

**EIGHTEENTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY
INSTRUMENTS FOR STONEBRIDGE RANCH**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

This **EIGHTEENTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STONEBRIDGE RANCH** (hereinafter "Eighteenth Supplement") is made this 14 day of June, 2016, by the Stonebridge Ranch Community Association, Inc.

WITNESSETH

WHEREAS, Westerra Stonebridge L.P., a Texas limited partnership (the "Declarant"), as attorney-in-fact for the Members of the Stonebridge Ranch Community Association, Inc., a Texas corporation (the "Association") prepared and recorded an instrument entitled "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch" and filed of record on December 5, 2000, at Volume 4808, Page 3528 *et seq.* of the Deed Records of Collin County, Texas (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on January 10, 2000, the Association filed a Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 04579, Page 01720 *et seq.*, of the Deed Records of Collin County, Texas (the "Notice"); and

WHEREAS, on August 4, 2000, the Association filed a First Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 04724, Page 03020 *et seq.*, of the Deed Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, on July 18, 2002, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05213, Page 02594 *et seq.*, of the Deed Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, on December 2, 2002, the Association filed a Second Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05307, Page 06063 *et seq.*, of the Deed Records of Collin County, Texas (the "Second Amendment"); and

WHEREAS, on July 24, 2003, the Association filed a Third Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05466, Page 006008 *et. seq.*, of the Deed Records of Collin County, Texas (the "Third Amendment"); and

WHEREAS, on September 26, 2003, the Association filed a Fourth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 5511, Page 007484 *et. seq.*, of the Deed Records of Collin County, Texas (the "Fourth Amendment"); and

WHEREAS, on December 27, 2004, the Association filed a Fifth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2004-0183390, of the Deed Records of Collin County, Texas (the "Fifth Amendment"); and

WHEREAS, on January 19, 2005, the Association filed a Sixth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0008203, in Volume 05837, Page 03071, of the Deed Records of Collin County, Texas (the "Sixth Amendment"); and

WHEREAS, on March 4, 2005, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0027608, in Volume 5869, Page 05155 *et seq.*, of the Deed Records of Collin County, Texas (the "Second Supplement"); and

WHEREAS, on March 16, 2005, the Association filed a Seventh Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0033427, in Volume 05877, Page 03422, of the Deed Records of Collin County, Texas (the "Seventh Amendment"); and

WHEREAS, on April 8, 2005, the Association filed a First Amendment to Second Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0046134, in Volume 05893, Page 05049, of the Deed Records of Collin County, Texas (the "First Amendment to Second Supplement"); and

WHEREAS, on April 8, 2005, the Association filed a Third Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0046137, in Volume 05893, Page 05088 *et seq.*, of the Deed Records of Collin County, Texas (the "Third Supplement"); and

WHEREAS, on June 2, 2005, the Association filed a First Amendment to Third Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0072931, in Volume 05931, Page 05463, of the Deed Records of Collin County, Texas (the "First Amendment to Third Supplement"); and

WHEREAS, on November 8, 2005, the Association filed a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0158356, in Volume 6041, Page 02744 *et seq.*, of the Deed Records of Collin County, Texas (the "Fourth Supplement"); and

WHEREAS, on November 9, 2005, the Association filed an Eighth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0159332, in Volume 06042, Page 03661 *et seq.*, of the Deed Records of Collin County, Texas (the "Eighth Amendment"); and

WHEREAS, on December 29, 2005, the Association filed a First Amendment to Fourth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0182150, in Volume 06074, Page 06099 *et seq.*, of the Deed Records of Collin County, Texas (the "First Amendment to Fourth Supplement"); and

WHEREAS, on December 30, 2005, the Association filed a Fifth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0183358, in Volume 06075, Page 08052 *et seq.*, of the Deed Records of Collin County, Texas (the "Fifth Supplement"); and

WHEREAS, on January 5, 2006, the Association filed a Ninth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2006-0001793, in Volume 06078, Page 00813 *et seq.*, of the Deed Records of Collin County, Texas (the "Ninth Amendment"); and

WHEREAS, on September 14, 2006, the Association filed a Tenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20060914001329460, of the Deed Records of Collin County, Texas (the "Tenth Amendment"); and

WHEREAS, on April 16, 2007, the Association filed a Sixth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20070416000505260, of the Deed Records of Collin County, Texas (the "Sixth Supplement"); and

WHEREAS, on April 24, 2007, the Association filed a Seventh Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20070416000505260, of the Deed Records of Collin County, Texas (the "Seventh Supplement"); and

WHEREAS, on December 5, 2007, the Association filed an Eleventh Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20071205001622030, of the Deed Records of Collin County, Texas (the "Eleventh Amendment"); and

WHEREAS, on October 31, 2007, the Association filed an Eighth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20081031001281850, of the Deed Records of Collin County, Texas (the "Eighth Supplement"); and

WHEREAS, on February 25, 2009, the Association filed a Twelfth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20090225000212710, of the Deed Records of Collin County, Texas (the "Twelfth Amendment"); and

WHEREAS, on October 22, 2009, the Association filed a Ninth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20091022001300430, of the Deed Records of Collin County, Texas (the "Ninth Supplement"); and

