site plan showing the footprint of the building, location of all existing trees (indicating size and type) and proposed improvements, including but not limited to, structures, patios, driveways, parking areas and structures, fences and walls;
- b. exterior elevations of all proposed buildings and structures;
- c. description and samples of exterior materials, colors, textures and shapes of all buildings and structures;
- d. landscape plans, which shall include walkways, fences, walls, details, elevation changes, irrigation and watering systems, vegetation and ground cover (indicating size, spacing and quantity), and the proposed protection of existing trees and other desired vegetation;

- e. utility connections, including routing of electrical, gas, water, sanitary sewer, telephone cables and pre-wired CATV facilities;
- f. exterior illumination including location, size, type, color, and shielding;
- g. dimensional floor plan of all enclosed spaces and any garages or parking facilities (particularly where the garages face the street);
- h. mailbox location and design;
- i. surface drainage when proposed to be different from the Subdivision Grading Plan;
- j. any other data or information requested or deemed reasonably necessary by the MARC.

The MARC shall have the right, privilege, and discretion, but not the obligation, to require that the builder/Owner provide a topographical survey by a registered surveyor which shows existing conditions. The MARC is authorized and empowered to place specific requirements as the MARC deems necessary concerning the topography, grade, drainage, vegetation, view lines, fences, setbacks or other such comparable data that may pertain to a specific Lot. Requirements may vary from one Lot to the next.

2.3 Preliminary and Final Plan Submissions. Each and all sets of preliminary and final plans must show, or contain thereon, the respective names, addresses and telephone numbers of the Owner, builder, and Architect. The MARC is authorized and empowered to and shall consider, review and comment on preliminary plans submitted in duplicate on an informal basis to assist the applicant in complying with the Covenants and these Guidelines and to assist in the completion of feasibility studies undertaken by such persons or entities. At a minimum, the preliminary plans shall include:

- a. Site Plan (drawn to a scale of not less than 1" = 20'-0" with north arrow);
- b. Floor Plan (drawn to a scale of not less than 1/8" = 1'-0");
- c. Elevations, indicating finish materials and roof pitch (drawn to a scale of not less than 1/8" = 1'-0");
- d. Grading Plan, if the site surface drainage is proposed to be different from the Subdivision Grading Plan, indicating the (1) direction and manner in which water will be drained from the Lot (e.g., retaining walls, area drains, piping systems, site grading, etc.), (2) finished pad elevations, and (3) finished grades at all structures and property lines (drawn at a scale of not less than 1" = 20'-0");
- e. Landscape Plans (drawn at a scale of not less than 1" = 20'-0");
- f. location, height (top and bottom of wall elevations), and materials of existing and proposed retaining walls; and
- g. location, height and material of proposed fencing.

The MARC shall have the right to prescribe reasonable limitations concerning the time, effort, and expense likely to be involved in handling such matters on an informal basis. If the preliminary plans and specifications are approved by the MARC, the applicant will be so advised in writing. If

found not to be in compliance with the Covenants, Guidelines, or applicable Subdivision Design Guidelines, the applicant will be so advised in writing with a reasonable statement and explanation of items found in noncompliance. If the MARC does not approve, disapprove, or otherwise comment on such plans and specifications within thirty (30) days after the actual date of the received submission, approval of the matters submitted shall be presumed.

Final plans, specifications and surveys shall be submitted in duplicate to the MARC for approval or disapproval within ninety (90) days after approval of the preliminary plans. At a minimum, the final submittal must include:

- a. Site Plan (drawn to a scale of not less than 1" = 20'-0") showing:
 - (1) dimensioned footprint of all proposed structures on the Lot;
 - (2) any site improvements such as screening walls, swimming pools and equipment, retaining walls, fencing, driveways, sidewalks, etc.;
 - (3) existing and finished grades at one (1) foot intervals if proposed to be different than the Subdivision Grading Plan;
 - (4) north arrow; and
 - (5) Lot and Block.
- b. Roof Plan (drawn to a scale of not less than 1/8" = 1'-0") with north arrow;
- c. Floor Plans (drawn to a scale of not less than 1/8" = 1'-0") with north arrow and plan number;
- d. Elevations (drawn to a scale of not less than 1/8" = 1'-0");
- e. Exterior finish materials and color selections;
- f. Landscape Plan indicating size, type, location and quantity of plants (drawn to a scale of not less than 1" = 20'-0"); and
- g. 8 1/2" x 11" copy of front elevation.

The MARC is authorized to request the submission of samples of proposed construction materials. At such time as the plans, specifications and surveys meet the approval of the MARC, one complete set of plans, specifications and surveys will be retained by the MARC and the other complete set will be marked "Approved" and made available for pick up by the Applicant at a designated location. If found not to be in compliance with the applicable requirements, one set of such plans, specifications and surveys shall be marked "Disapproved", accompanied by a reasonable statement of items found not to comply with the applicable requirements. Any modification or change to the approved set of plans, specifications and surveys must again be submitted to the MARC for its review and approval prior to construction. The MARC's approval or disapproval, as required herein, shall be in writing.

The MARC may from time to time publish and promulgate architectural standards and/or bulletins which shall be fair and reasonable and shall carry forward the spirit and intention of these Guidelines. Such publications shall be incorporated as part of the Guidelines as if written herein.

III. RESIDENTIAL ARCHITECTURAL MATTERS

- 3.1 General.** The architectural character of STONEBRIDGE RANCH has been generally introduced in the design of the Stonebridge Country Club, The Ranch Country Club, Stonebridge Ranch Information Center, and the Stonebridge Ranch Beach and Tennis Club. Each is distinctive in design but generally unified in style and demonstrates a basic harmony of architecture that should prevail among the residential structures in STONEBRIDGE RANCH.
- 3.2 Exterior Residential Materials.** Exterior wall surface materials shall be limited to three (3) approved materials (excluding windows and trim) unless otherwise approved in writing by the MARC. 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 (where the paint color and texture were originally approved by the MARC) on each Lot 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. The subsequent approval of the MARC for such repainting shall not be required so long as neither the color scheme nor the arrangement of the colors of any improvements, nor the color of any paint thereon is materially altered. The MARC shall have the right to review and approve exterior screen doors, storm doors and security gates and bars as exterior residential materials.
- 3.3 Masonry.** Masonry includes clay brick, natural and artificial stone, and stucco where allowed by the specific Subdivision Design Guidelines. All clay brick must satisfy the ASTM Standard Specifications for Facing Brick – Solid Masonry Units Made From Clay or Shale (ASTM Designation C-216) applicable to Grade SW. The MARC shall, in its discretion, have the right to require that any proposed brick be accompanied by manufacturer specifications, or reputable independent laboratory test results, evidencing compliance with the ASTM specifications. All masonry used is subject to specific MARC approval concerning color, style, and texture. Brick or stone materials and details on front elevations must “return” the same material and details around the corner of each adjacent elevation a minimum of 2'-0". Exposed plain concrete surfaces, excluding flatwork and pavement, are prohibited.
- 3.4 Chimneys.** All four sides/elevations of a chimney must be finished with the same material. All spark arrestors must be screened from view with a decorative metal chimney cap.
- 3.5 Roof.** The minimum roof pitch allowed for residential dwellings shall be a 4:12 pitch. Some façade and roof relief is encouraged to provide shadows and interest to the building elevation. Acceptable roof materials shall include slate, clay tile, metal, and composition materials where the type, weight, quality, and color have been approved by the MARC. Other materials must be specifically approved by the MARC. Roof vents, vent stacks, galvanized roof valleys and any other roof item must be painted to match the roof materials. All galvanized metal must be primed prior to being painted. Downspouts shall not direct water flow onto adjacent properties.
- 3.6 Elevation Benchmarks.** The MARC reserves the right to establish, or cause the establishment of, elevation benchmarks in one or more places within STONEBRIDGE RANCH and to require the builder's reference to and calculation from a specific benchmark in making any and all calculations required hereunder.
- 3.7 Fencing.** Fencing shall comply with Appendix A.

