

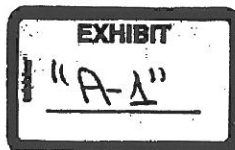
**SUBDIVISION DESIGN GUIDELINES**

**FOR**

**THE VILLAS AT ADRIATICA  
AT STONEBRIDGE RANCH**

**AT**

**STONEBRIDGE RANCH**



4/3/08

**SUBDIVISION DESIGN GUIDELINES  
FOR  
THE VILLAS AT ADRIATICA AT STONEBRIDGE RANCH**

These Subdivision Design Guidelines are designed specifically for THE VILLAS AT ADRIATICA AT STONEBRIDGE RANCH subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on March 27, 2008, as Instrument No. 20080327000365660 in the Public Real Estate Records of Collin County, Texas and which is incorporated herein by reference for all purposes.

The primary purpose of these Subdivision Design Guidelines is to supplement the current version of the MASTER DESIGN GUIDELINES FOR STONEBRIDGE RANCH. Adherence to these guidelines is intended to better assure owners of properties within THE VILLAS AT ADRIATICA AT STONEBRIDGE RANCH subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvement, with latitude and flexibility (on the one hand) balanced against preserving the integrity of STONEBRIDGE RANCH (on the other hand). These Subdivision Design Guidelines will, 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 Master Architectural Review Committee ("MARC") may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the MARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

1. Height Limitation:

Lake Frontage: Thirty-six feet (36') measured from finished grade (maximum)  
Other Dwellings: Forty-five feet (45') measured from finished grade (maximum)

2. Minimum Dwelling Setback Requirements:

Front Yard: As indicated on the recorded Final Plat

Rear Yard: As indicated on the recorded Final Plat

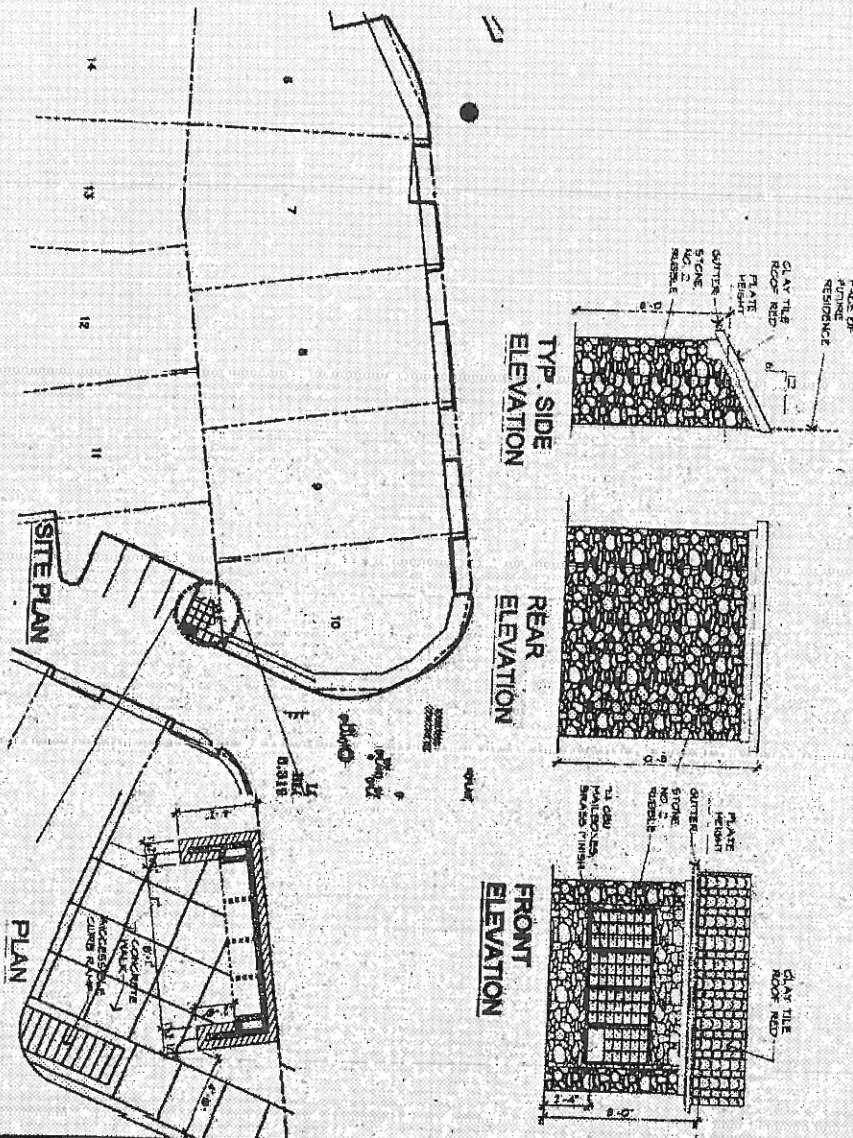
Side Yard: As indicated on the recorded Final Plat

Side Yard

on Corner: As indicated on the recorded Final Plat

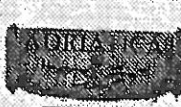
Driveway: Driveway pavement shall run from alley easement to garage doors.

# EXHIBIT A



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**EXHIBIT A**  
**VILLAS MIA CENTER**



Master Plan  
 North 1/4, 2000  
 1/4 Section 11, 12, 13, 14  
 1/4 Section 11, 12, 13, 14

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**Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/31/2008 09:45:09 AM  
\$56.00 DLAIRD  
20081031001281850**

Stacy Kemp