WHEREAS, on March 29, 2010, the Association filed a Thirteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100329000291520, of the Deed Records of Collin County, Texas (the "Thirteenth Amendment"); and

WHEREAS, on March 29, 2010, the Association filed a Fourteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100329000291550, of the Deed Records of Collin County, Texas (the "Fourteenth Amendment"); and

WHEREAS, on April 5, 2010, the Association filed a Fifteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100405000322650, of the Deed Records of Collin County, Texas (the "Fifteenth Amendment");

WHEREAS, on November 30, 2010, the Association filed a Sixteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20101130001308720, of the Deed Records of Collin County, Texas (the "Sixteenth Amendment");

WHEREAS, on March 30, 2011, the Association filed a Tenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20110330000330620, of the Deed Records of Collin County, Texas (the "Tenth Supplement");

WHEREAS, on October 11, 2011, the Association filed a Seventeenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20111011087890, of the Deed Records of Collin County, Texas (the "Seventeenth Amendment");

WHEREAS, on December 16, 2011, the Association filed an Eleventh Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20111216001361510, of the Deed Records of Collin County, Texas (the "Eleventh Supplement");

WHEREAS, on December 16, 2011, the Association filed the Eighteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document

No. 20111216001361500, of the Deed Records of Collin County, Texas (the "Eighteenth Amendment");

WHEREAS, on May 15th, 2012, the Association filed the Nineteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20120515000568360 of the Deed Records of Collin County, Texas (the "Nineteenth Amendment");

WHEREAS, on December 6th, 2012, the Association filed the Twentieth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20121206001557240 of the Deed Records of Collin County, Texas (the "Twentieth Amendment");

WHEREAS, on November 30th, 2012, the Association filed the Twenty First Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20121130001524910 of the Deed Records of Collin County, Texas (the "Twenty First Amendment");

WHEREAS, on March 20, 2013, the Association filed the Twenty Second Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130320000374870 of the Deed Records of Collin County, Texas (the "Twenty Second Amendment");

WHEREAS, on March 20, 2013, the Association filed the Twenty Third Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130320000374960 of the Deed Records of Collin County, Texas (the "Twenty Third Amendment");

WHEREAS, on April 4, 2013, the Association filed the Twelfth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130404000456340 of the Deed Records of Collin County, Texas (the "Twelfth Supplement");

WHEREAS, on June 12, 2013, the Association filed the Thirteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130612000813620 of the Deed Records of Collin County, Texas (the "Thirteenth Supplement"); and

WHEREAS, on December 23, 2013, the Association filed the Twenty Fourth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20131231001696800 of the Deed Records of Collin County, Texas (the "Twenty Fourth Amendment"); and

WHEREAS, on January 24, 2014, the Association filed the Fourteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20140124000068430 of the Deed Records of Collin County, Texas (the "Fourteenth Supplement"); and

WHEREAS, on April 3, 2014, the Association filed the Twenty Fifth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20140403000320040 of the Deed Records of Collin County, Texas (the "Twenty Fifth Amendment"); and

WHEREAS, on October 08, 2014, the Association filed the Twenty Sixth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 201410081101570 of the Deed Records of Collin County, Texas (the "Twenty Sixth Amendment"); and

WHEREAS, on October 16, 2014, the Association filed the Fifteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20141016001130020 of the Deed Records of Collin County, Texas (the "Fifteenth Supplement"); and

WHEREAS, on April 17, 2015, Association filed the Twenty Seventh Amendment to the Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20150417000433510 of the Deed Records of Collin County, Texas ("Twenty Seventh Amendment"); and

WHEREAS, on August 7, 2015, the Association filed the Sixteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20150807000994790 of the Deed Records of Collin County, Texas (the "Sixteenth Supplement"); and

WHEREAS, on September 9, 2015, the Association filed the Twenty Eighth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20150910001151030 of the Deed Records of Collin County, Texas (the "Twenty Eighth Amendment"); and

WHEREAS, on September 23, 2015, the Association filed the Twenty Ninth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20150923001208900 of the Deed Records of Collin County, Texas (the "Twenty Ninth Amendment"); and

WHEREAS, on September 23, 2015, the Association filed the Thirtieth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20150923001207380 of the Deed Records of Collin County, Texas (the "Thirtieth Amendment"); and

WHEREAS, on December 21, 2015, the Association filed the Seventeenth to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument No. 20151221001158640 of the Deed Records of Collin County, Texas (the "Seventeenth Supplement"); and

WHEREAS, the Association desires to supplement the Notice with the dedicatory instruments entitled "Altamura Estates Subdivision Design Guidelines" attached hereto as Exhibit "A", and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instrument attached hereto as **Exhibit "A"** is a true and correct copy of the original and is hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Eighteenth Supplement to Notice to be executed by its duly authorized agent as of the date first above written.

**STONEBRIDGE RANCH COMMUNITY ASSOCIATION,
INC.
a Texas non-profit corporation**

By: *Joe Pell'Antoni*
Name: Joe Pell'Antoni
Title: Board President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF June, 2016.

My commission expires: 5-11-2020

Joyce A. Martin
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
Daniel E. Pellar
The Pellar Law Firm, PLLC
2591 Dallas Parkway, Suite 300
Frisco, Texas 75034



DEDICATORY INSTRUMENTS

EXHIBIT A:

Altamura Estates Subdivision Design Guidelines.