- 3.8 Garages.** MARC approval will be required for all garage locations and for the materials and appearances of doors, gates, and screening methods. Each garage must have a minimum 20'-0" apron from the property line.
- 3.9 Mechanical Equipment.** All utility meters, equipment, garbage receptacles, air conditioning compressors, transformers, swimming pool pumps and filters, etc. must be visually screened (so as not to be visible from any street, Common Property, or golf course). All electrical wiring services must be located underground.
- 3.10 Drainage.** Each builder in STONEBRIDGE RANCH is responsible for following the Subdivision Grading Plan. Any deviations from this grading plan must be shown on the preliminary and final plans. Gutters and downspouts may be required at the discretion of the MARC to improve the drainage quality. Concentrated/piped drainage shall not be directed onto adjacent property.
- 3.11 Mailboxes.** The MARC shall have the right to designate the exclusive design, motif and materials for mailboxes (including the individual or gang "housing" for the mailboxes) within each Village.
- 3.12 Utilities.** Improvements situated on a Lot shall be connected to the water and sewer lines as soon as practicable after same are available at the property line. Cesspools and/or septic tanks shall not be placed or maintained upon or in any Lot. The installation and use of any propane, butane, LP gas or other gas tank, bottle or cylinder of any type (excluding those normally associated with outdoor barbecue grills), shall require the prior written approval of the MARC. All telephone, electric, cable or other service lines shall be installed underground and shall meet all requirements of the City of McKinney, Texas.
- 3.13 Views and Privacy.** The MARC shall have the right, but not the obligation, to review the location of all improvements, structures, 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 are encouraged to be framed with plant material with the restriction that no view obstruction greater than 4'-0" in height shall be permitted within 10'-0" of the rear property line (except for approved trees).

- 3.14 Prohibited Items.** The following items are prohibited:

- a. clotheslines, clothes reels, hanging articles and exterior clothes drying, hanging or wall mounted articles such as equipment, utensils or ornamentation;
- b. above ground swimming pools;
- c. window or wall mounted air conditioning units;
- d. signs (except for certain "For Sale" and "For Lease" signs);
- e. receiving dishes larger than one (1) meter in diameter;
- f. inflatable and other temporary swimming pool enclosures;
- g. storage of more than 25 gallons of fuel outside of regular vehicle gas tanks;
- h. unregistered or inoperable motor vehicles;
- i. wood retaining walls;
- j. exposed plain concrete surfaces (excluding flatwork and pavement);
- k. vinyl siding;

- l. non-uniform interior window treatments (e.g., blankets, aluminum foil, newspapers, quilts, flags, children's drawings/art work); and
- m. artificial flowers or artificial greenery.

The MARC reserves the right to review, approve, and prescribe limitations (even if severe) on the following:

- a. pavement surfaces (e.g., the use of stone, gravel, concrete, washed aggregate, wood, brick, asphalt);
- b. mulch;
- c. driveway reflectors;
- d. woodpiles;
- e. awnings;
- f. decking;
- g. outdoor carpeting;
- h. screened-in patio and yard areas;
- i. rock gardens;
- j. grading;
- k. retaining walls; and
- l. fences which tie in to common area perimeter fences.

3.15 Site Construction. Prior to any construction, the builder may be required by the MARC to prepare and submit a plan(s) showing how the following site construction and protection guidelines will be accomplished:

- a. respect and maintain the major drainage patterns of the site;
- b. leave as much ground cover vegetation growing as possible during construction to reduce soil erosion;
- c. stockpile topsoil prior to mass grading and respread in landscape areas after construction is complete;
- d. new grades should blend into existing grades and be natural in appearance;
- e. retaining walls are required to return to existing grades and be natural in appearance;
- f. lake front and golf course developments should prevent erosion and siltation into lakes and onto golf course with hay bales or silt fences maintained at the property line next to the lake and golf course until ground cover vegetation can be reestablished;
- g. existing trees should be protected during construction, and grading and paving should be kept outside the drip line of the tree;
- h. existing trees which must be removed during construction shall be replaced according to the replacement schedule described in Section IV (4.3); and
- i. nearby streets and rights-of-way shall be cleared on a regular basis of mud, dirt and construction debris.

- 3.16 Side Yard Use Easements.** The Declarant and the MARC will accommodate the concept of side yard use easements in “zero” lot line subdivisions which allows one homeowner to use the entire side yard area adjoining the adjacent lot Owner’s blank masonry wall. No windows (except glass block windows specifically approved by MARC) or openings can be located in the wall of the house which abuts a side yard use easement area. In the event a house has been completed and the adjoining Lot remains unimproved, then no permanent fence, wall, and/or landscaping can be constructed or placed in the side yard easement until a house has been completed on such adjoining Lot. The Owner of the completed home may erect an approved temporary wood privacy fence along the common side property line as a temporary screening technique. The cost of erecting and removing this temporary privacy fence is to be at the completed house Owner’s sole cost and expense. The purpose of this requirement is to prevent any improvement of the side yard easement which would interfere with the construction of the blank exterior wall(s) of the house which will adjoin the side yard easement.
- 3.17 Exterior Lighting.** Landscape uplights are effective for accentuating plant material and other features. Tennis court lights are not permitted. Front yard landscape lighting should not exceed 500 watts total. Except for holiday season lights (which are appropriate from Thanksgiving through the first week of January), colored lights are not permitted. Light fixtures and standards should be chosen to blend into and enhance the residential Lot it is illuminating. Spillage of light or glare from one property to another should be avoided. Acceptable finish treatments include dark bronze, anodized aluminum or weather resistant coating. Light shields and timer/sensor systems should be used in areas where spill-over is a potential problem. No high or low pressure sodium light shall be permitted. Common flood lights are prohibited on front or side elevations that face a public street.
- 3.18 Pools.** Pools and perimeter pool decking and associated decks shall be located in the side or rear yards of the Lot and shall not encroach any easements or be located within 5’ of any property line. Pool equipment must be fully screened on all sides with a 6’ cedar privacy fence and located adjacent to the dwelling unit. Above ground, masonry block, or pneumatic pools are not allowed. Completely in-ground vinyl clad concrete pools are required to have a brick, cast stone or natural stone coping and ceramic tiled water line. Construction access is permitted only across the Lot on which the pool is to be constructed. All excess soil shall be removed from the Properties and properly disposed of. Pool overflow may not be directed onto adjacent Lots, golf courses, or the Common Properties. Installation of pool structures and associated decks, retaining walls, landscaping, fencing, etc., shall not alter or impair the surface drainage on adjacent Lots.
- 3.19 Building Setbacks.** The residential subdivision plat and/or the Subdivision Design Guidelines and/or the City of McKinney may indicate a minimum building setback line, within which above-ground development is not permitted. The more restrictive setback shall govern. Development and use of the setback area as an attractive greenscape is encouraged. The following improvements are typically allowed within the minimum building setback areas:
- a. structures below and covered by the ground;
 - b. steps, walks, driveways and curbing;
 - c. retaining walls;
 - d. screening walls (except in front yards); and
 - e. landscaping.
- 3.20 Paving.** No parking, driveways, sports courts, or other paved areas may be constructed within twenty-five (25) feet of any lake shoreline at normal elevation. Any paving otherwise constructed near a lake shall be substantially screened from the lake. The STONEBRIDGE RANCH hike-and-

bike trails shall, to the extent permitted or required by the MARC, be continued near and around the lake edge. Driveways must be setback a minimum of 1'-6" from the side property line. Where possible, the width of the driveway should be kept to a maximum of 12'-0". Driveway edges and curbs which are turned down to create a retaining situation must be faced with stone. Exposed plain concrete on the exterior vertical turned down edge is prohibited.

- 3.21 Retaining Walls.** Retaining walls shall be constructed of Brown Hackett or Milsap stone and shall be limited to 4'-0" in height unless it can be shown that site conditions justify a taller wall. Wood, railroad ties and exposed plain concrete are not allowed. Retaining Walls are structures designed to restrain soil to unnatural slopes. They are used to bound soils between two different elevations. Retaining walls must be designed by a licensed Professional Engineer 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.
- 3.22 Entry/Porticos.** Roofed entry porticos with detached columns shall be tied back to the main face of the residence at the upper level.
- 3.23 Dormers.** Dormers, when used, should be functional or appear as such, and be accessible from the interior of the home. The interior walls and ceiling shall be finished (taped, bedded, textured and painted) to appear as a room from the exterior. When possible it is encouraged that the dormers provide natural light into the home's interior. Dormer windows which are painted or have a tinted film applied are not acceptable.
- 3.24 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". Storm shutters or a window may be installed over openings only with MARC approval.
- 3.25 Corner Lot House Orientation.** Corner lots are those lots with public street frontage on the front and side yards. Houses should be oriented to prominently face the front door entry area out toward the street corner. Garages and driveways should be discreetly located on the interior side of the lot away from the street corner.

IV. LANDSCAPING, IRRIGATION AND MAINTENANCE

Landscaping is one of the most significant features of STONEBRIDGE RANCH. Once agriculture land, the pastoral setting of STONEBRIDGE RANCH is characterized by clutches of hardwoods and junipers dotting the hillsides, and clusters of mature elms and oaks along the existing draws and lakes. The land use planning begins to preserve and incorporate these natural features, but it is the challenge of designers and developers to appreciate and reveal the scenic vistas and dramatic topography of the STONEBRIDGE RANCH landscape.

- 4.1 Introduction.** The developer of STONEBRIDGE RANCH desires to: (1) recognize, utilize and supplement the existing landscape and visual resources by retaining the natural character of the site with its rolling terrain and clusters of trees; and (2) structure a viable introduced landscape, ensuring consistent quality and providing for visual harmony through color, textural variety and informal massing. "Landscaping" shall include any proposed modification to a Lot or site such as (but not limited to) land forming and berming, the installation of plants and trees, irrigation systems, landscape lighting systems, landscape subsurface drainage systems, paving, site furnishings, nonstructural retaining walls, and introduced vegetation.

- 4.2 Landscape Plans.** Landscape and irrigation plans are encouraged to be prepared and submitted to the MARC. These plans shall show the size, type, locations, and spot elevations of all existing trees to be preserved or to be removed (as the case may be) and all proposed landscape elements. Those Lots for which an irrigation system is required or proposed shall be designed such that there is no overspray onto adjacent yards, streets or Common Properties. Landscaping installed without MARC review and approval is subject to removal if determined to be out of character with the natural settings that exist throughout STONEBRIDGE RANCH. Landscaping shall at a minimum meet or exceed the requirements of the applicable Subdivision Design Guidelines.
- 4.3 Existing Vegetation.** Existing vegetation shall include trees which have a four (4) inch or greater caliper trunk, measured one (1) foot above natural grade. Existing vegetation shall be preserved and protected to the greatest reasonable extent possible, and pruned and treated for diseases and insects in keeping with good arboriculture practice. No existing vegetation shall be demolished without the prior written consent of the MARC. The MARC shall have the right to prescribe extraordinary requirements for major trees, and special provisions for building or paving operations which are adjacent to the existing vegetation.

Demolition of an existing tree shall include any operation (including transplanting) which removes, uproots or renders a tree incapable of sustaining a healthy and thriving condition. Any tree scheduled to be demolished, or deemed demolished by the MARC due to substandard or negligent treatment of the tree, shall be replaced at the sole cost and expense of the subject Lot Owner with a tree selected from the STONEBRIDGE RANCH Landscape Palette in accordance with the following required replacement chart (unless the MARC elects to otherwise reduce or waive the requirements):

Existing Tree Demolished (Replacement Trees)

4" to 6" caliper	(1 – 4" caliper, 14' height, 6' spread)
6" to 8" caliper	(1 – 6" caliper, 16' height, 8' spread)
8" to 12" caliper	(2 – 4" caliper, 14' height, 6' spread)
12" to 18" caliper	(3 – 4" caliper, 14' height, 6' spread)
18" to 24" caliper	(4 – 4" caliper, 14' height, 6' spread)
24" and up caliper	(6 – 4" caliper, 14' height, 6' spread)

- 4.4 Landscape Palette Recommendations.** All introduced vegetation within STONEBRIDGE RANCH shall be trees, shrubs, vines, ground covers, seasonal flowers or turf grasses which are commonly and successfully used in North Texas for landscaping purposes. Fruit, nut and vegetable bearing plants, other than those which may be recommended in the Landscape Palette, shall not be considered as common landscaping plants. Trees and plants shall be sound, vigorous and free from diseases and insect pests and shall have a healthy root system. Measurements in caliper, root spread, height and quality shall be determined by the latest edition of "American Standards for Nursery Stock". All new trees should be staked and guyed or kept vertical by other approved methods. All new plantings should be mulched, fertilized and watered after installation. All plant material should be pruned to enhance its natural growth habit.

The Declarant has formulated the Landscape Palette for STONEBRIDGE RANCH (Section IV, 4.8) in an attempt to identify those plants best suited for this development. This plant list is not totally inclusive. Plant materials traditional to the North Texas plant palette may be submitted for MARC consideration. For plants which require specialized bed preparation or maintenance, written specifications detailing the bed preparation and/or maintenance shall be submitted. Improved or

registered varieties of the plants in the Landscape Palette for STONEBRIDGE RANCH are encouraged even if they are not specified in the list.

Desert landscape is not part of the STONEBRIDGE RANCH character and will not be accepted as a landscape alternative. Gravel will not be accepted as a yard grass or mulch for landscaping areas visible to public view.

4.5 Required Landscaping. All plant material planted in STONEBRIDGE RANCH should be selected from the highly recommended or acceptable categories of the Landscape Palette for STONEBRIDGE RANCH. All required landscaping shall be installed by the Builder in accordance with the Subdivision Design Guidelines. All yard areas viewed from public streets, Common Properties, and/or golf courses must be completely sodded and irrigated within 30 days of ownership transfer or issue of the Certificate of Occupancy from the City of McKinney. Front yard minimum requirement is one row of five (5) gallon non-deciduous (evergreen) shrubbery planted on 3' centers located along the foundation excluding porches and patios. All five (5) gallon non-deciduous (evergreen) shrubbery planted on 3' centers along wood fencing shall be located with a five foot (5') clearance from fencing to the shrubbery drip line to allow for shrubbery growth and fence maintenance. Front and side yards must include a minimum of 50% turf grasses.

4.6 Berms. Berms are encouraged for use in screening and buffering. Berms shall have a maximum slope of 3:1 but should be constructed with a more gradual slope and a gently rounded top. Berms shall not direct surface water onto adjacent properties or alter the surface drainage per the Subdivision Grading Plan.