ALTAMURA ESTATES

SUBDIVISION DESIGN GUIDELINES

These Subdivision Design Guidelines are designed specifically for the Altamura Estates Subdivision and are promulgated in accordance with Section 8.5 of the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch, recorded on March 27, 2008, as Instrument Number 2008-0327000365660 in the Public Real Estate Records of Collin County, Texas, as it may be amended and supplemented from time to time (the "Master Declaration") and Section 11.4 of Article XI of the Village Declaration of Covenants, Conditions and Restrictions for Altamura Estates ("Declaration") to be recorded in the Real Property Records of Collin County, Texas, and which is incorporated herein by reference for all purposes.

The primary purpose of these Subdivision Design Guidelines is to supplement the current version of the MASTER DESIGN GUIDELINES for STONEBRIDGE RANCH. Adherence to these guidelines is intended to better assure owners of properties within the Altamura Estates Subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvements, with latitude and flexibility (on the one hand) balanced against preserving the integrity of STONEBRIDGE RANCH (on the other hand). These Subdivision Design Guidelines will, hopefully, serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Altamura Estates Architectural Review Committee ("Committee") with the approval from 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 Committee with the approval from MARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

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1. DEFINITIONS

References herein to a "builder" or "developer" shall also include the Owner and the Owner's architect or designer, as applicable, 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 of the Declaration contains various specific and detailed concepts and definitions. For the reader's convenience, some of the concepts and definitions which fully appear within the declaration 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 designed representative of a Lot.

"Committee" or "Altamura Estates Architectural Review Committee" shall mean the Architectural Review Committee of Altamura Estates, created under and pursuant to the Declaration, which Committee shall serve as a recommending and liaison body serving the Master Architectural Review Committee in connection with the review, interpretation, enforcement and application of these Guidelines.

"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.

"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 inches (3") from that of the Subdivision Grading Plan.

"EHSDE" shall mean the "Erosion Hazard Setback and Drainage Easement" as shown on the Plat.

2. PRELIMINARY AND FINAL PLAN SUBMISSIONS

Firstly, submit to:

Altamura Estates Architectural Review Committee
6841 Virginia Parkway #103-406
McKinney, Texas 75071

and then to:

Master Architectural Review Committee
6201 Virginia Parkway
McKinney, Texas 75071

A. First Submission. 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 or designer, as applicable. Each of the MARC and the Committee is authorized and empowered to and shall consider, review and comment on preliminary plans submitted in triplicate on an informal basis to assist the applicant in complying with the Declaration and these Subdivision Guidelines and to assist in the completion of feasibility studies undertaken by such persons or entities. At a minimum, the preliminary plans shall include:

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

The MARC and the Committee shall have the right to prescribe reasonable limitations concerning the time, effort and expense likely to be involved in handling such matters on an informal basis. If the preliminary plans and specifications are approved by MARC and the Committee, the applicant will be so advised in writing. If found not to be in compliance with the Master Declaration, Declaration, Master Design Guidelines or these Subdivision Design Guidelines, the applicant will be so advised in writing with a reasonable statement and explanation of items found in noncompliance. If the Committee does not approve, disapprove or otherwise comment on such plans and specifications within fourteen (14) business days after the actual date of the received

submission, the applicant may give the Committee written notice of such failure to respond, and if the Committee fails to respond within fourteen (14) business days after receipt of such notice, approval of the matters submitted shall be presumed. If the MARC does not approve, disapprove or otherwise comment on such plans and specifications within thirty (30) days after the actual date of the received submission, the applicant may give the MARC written notice of such failure to respond, and if the Committee fails to respond within thirty (30) days after receipt of such notice, approval of the matters submitted shall be presumed.

B. Second Submission. Final plans, specifications and surveys shall be submitted in triplicate to the MARC and the Committee for review within ninety (90) days after approval of the preliminary plans. At a minimum, this submittal must include:

- (1) Site Plan (drawn to a scale of not less than 1" = 20'0") showing:
 - (a) Dimensioned footprint of all proposed structures on the Lot;
 - (b) Any site improvements such as screening walls, swimming pools and equipment, retaining walls, fencing, driveways, sidewalks, utility connections, mailbox location, A/C unit locations, etc.;
 - (c) north arrow; and
 - (d) Lot and Block.
- (2) Roof Plan (drawn to scale of not less than 1/8" = 1'0") with north arrow and plan number;
- (3) Floor Plans (drawn to scale of not less than 1/8" = 1'0") with north arrow and plan number;
- (4) Elevations (drawn to a scale of not less than 1/8" = 1'0") with roof pitch and material, and window details with manufacturer specifications;
- (5) Exterior finish material samples and color selections;
- (6) Plans to include exterior lighting design; and
- (7) 8-1/2" x 11" copy of front elevation and site plan.