Adequate slope should be provided between berms to allow for positive drainage. A three (3) percent slope on the drainage center lines is desired. Berms should be built with fill material which is free of debris and large rocks and then well compacted to prevent the formation of sink holes and depressions. When landscape materials and berms are used to fulfill a screening requirement, the following shall be observed: shrub materials shall be evergreen, five (5) gallon or larger in size, planted on three (3) foot centers and tall enough to achieve the required screening height at the time of planting. Shrub material should grow into a solid screen with one (1) full growing season.

4.7 Irrigation. The applicable Subdivision Design Guidelines should indicate whether or not each Lot is required to have an automatic irrigation system. However, any and all plans and specifications related to construction on such Lots shall state on the landscape plans any intention to install an automatic irrigation system prior to completion of landscape and planting. All automatic irrigation systems are required to have head-to-head coverage or closer. Controller devices must be screened or placed out of ordinary view. Irrigation systems must be properly maintained and repaired at all times. Blown heads or main line ruptures shall be immediately repaired upon discovery.

4.8 Outdoor fireplaces and barbecue pits. Outdoor fireplaces and barbecue pits shall be finished with masonry that blends with that on the house. Brick shall match the house brick blend.

Fireplaces and pits shall be located in the side or rear yards only, within the side yard setback established for the house and not closer than five (5) feet to any rear yard. They may not encroach any easement or alter the surface drainage on the lot per the Subdivision Grading Plan.

These structures should 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.

The maximum height, excluding chimneys, shall not exceed six (6) feet. Height of the chimney shall be as required for operation and code compliance.

4.9 Landscape Palette for STONEBRIDGE RANCH

LARGE CANOPY TREES

Highly Recommended

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

SMALL ORNAMENTAL TREES (10ft to 30ft)

Highly Recommended

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

NON-CANOPY TREES

Highly Recommended

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

Acceptable

Common Name	Botanical Name	Sun / Shade	Height ft	Width ft	Comments
Desert Willow	Chilopsis linearis	S	20	20	Erratic growth form
Pine, Eldarica (Afgan)	Pinus eldarica	S	30	25	Slope or well drained soil
Pine, Japanese Black	Pinus thunbergii	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	Punica granatum	S	10	8	Non-edible fruit, several varieties
Holly, Cardinal	Ilex x 'Cardinal'	S / Sh	12	8	
Holly, Festive	Ilex x 'Festive'	S / Sh	12	8	Hybrid from Mary Nell
Holly, Liberty	Ilex x 'Liberty'	S / Sh	12	8	Hybrid from Mary Nell
Holly, Mary Neil	Ilex x 'Mary Nell'	S / Sh	10	8	
Holly, Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	S / Sh	16	12	
Holly, Oakland	Ilex x 'Oakland'	S / Sh	12	8	
Holly, Patriot	Ilex x 'Patriot'	S / Sh	12	8	Hybrid from Mary Nell
Holly, Robin	Ilex x 'Robin'	S / Sh	15	10	Hybrid from Mary Nell
Oakleaf Hydrangea	Hydrangea quercifolia	Sh	6	8	Flowering shrub for shade
Viburnum, Eastern					
Cranberrybush	Viburnum opulus	Sh	10	8	Flowering shrub for shade
Viburnum, 'Rusty Blackhaw'	Viburnum rufidulum	Sh	15	12	
Vitex	Vitex agnus-castus	S	15	15	

Acceptable

Common Name	Botanical Name	Sun / Shade	Height ft	Width ft	Comments
Junipers	Juniperus spp.	S	8 to 20	4 to 15	Many varieties, bag worms, spider mites
Rose-of-Sharon	Hibiscus syriacus	S	12	12	Cotton root rot
Texas Mountain Laurel	Sophora secundiflora	S	10	10	
Waxleaf Ligustrum	Ligustrum japonicum	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	Seedling of Mary Nell holly
Holly, Willowleaf	Ilex cornuta 'Willowleaf'	S / Sh	7	7	Also called Needlepoint holly
Italian Jasmine	Jasminum humile	S / Sh	5	6	Deep green foliage
Leatherleaf Mahonia	Mahonia bealei	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
Texas Sage	Leucophyllum frutescens	S	5	5	Intolerant of poor drainage, cold damage in Collin County

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	3	
Nandina, Moonbay	Nandina domestica 'Moonbay'	S / Sh	3	2.5	
Oregon Grape	Mahonia aquifolium	Sh	4	3	
Mahonia	Mahonia aquifolium	Sh	4	3	
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

GROUND COVER

Highly Recommended

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

Acceptable

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

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

ORNAMENTAL GRASSES

Highly Recommended

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

Acceptable

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

** The MOD 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 MOD 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.

APPENDIX A:FENCING GUIDELINES (RESIDENTIAL)

INTRODUCTION

These guidelines are to assist the property Owner with fence improvements on all residential property for STONEBRIDGE RANCH. The two required fence designs have been identified on pages 21 and 23.

The street side of all solid fences will be required to be landscaped.

CRITERIA

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

A. Heights

1. A wooden fence height may be no more than 6 (six) feet. A 1"x4" footer board, continuous around the entire perimeter may be installed to curtail erosion and mower damage.
2. Fences shall "step" up or down to higher or lower connecting fences or columns. A maximum of 1'-0" level "step" will be allowed.

B. 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. Fences shall not encroach into any public street right-of-way (ROW) or designated open spaces.
2. 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 corner lot fence figures 1-2-3-4, pages 24-27).
3. All fencing must be set back a minimum distance of 10'0" from the left side front corner and the right side front corner of the dwelling, unless the sub division guidelines are more restrictive.
4. Pickets are to be placed on the exterior face (or public side). Posts may be steel pipe columns, cedar or redwood.
5. Double fencing is prohibited.
6. Fences at sloped areas shall be stepped a maximum of 1'-0" and level (page 23) and not be sloped to follow grade.
7. Fencing installed along property lines where retaining walls exist shall be located on the high side of the wall.

8. Wood privacy fences are required to be installed by the builder on all interior property lines that do not front a lake, open space, or common area. Refer to guidelines for fencing on property lines that front a lake, open space, common area or golf course. Privacy fences shall follow the design as shown on page 22 and 23 unless otherwise stated in the Subdivision Design Guidelines.

C. 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 should have sufficient strength to assure that it remains plumb and true to its original alignment. The fence should be sufficiently durable so as to be resistant to decay and deterioration due to insects and the elements.
2. Acceptable Materials
 - a. Wood (redwood or cedar with 1"x4" or 1"x6" pickets to meet standard design(s))
 - 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 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 return fence.

D. Color and Finish

Wood fencing must receive an initial and periodic protective finish. All treated fences must be properly maintained to create a uniform appearance. Any finish requires approval and must be of muted earthtones in the brown or gray range. Any repairs made shall result with the entire fence blending in appearance. Finishes should be applied to all sides of the fence. 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.

ADDITIONAL CRITERIA

A. Easements

If an easement occurs 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 of McKinney should 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 pages 21 and 22 for details). Fencing along golf course frontage must be open metal as indicated on pages 21 and 22.

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 pages 21 and 22 of these guidelines.

E. Tree Preservation

Fence lines should 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 Replacement

When a wood fence needs to be replaced, it must be replaced with cedar or redwood and 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 current guidelines.

G. All dog bars and fine black mesh must be submitted when installed in the bottom 18 inches of the fence.

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
- \$1,000.00 deposit required for all lots adjacent to Association Common Property.