C. Third Submission. The following plans, specifications, surveys and other information, as applicable, shall be submitted in triplicate to the MARC and the Committee for review within ninety (90) days after approval of the final plans submitted in connection with the Second Submission above. At a minimum, this submission must include:

(1) Grading plan (drawn to scale no less than 1" = 20') indicating the (1) direction and manner in which water will be drained from the Lot (i.e., retaining walls, area drains, piping systems, site grading, etc.), (2) finished floor and finished pads elevations, (3) finished grades at all structures and property lines, (4) existing and finished grade contours at one foot (1') intervals; and (5) location, height (top and bottom of retaining wall elevations), and materials of existing and proposed retaining walls; and

(2) Fence Plan showing location, height and material of proposed fencing;

(3) The following plans, specifications, surveys and other information, as applicable, shall be submitted in triplicate to the MARC and the Committee for review prior to the commencement of construction:

(a) Landscape Plans (drawn at a scale of not less than 1" = 20'0"); and

(b) Irrigation Plans (drawn at a scale of not less than 1" = 20'0).

The Committee/MARC is authorized to request a mockup of proposed construction materials. At such time as the plans, specifications and surveys meet the approval of the MARC and the Committee, one complete set of plans, specifications and surveys will be retained by the MARC, and a set will be retained by the Committee, 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 and the Committee for review and approval prior to construction. The MARC's and the Committee's approval or disapproval, as required herein, shall be in writing.

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

3. BUILDING LINES, SETBACKS & LOT COVERAGE

A. Setbacks (*Note: In no instance will any design setback be less than that which is indicated on the Plat. Refer to the Plat for special lot-by-lot conditions*):

(1) Front Yard Setback:

(i) Minimum Setback – 15'

(2) Rear Yard Setback: Minimum setback 10'.

- (3) Side Yard Setback: 10', or as indicated on the Plat and per Stonebridge Ranch PD.
- (4) Garage Door Setback: Garages that are visible to a street – No less than 20' from the garage door to the front property line of the Lot.
- (5) Driveway:
 - (i) Driveway pavement shall be set back a minimum of 1'-6" from the property line.
 - (ii) In retaining wall situations on side lot lines, the driveway may abut an existing retaining wall on the high side. The top of curb should not exceed the top of wall. Back side of curb should not be exposed.
- B. Lot Coverage: A maximum of 50% of an individual Lot may be covered by structure under roof.
- C. Minimum Square Footage: Minimum of 5,000 square feet of contiguous, air conditioned living space, inclusive of bonus room.
- D. Height Limitation: Thirty-five feet (35') measured per City ordinances.

4. ARCHITECTURE

All residences must conform to the French Country, European, Italian Country Villa, English Country or style architecture with traditional detailing. All street front exteriors are subject to aesthetic as determined by the Committee or MARC. The Committee encourages architectural continuity through traditional architectural style and the use of complementary materials. The Committee/MARC also encourages architectural diversity through variations of hips and gable roofs, roof pitch, building offsets, garage entrances, garage sizes and other architectural features approved by the Committee/MARC. While each home should complement adjacent structures, every home should have a unique identity through the use of architectural detailing. No repetition of front elevations will be allowed. The Committee/MARC encourages the use of wood timbers, architectural structures, finials, decorative cornices, copper vents, factory finished metal, copper guttering and European, French Country, Italian Country Villa, English Country and architectural details that individualize each residence.

5. EXTERIOR MATERIALS & DETAILING

- A. Exterior materials shall be 100% masonry (brick, cast stone, stucco and stone) on all walls visible from any street or Common Areas and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fireplace and chimney shall be clad in brick, stone or brick and stone, matching materials on the residence. Except as set forth below, all

window headers, sides and sills, which are visible to the street or Common Areas, shall be constructed of stucco, cast stone, natural stone, decorative shaped brick or a combination thereof.

B. The Committee/MARC shall approve the blend of brick and stone or stucco colors, shapes and textures to be used on the residences. It is the intent of the Committee/MARC to approve limited brick and stucco selections for the Properties. Same material selections/blends shall not be repeated.

C. The entire structure shall be guttered with downspouts. Gutter and downspouts on the front of the house and any side that faces a street or Common Areas shall be an integral element of the architecture. The gutter and downspout system shall be molded from copper or paint grip metal and shall be smooth round material. All downspouts except those emptying directly into streets or driveways shall be tied into underground drains that exit with a bubbler and/or a perforated pipe within the limits of the Lot dispensing drainage to the street or greenbelt areas. Gutters shall not drain across Lot lines without benefit of an easement.

D. All windows visible from streets or Common Areas shall be casement or fixed with divided lights; constructed of wood that is painted, vinyl clad or aluminum clad as manufactured by Anderson, Pella or others as approved. Other window specifications may be used only with permission of the Committee/MARC.

E. The MARC will rely solely upon the determination of the Committee when considering the location of second story windows on structures, either as regards initial construction or any subsequent addition to, remodeling of or reconstruction of the structure. It is the desire of the Committee that second story windows shall be located so as to restrict views into adjacent windows, patios, and/or courtyards or adjacent Lots, as reasonably possible. The preference of the Committee is that second floor windows face the front and rear. The Committee will review and approve the location of all second floor windows and make a reasonable effort to maintain the privacy of the surrounding property owners. Again, the MARC is not responsible for review of second story window location or any determination as to the restriction of views or maintenance of privacy of neighbors in connection therewith.