59" TALL

45"

1"

4"

7"

1"

1"

6' - 0"

PICKETS SHALL BE ON GOLF COURSE SIDE

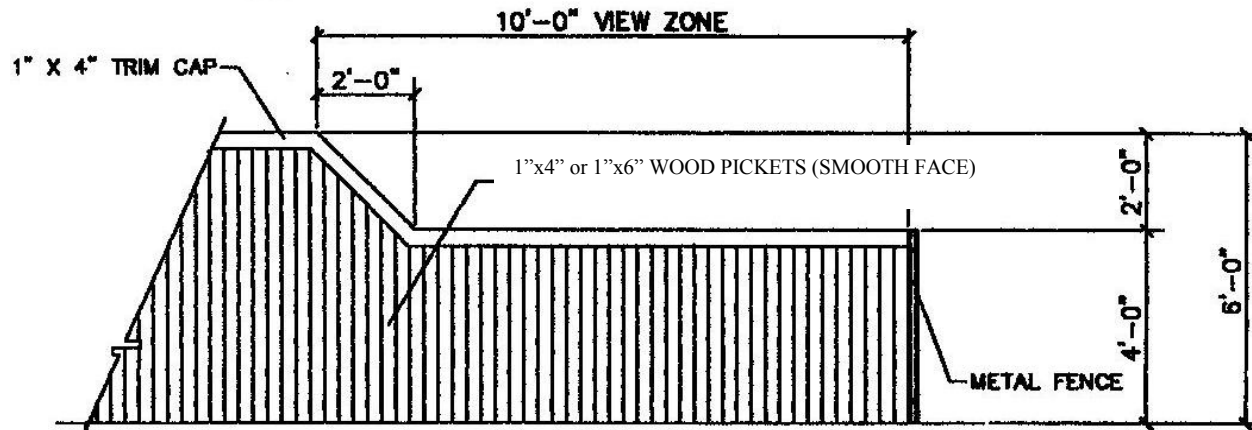
RAILS

POST

POST

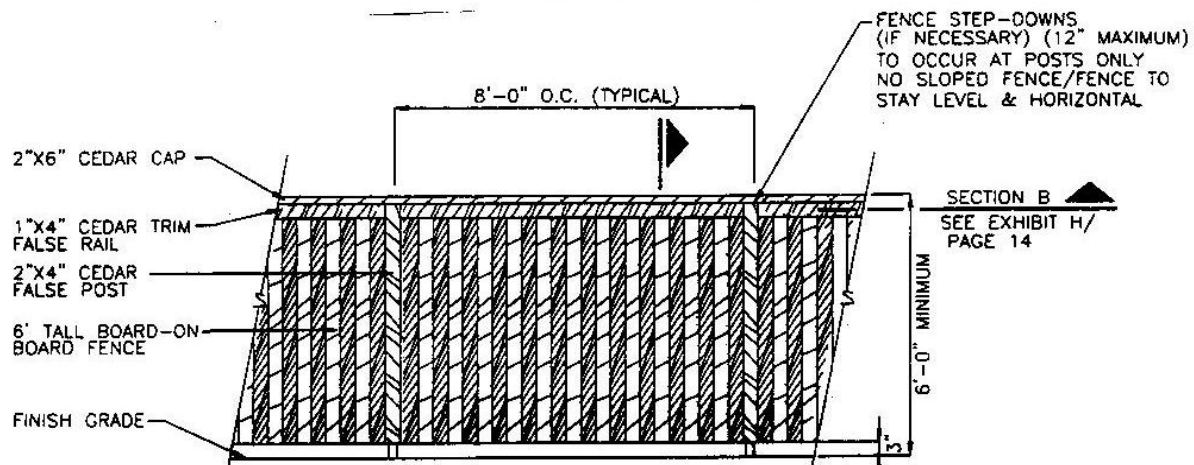
- ½" 16 ga. hollow metal tube or ½" solid metal stock picket (typical) welded to horizontal rail and painted flat black.
- 1" square 14 ga. hollow metal tube rail spaced as shown on elevation, welded and painted flat black.
- Steel caps on all posts.
- 1 ½" square 11 ga. metal tube posts 6'-0" o.c. welded and painted black.
- Additional "dog bars" may be incorporated into the bottom 18" of the fence.
- 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 10' "VIEW ZONE" AT
GOLF COURSES, LAKES AND OPEN SPACES (CEDAR AS A
MINIMUM)**



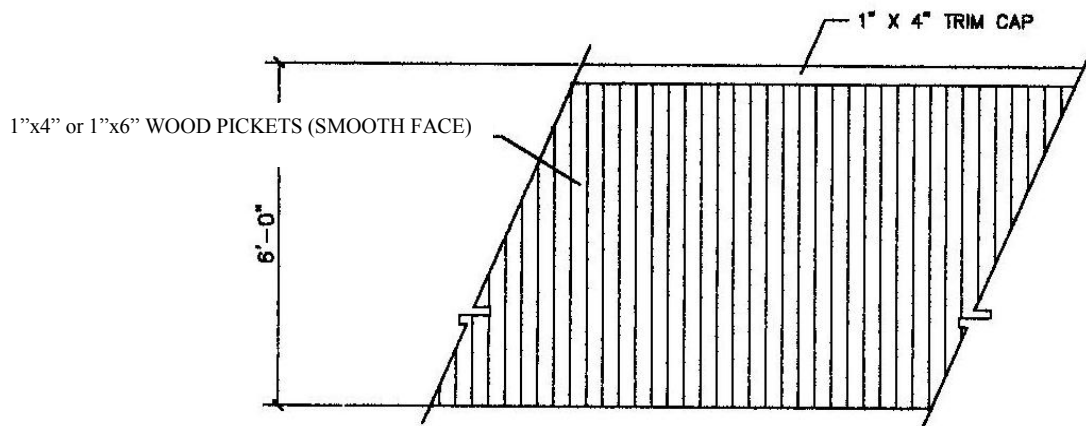
Side Yard Fence at Common Areas (property owner may use a metal side yard fence if desired in the 10' view zone)

**WOOD FENCE DETAIL
BOARD ON BOARD STYLE**

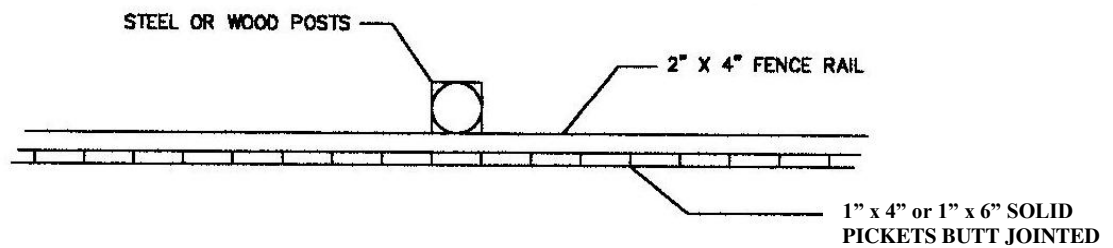


NOTES:

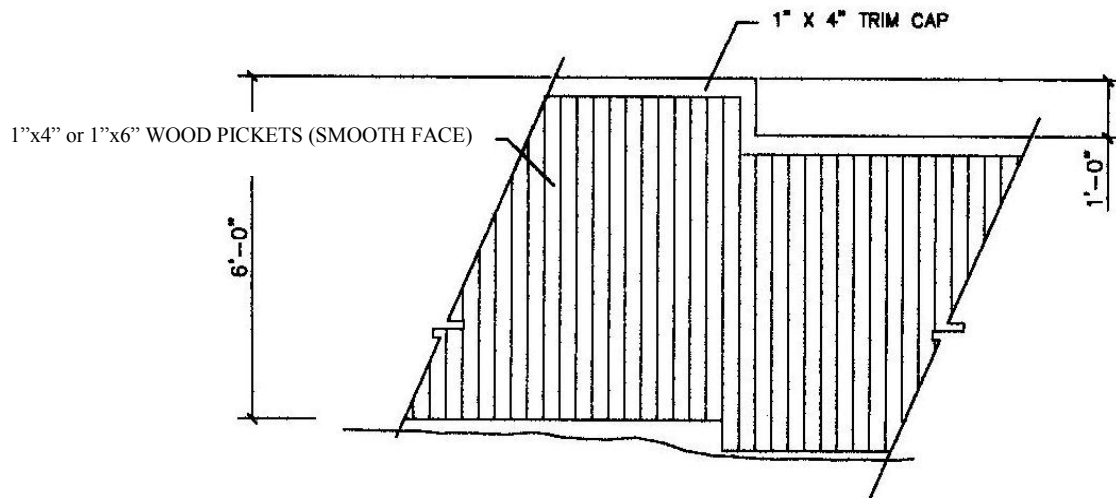
1. ALL WOOD FACE MEMBERS SHALL BE WESTERN RED CEDAR, COMMON, NO. 1 GRADE, KNOT FREE
2. ALL RAILS TO BE WOLMANIZED