F. Each structure shall have a principal minimum plate height of ten feet (10') on the first floor and a minimum plate height of nine feet (9') on garages.

G. House numbers and house number locations will be subject to Committee/MARC approval and numbers and house number locations will be uniform. See Exhibit "B" for detail of approved design.

H. Mailbox and mailbox location will be subject to Committee/MARC approval and all mailboxes and mailbox locations will be uniform. See Exhibit "C" for detail of approved design.

I. Approved Stone:

1. Granbury Stone
2. Milsap Stone (Chopped and Random)
3. Lueders Ruff Back Stone (Chopped and Random)
4. Limestone (Chopped and Random)
5. As otherwise approved by the Committee/MARC.

J. Approved Cast Stone: Light brown, white or cream color with or without pitting or as otherwise approved by the Committee.

K. Sitework: Finished grades shall not direct concentrated water flow (from downspouts, pool overflows, sub-grade drainage systems, etc.) onto adjacent properties and shall follow the City of McKinney approved grading plans. Any time a site is altered, it is the builder's responsibility to provide the retainage. If side yard retaining walls are not desired, a slope of 3:1 (max.) must be achieved between the foundation slab and the side yard property line. Stem walls are encouraged where possible in lieu of lot line retaining walls. The MARC reserves the right upon reasonable advance notice to require a topographical survey done by a registered surveyor before, during or after construction. Maximum of 12" of exposed foundation.

6. ROOF

A. All roofs shall have a minimum slope 12:12 roof pitch on any front and side visible from a street or a common area and a minimum slope of 8:12 roof pitch for rear and sides not visible from a street or a common area. Architectural styles that warrant flatter roof pitches will be given consideration by the Committee/MARC.

Vent stacks and other roof penetrations shall be placed on roof planes other than those visible from streets unless specifically approved by the Committee/MARC. Cornice, eave and architectural details may project up to two feet six inches (2'-6").

B. Roof material shall be standing seam copper, approved pre-finished standing seam metal, natural slate shingles, approved clay tile, approved imitation slate shingles and approved composition lifetime laminated shingles or other approved roof materials if consistent with architectural styles which are permitted within the Properties. All colors and mix of colors of roof surfaces shall be subject to Committee/MARC approval.

C. Recommended roof forms shall be hip, dutch hip, dutch gable or gable or as approved by Committee/MARC to be consistent with the architectural style. Roof forms should be randomly distributed throughout each street scene. The Committee recommends variation of roof pitch, dormer details, etc., for adjacent structures.

7. WALLS/FENCING/SCREENING

A. Walls and/or fencing shall be constructed of masonry and/or stucco and/or wrought iron (as applicable, to match the residence). Screens shall be constructed of wrought iron. Wing walls or front facing walls shall be depicted in the house elevation as an integral part of the architecture.

(1) All fence tops shall be horizontally level, with grade changes stepped up or down as the grade changes. The height of all fences and the detailing and location of all fences shall be subject to Committee/MARC approval. No wood fencing will be allowed. Solid masonry fencing will be allowed at a max height of 59" between structures for privacy but all other fencing shall be 59" in height, open metal, constructed as indicated in Exhibit "D", unless otherwise approved, in writing by the Committee/MARC. It is intended that all side yard fencing must conform to the requirements of Exhibit "D".

(2) Rear yard fencing must follow Exhibit "D" and shall follow the guidelines for rear yard retaining walls and fencing. Front fence sections from the house to the side property line (approximately parallel to the street) may be a different decorative design. Any front fence section with a different design must be submitted to the Committee/MARC for approval before installation. Custom designed fences must be separated from other style fences with a stone column.

B. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, and similar items must be visually screened from streets. All equipment must be visually screened from streets.

C. Retaining walls on a side lot line facing a common area or street right of way, or rear yard lot lines adjacent to a greenbelt common area shall be constructed of mortar jointed Granbury field stone. The Committee has selected Granbury field stone for all landscape and retaining walls which are exposed to view as provided in the preceding sentence and the Granbury field stone in exposed landscape and retaining walls visible from Common Areas or streets shall be laid in accordance with the stone pattern which has been adopted by the Committee. An example is demonstrated at the entrance gate. For retaining walls in other locations, concrete walls faced with natural stone and natural stone gravity retaining walls are also permitted as well as natural landscape boulder systems. All retaining wall materials, location and detailing shall be subject to Committee approval. All retaining walls must be designed by a licensed professional engineer registered in the State of Texas with the Engineer Stamp listed on the plan.

The Builder shall be responsible for installation of any retaining walls for grade separations that are created by cut and/or fill operations for the home to be constructed. If the Lot is benched prior to commencement of the home construction, then the Builder is responsible for the retaining wall on the low side of adjacent sideyards. The high side Builder/Owner shall be responsible for retaining existing grade changes. In other words, the retaining walls required to retain the structural integrity of a given Lot shall be the responsibility of the affected Lot's Builder/Owner, and this retaining wall will be built entirely within its property lines and maintained by its Owner.

8. GARAGES/DRIVEWAYS/WALKWAYS

Each residential dwelling erected on any Lot shall provide fully enclosed garage space for the parking of a minimum of two (2) conventional automobiles. Each Lot shall also provide for a minimum of two (2) off-street parking spaces. Front entry garages will only be allowed on a case-by-case basis. Any approved front entry garages shall be recessed at least eighteen inches (18") from the front wall plane. All garages shall have separate garage doors for each parking space where a door or doors are visible from the street, except any forward facing garage door or doors in a motor court that is or are screened by a Porte Cochere and/or some portion of the permanent structure (i.e., single car garage, storage, etc.). All garage doors shall be equipped with automatic remote controlled door openers. All garage placement, door architectural design and door materials shall be subject to Committee/MARC approval. No plain metal doors will be permitted.

All colors, patterns and materials for drives, walkways and steps shall be subject to Committee/MARC approval. All driveways shall be constructed of the following materials: salt rock finish that is stained or with added color with brick or stone borders; brick pavers; stone; or interlocking pavers. The Committee/MARC may consider driveways stained stamped concrete with borders on a case-by-case basis. All front entry surfaces must be constructed in brick, stone, slate or flagstone. All sidewalks and steps from the public sidewalk or front driveway to the front entry must be finished in brick, stone, slate or flagstone. The Committee/MARC will consider, on a selective basis, the use of brick, stone, slate or flagstone borders around broom finished concrete for front walks.

9. EXTERIOR LIGHTING

Each tree which is required in the Lot landscape as set forth below at Section 11, shall have down-lighted fixtures connected to an electric eye photocell. It is recommended that all garage doors have no less than one (1) down light. A minimum of one (1) bracket light will be required beside each front entrance. All front entrance down lights shall be controlled by electric eye photocells. The Committee requires at least one wall mounted (1) gas entrance light per residence. Variances will only be allowed as approved by the Committee/MARC. (Flood lights will be prohibited.)

10. SATELLITE DISHES

Per Stonebridge Ranch guidelines.

11. REQUIRED LANDSCAPING

Landscape plan shall be stamped by a registered landscape architect or by a landscape designer approved by the Committee and shall detail all trees to be removed, existing trees, proposed trees, fence type and location, walls, planting, structures, sidewalks, patios, driveways, pools, drainage and drainage improvements, etc. The Committee strongly encourages nursery grown trees planted in oversized draining tree wells. **Absolutely no existing trees may be removed without the Committee/MARC's written approval.** Per the MARC-approved landscape plan, all landscape is to be installed BY THE BUILDER WITHIN THIRTY (30) DAYS OF SUBSTANTIAL COMPLETION OR CHANGE OF OWNERSHIP (closing). The Lot areas listed below shall be landscaped with the following size and/or number of shade trees, which shall be from the "highly recommended" or "acceptable" category described within the STONEBRIDGE RANCH Plant Palette (set forth in the Master Design Guidelines).

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation, excluding porches and patios. One six inch (6") caliper large canopy (i.e., red oak, live oak, cedar elm) shade trees will be required per thirty-five feet (35') of street frontage with a minimum of two (2) trees per front yard. Also, a total of four (4) small canopy trees (i.e., crape myrtle 6' – 8' B&B, Yaupon Holly 6' – 8' B&B, red bud 2-1/2 caliper, etc.). Special consideration may be taken by MARC at its sole discretion due to front yard shape, size and necessary hardscape situation.
Adjacent to Common Area (Lots 1A and 5A only)	Two (2) rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation, excluding porches and patios. Two (2) 6" minimum caliper trees per side yard.
A/C Units/Mechanical Equipment/Meters	One (1) row of non-deciduous (evergreen) five (5) gallon shrubbery is required to screen these elements from public view.

It is intended that the EHSDE area generally retain its natural woodland stream character by preserving existing trees and requiring Lot Owners to comply with all guidelines applicable thereto as set forth in the Declaration and as set forth on the Plat. In that regard, the following guidelines apply to the EHSDE.

A. Existing Stream. The existing stream within the EHSDE shall not be channelized. The existing stream shall not be altered in any way to obstruct the drainage flow of the main stream or any drainage from incoming storm drain structures (east and west of stream). Stream bank erosion control measures for preventative or corrective actions are allowed only as approved by the City of McKinney.

B. Additional EHSDE Matters. Additional restrictions governing the EHSDE are as follows: In accordance with terms and provisions of the Plat of the Properties, the EHSDE is established at the rear/side of Lots 1 through 3 of the Properties. The EHSDE is designated as a no build zone to be perpetually kept in a natural state. Maintenance within the EHSDE shall be limited. It is the intent to maintain the EHSDE as a wooded preserve for the visual enjoyment and privacy of homeowners whose Lots are adjacent to the EHSDE and no fencing will be permitted within the EHSDE except as expressly approved by the Committee. The Committee may prescribe rules, regulations and policies for maintenance by Owners of Lots within the EHSDE and each Owner of any Lot which touches a portion of the EHSDE agrees to abide by rules, regulations and policies for the use, operation and maintenance of EHSDE as may be adopted from time to time by the Committee.

12. IRRIGATION

The MARC requires that each Lot have an automatic irrigation system. No irrigation will be allowed in the EHSDE. All automatic irrigation systems shall be designed by a licensed irrigator or by an irrigator, whether licensed or not, that is approved by the Committee, and all such systems are required to have overlapping coverage. Controller devices must be located inside the garage.