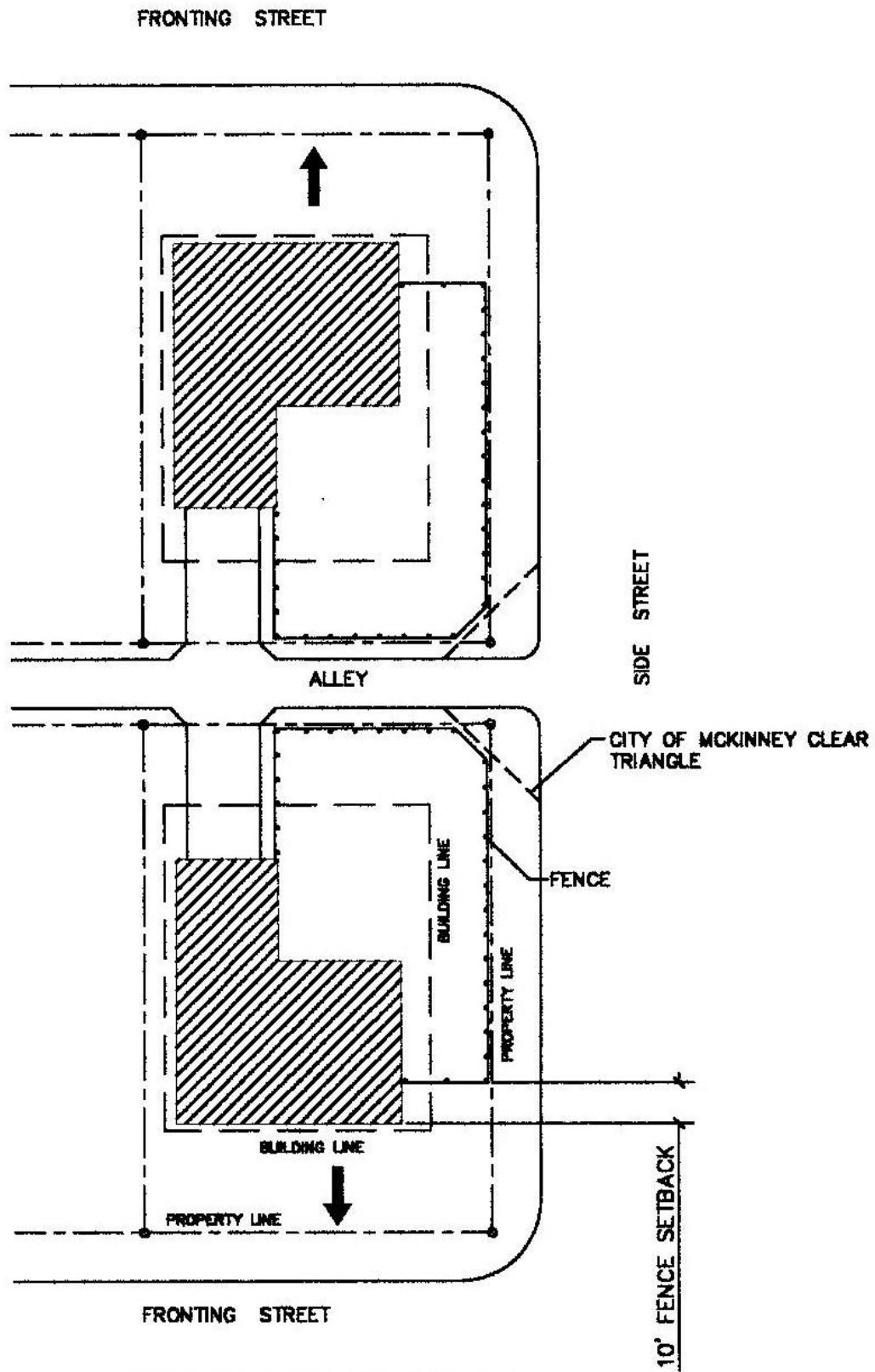
REQUIRED INTERIOR PROPERTY LINE PRIVACY FENCE - EXTERIOR VIEW



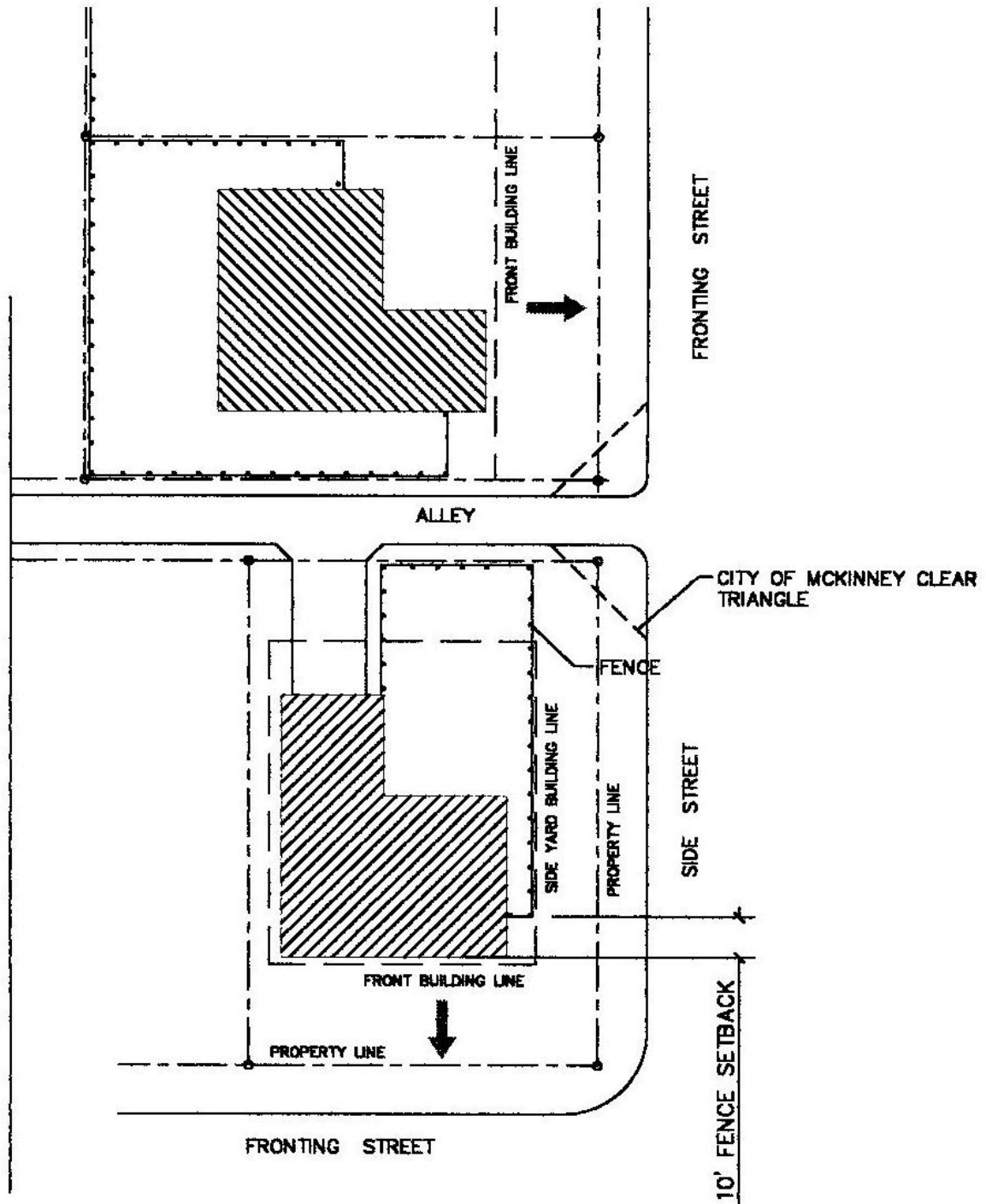
REQUIRED INTERIOR PROPERTY LINE PRIVACY FENCE - PLAN VIEW



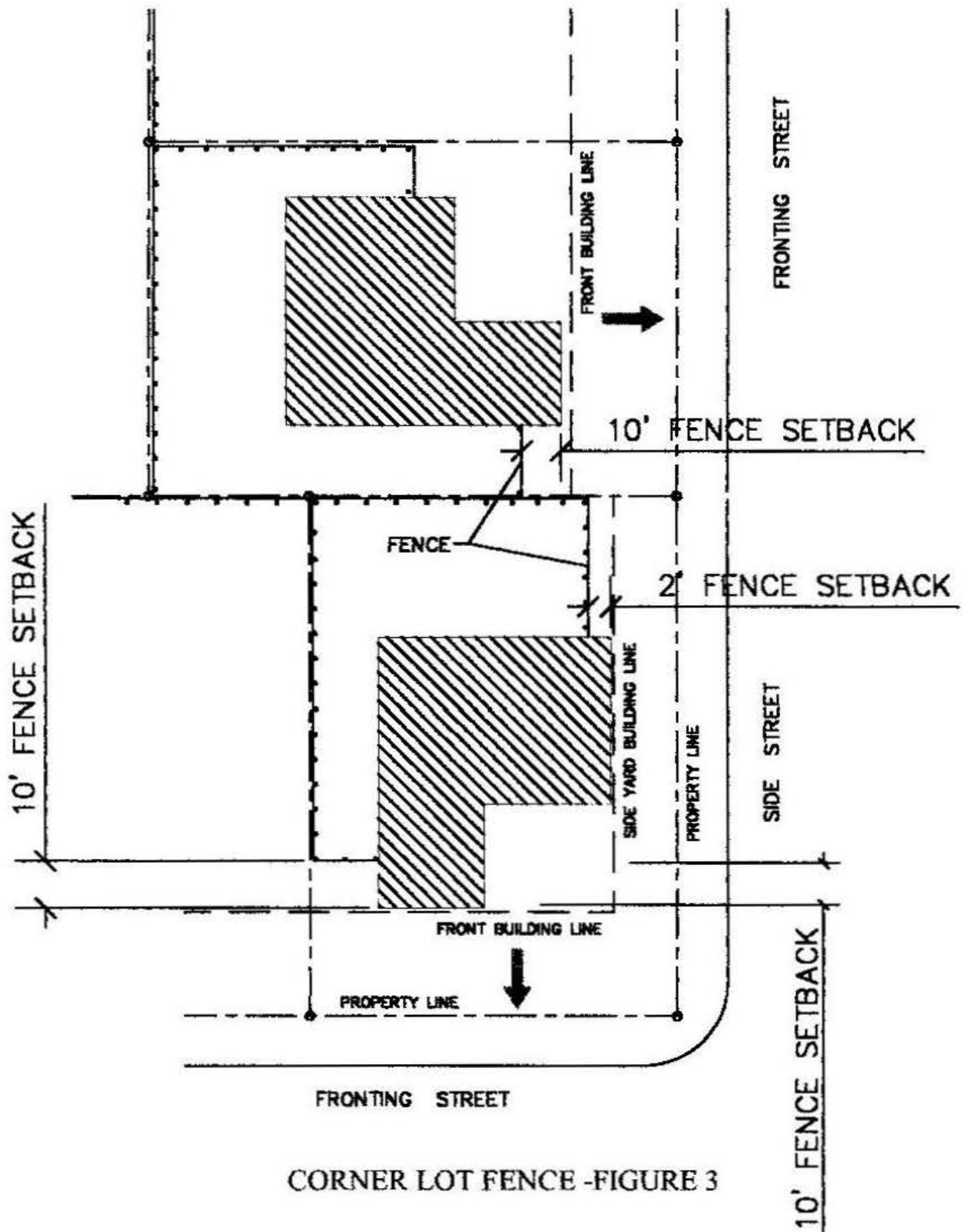
TYPICAL FENCE AT SLOPE - EXTERIOR VIEW

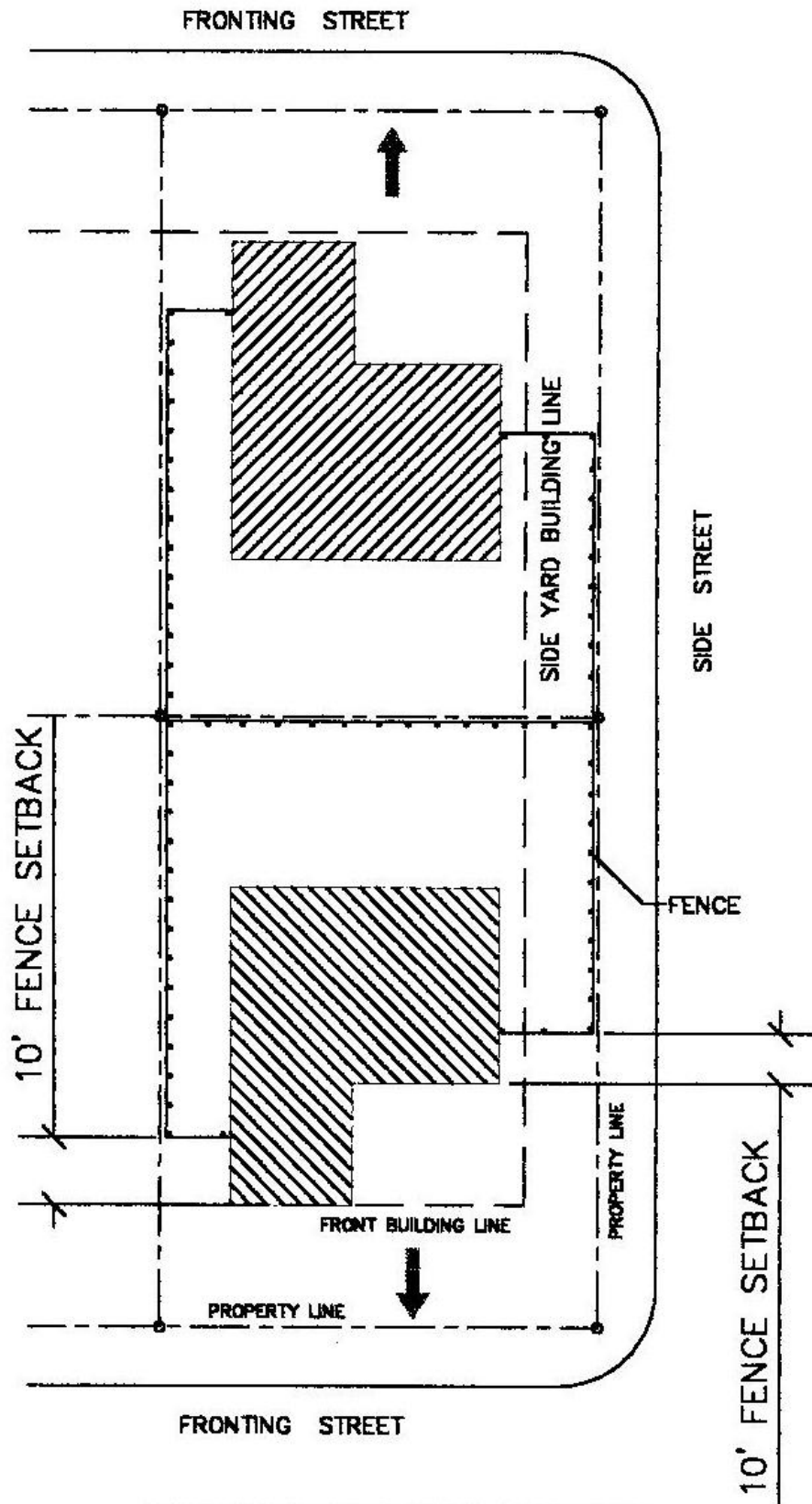


CORNER LOT FENCE -FIGURE 1



CORNER LOT FENCE -FIGURE 2





CORNER LOT FENCE -FIGURE 4

Waiver, Amendment and Third Party Benefit

The MARC maintains the right from time to time, at their sole discretion, to waive, amend or modify these Guidelines and Procedures. Neither the MARC nor its agents, representatives or employees shall be liable for failure to follow these Guidelines and Procedures as herein defined. These Guidelines and Procedures confer no third party benefit or rights upon any entity, Person or Applicant.

Non-Liability of the Committee

Neither the MARC nor its respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any applicant by reason of mistake in judgment, negligence or non-feasance arising out of any action of the MARC with respect to any submission, or to otherwise follow these Guidelines and Procedures. The role of the MARC is directed toward review and approval of site planning, appearances, architectural vocabulary and aesthetics. The MARC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical or electrical design, methods of construction, or technical suitability of materials.

Accuracy of Information

Any person submitting plans to the MARC 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.

Applicant's Representation

The Applicant represents by the act of entering into the review process with the MARC that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware by the Applicant of all applicable requirements of the MARC and shall abide by these Procedures, the Guidelines and the Covenants.

Conflicts with the Declaration of Covenants, Conditions and Restrictions

In the event of a conflict between these procedures and the terms of the Declaration of Covenants, Conditions and Restrictions, the latter shall prevail.

**MASTER DESIGN GUIDELINES
(SINGLE FAMILY RESIDENTIAL)**

REVISION LOG

DATE	DESCRIPTION
January 1, 1998	Revised
September 1, 1998	Page 21, Section H, last sentence of second paragraph. Added the criteria for access gate onto the golf course.
October 1, 1999	Page 16, Article IV, Section 4.5 added last sentence. Revised Appendix A: Fencing Guidelines (Residential)
August 8, 2000	Page 9, Article III, Section 3.3 added last sentence. Page 12, Article III, Section 3.17, third sentence. Added the criteria for vinyl clad concrete pools.
January 18, 2001	Added 4.8, Outdoor fireplaces and barbecue pits.
August 8, 2002	Added Section 3.4, Chimneys (and changed subsequent section numbering); Revised Section 3.17, Exterior Lighting, added last sentence; Section 3.19, Setbacks, to “Building Setbacks”; Section 3.20, Paving, added last two sentences; added Section 3.25, Corner Lot House Orientation. Page 18, Appendix A: Introduction, changed “typical” to “Required” and page numbers in last sentence; Criteria, deleted “typically”; revised page numbers in 2 and 6 of Ppg B, Location. Page 20, Ppg. C and D, revised page numbers. Revised graphic for Fence Designs (page 22).