13. HOMEBUILDER CONSTRUCTION

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

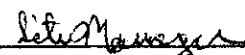
14. AMENDMENTS AND/OR CHANGES

The MARC reserves the right to amend these Subdivision Design Guidelines for clarification, amendments or corrections as necessary.

EXECUTED for purposes of recording this 3rd day of June, 2016.

ALTAMURA ESTATES HOMEOWNERS ASSOCIATION

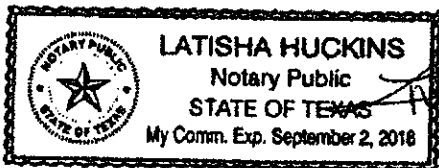
By: 

Title: 

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 3rd day of June, 2016,
by Michael J. Brown, Site Manager of
Altamura Estates Homeowners Association, on behalf of said corporation.



Latisha Huckins
Notary Public, State of Texas

My Commission Expires: 9/2/2018

G/DesignGuidelines/AltamuraRev3

Exhibit "A"

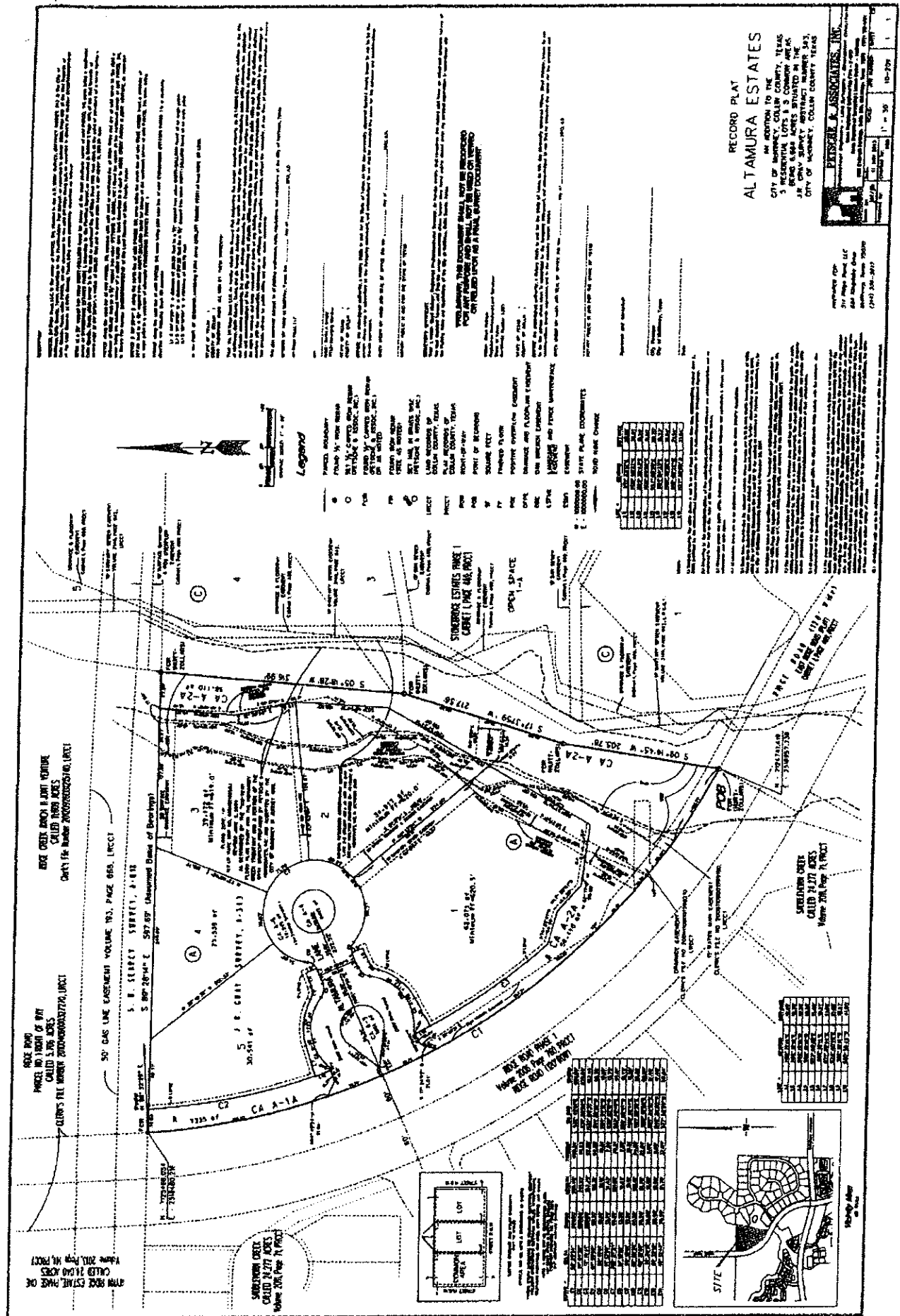


Exhibit "B"

House Number Design
(To be on front elevation).

American Masonry Supply

3500 Avenue E East
Arlington, TX 76011
Toll Free: 800-411-6475
Local: 817-695-1800

Cast Stone Address lock AB-FREC - 15

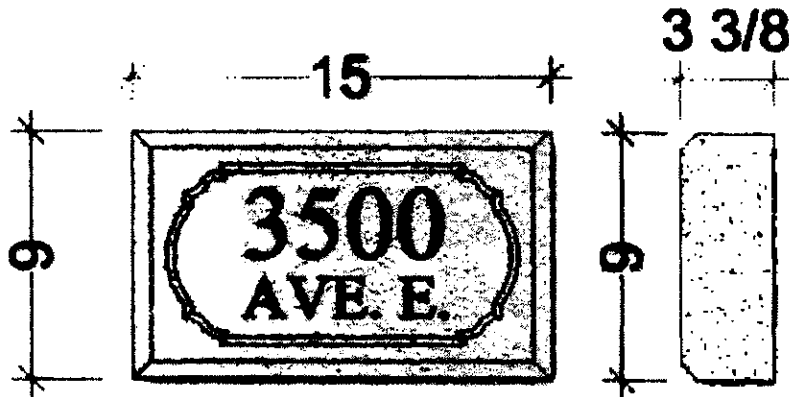
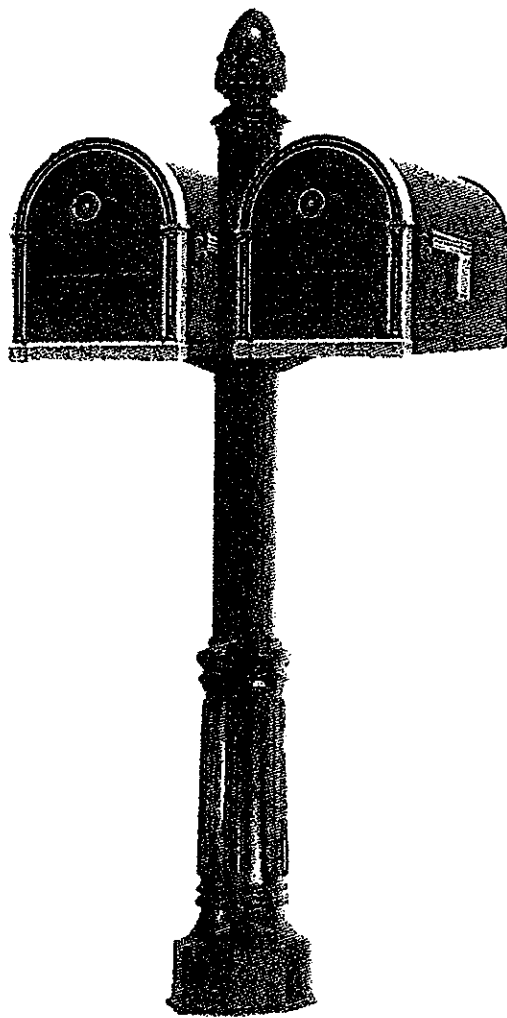


Exhibit "C"
Mailbox Design

Brandon Industries
1601 Wilmeth Rd.
McKinney, TX 75069
972-542-1015

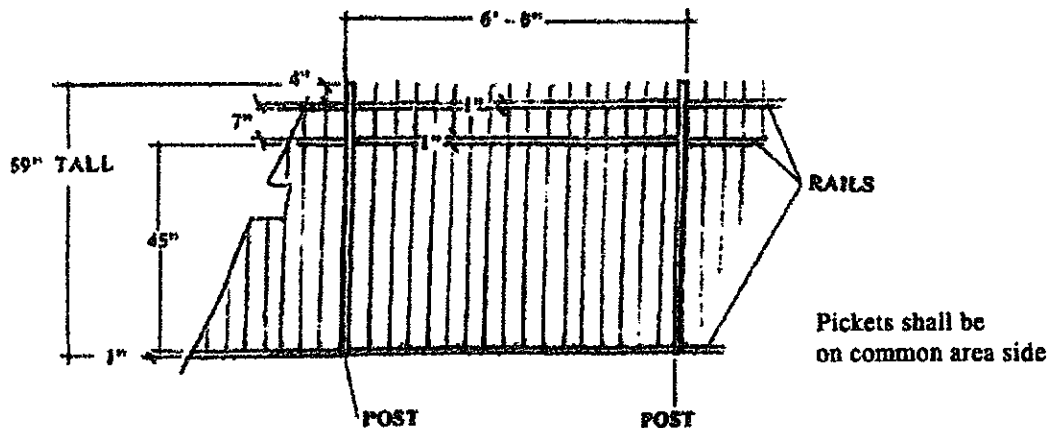


High Grove Mailbox

DAC46-2894-HX

Exhibit "D"

REQUIRED METAL FENCE FOR ALTAMURA ESTATES



ELEVATION OF REQUIRED FENCE DESIGN

- 1/2" 16 gal. hollow metal tube or 1/2" solid metal stock picket (typical) welded to horizontal rail and painted flat black.
- 1" square 14 gal. hollow metal tube rail spaced as shown on elevation, welded and painted flat black.
- Steel caps on all posts.
- 1.5" square 11 gal. metal tube posts 6' 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.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/17/2016 08:23:46 AM
\$126.00 SCAPELA
20160617000761070

Stacey Kemp

ALTAMURA ESTATES

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