October 17, 2002	Page 1, 1 st ppg – Revised Section 3 to Section 5 & changed to “First Amended and Restated Master Declaration of Covenants, Conditions, and Restriction for STONEBRIDGE RANCH.” Page 8, Sec. 3.3 – Added last sentence. Page 9, Sec. 3.14 – Added j. Page 11, Sec. 3.20 – Added last sentence; Sec. 3.21 – Added “Brown Hackett or Milsap” & deleted brick in first sentence; added “exposed plain concrete” to second sentence. Page 18 – Revised page 22 to page 21 in 2 nd sentence of Introduction.
October 3, 2003	Page 8, Sec. 3.2 Exterior Residential Matters – added second sentence prohibiting vinyl siding. Page 9, Sec. 3.14 Prohibited Items – Added k. vinyl siding, and l. non-uniform window treatments. Page 11, Sec. 3.18 Pools – Added “...and perimeter pool decking...” to first sentence.

October 25, 2004	<p>Page 9, Sec. 3.14 a. – added “...hanging or wall mounted articles such as equipment, utensils or ornamentation”. Also added item m. re artificial flowers and artificial greenery. Page 14, Sec. 4.5 – Added last sentence. Page 19, Sec. B, 8. – Revised 1st sentence & added last sentence. Page 19, Section D – Deleted second sentence (“Olympic’s Weather Stain...”. Changed following sentence to “Any finish requires approval and must be...”. Page 21 – changed graphic of required metal fence and added last bullet “• All required metal fencing...” Moved second graphic on Pg. 21 to separate page and renumbered all following pages. Pg. 23 – change wording of subtitles under fence illustrations.</p>
June 5, 2006	<p>Page 20, Appendix A: Fencing Guidelines (Residential): Item B: Criteria, item 8, last sentence – revised to show pages 22 and 23. Item C: Golf course – deleted “Gates, Openings or Other Access to the Golf Course is Prohibited”. Added second fence graphic to page 22.</p>
January 1, 2012	<p>Added changed landscape pages including drought tolerant materials pages 15-18</p>
January 4, 2013	<p>Page 14 changed rear yard setback to 5 feet. Page 19 Fencing – changed wording of section A1 (height) and B3 (setback) Page 21 added section F and G – Removed golf course deposit</p>
February 18, 2014	<p>Page 19 B3 removed the word solid. Page 20 C3 added H – unacceptable material – solid landscaping being used a substitute for a perimeter or return fence.</p>
March 2015	<p>Page 15, Sec. 4.9 Landscape Palette was updated. Page 30 – added wording: “Any repairs made shall result with the entire fence blending in appearance.”</p>
May 2015	<p>Page 12 – 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. Page 20 – removed wording “Fence height shall not be greater than necessary for its intended use.” Changed the word “should” to “may.” Page 24, 25 – added wording “with 1”x 4” or 1” x 6”. Added wording “Wood fencing must receive an initial and periodic protective finish.” All treated fences must be properly maintained to create a uniform appearance.” Removed wording “Fences of one material should be of one color.”</p>
September 2015	<p>Page 14 – Added “Front and side yards must include a minimum of 50% turf grasses. Page 20 – Changed wording from “Solid fencing must be setback a minimum distance of...” to “All fencing must be setback a minimum distance of...” Page 22 – Added Neighbor Acknowledgement Form to submittal requirements.</p>