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# SUBDIVISION DESIGN GUIDELINES

FOR

KINGS LAKE  
CONVENTIONAL PRODUCT

at

STONEBRIDGE RANCH

# **KINGS LAKE**

## **(Conventional Product)**

### **ARCHITECTURAL GUIDELINES**

These Subdivision Design Guidelines are designed specifically for the Kings Lake Subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on December 5, 2000, as Instrument No. 2000-0132145 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 Kings Lake 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 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.

The product pertains to the "Manor Lots" (Lots 1-8 Block D, Lots 16-20 Block D, Lots 10-29 Block C, Lots 7-13 Block A) and the "Mansion Lots" (Lots 23-40 Block A, Lots 9-15 Block D) of The Villages of Kings Lake, pursuant to the Plat recorded at Cabinet O, Page 576, of the Plat Records of Collin County, Texas (the "Plat") attached as Exhibit "A". The product also pertains to "Mansion Lots" (Lots 14 - 23 Block A) of the Villages of Kings Lake, pursuant to the Plat recorded at Cabinet P, Page 825, of the Plat Records of Collin County, Texas, as such Plat has been amended by the Amended Plat for Kings Lake Phase II, recorded at Cabinet R, Page 18 of the Plat Records of Collin County, Texas (as amended, the "Phase II Plat") attached as Exhibit "A-1". These Lots 14 through 23 of Block A shall also be referred to herein as "Mansion Creek Lots."

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### Exhibits:

- Exhibit A - Plat of Properties
- Exhibit A-1 - Phase II Plat
- Exhibit B - Intentionally Deleted
- Exhibit C - House Number Design / Location
- Exhibit D - Mailbox Design
- Exhibit E - Fence Design
- Exhibit F - Sidewalk Locations

## 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 and Article XII of the Declaration contain 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 designated representative of a Lot.

"Association" shall mean the Kings Lake Homeowners Association, Inc., a Texas non-profit corporation, its successors or assigns, which shall have the power, duty and responsibility for administering and enforcing its Declaration.

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

"Common Properties" shall mean all real and personal property which the Association owns, leases or otherwise maintains or holds possessory or use rights in for the common use, maintenance and enjoyment of the Owners and Residents, including easements and licenses, together with any and all improvements that are now or that may hereafter be constructed thereon. The Declarant, reserves the right to use, during the Class "B" Control Period, portions of the Common Properties for business matters directly and indirectly related to development of Kings Lake. The concept of Common Properties will also include: (i) any and all public right-of-way lands for which the City of McKinney has required that the Declarant and/or the Association expend private, non-reimbursable time and monies to care for and maintain, such as but not limited to: street medians, street underpasses, streetscape, hike and bike trails, park areas and quasi-governmental service facilities; and (ii) any and all facilities provided by the Declarant and/or the Association to or for the benefit of the local police, fire and similar governmental departments for which no reimbursement via public funds is requested or anticipated. One or more portions of the Common Properties may from time to time be reasonably limited to private functions, and conversely, one or more portions of otherwise private property may be utilized for Association functions and activities. Declarant shall convey record title to some or all of the Common Properties to the Association if, as and when deemed appropriate by Declarant or as may be required by governmental officials, and Declarant shall at all times have and retain the



right to effect minor redesigns or minor reconfigurations of the Common Properties (particularly along the lake/pond edges) and to execute any open space declarations applicable to the Common Properties which may be permitted in order to reduce property taxes, and to take whatever steps may be appropriate to lawfully avoid or minimize the imposition of federal and state ad valorem and/or income taxes. The lake that is adjacent to portions of the Properties, which lake is owned by the Master Association and the park property of the City of McKinney, Texas which is adjacent to the Properties shall be deemed to be "Common Properties" where these Guidelines which call for design restrictions, construction procedures, maintenance requirements, or other design or construction elements which are impacted by proximity to the Common Properties. By way of example only, but not by way of limitation, if these Guidelines call for Improvements to be predominantly or entirely of masonry construction where visible from the "Common Properties", this reference to Common Properties shall be deemed to include the lake and the City Park described herein above. Even though for design guideline purposes the lake and the City Park will be considered to be Common Properties, it is understood that the Association does not own the lake or the City Park and has no obligation to maintain same and for all other purposes neither the lake nor the City Park are Common Properties as such terms are used in the Declaration.

"Declaration". This particular instrument entitled "Village Declaration of Covenants, Conditions and Restrictions for the Villages of Kings Lake", together with any and all amendments or supplements thereto.

"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.

"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". Each numbered, platted lot, whether improved or unimproved, shown on any subdivision plat of the Properties, which Lot is intended for development, use, and occupancy as a residence for a single family. The term shall refer to the land which is part of the Lot as well as any improvements thereon. The term shall not include Common Properties of the Association or the Master Association, or any portion of the Properties which may be dedicated to the public.

"Master Architectural Review Committee" or "MARC" shall mean and refer to that particular committee which is described and explained within Article VIII of the Master Declaration, as same may be amended and supplemented from time to time.

"Master Declaration". The First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch, dated November 30, 2000, as Instrument Number 2000-0132145 in the Public Real Estate Records of Collin County, Texas, as it may be amended and supplemented from time to time.

"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.

"Plat". The Final Plat (or Plats) of Kings Lake, a subdivision of the City of McKinney, Collin County, Texas, according to the Plat thereof referenced at the cover page to this Declaration.

"Properties". The real property described in Exhibits "A" or "A-1".

"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.

"TPNBZ" shall mean the "Tree Preservation-No Build Zone" as shown on the Phase II Plat, Exhibit "A-1".

## **2. PRELIMINARY AND FINAL PLAN SUBMISSIONS:**

Submit the following to:

Kings Lake Architectural Control Committee  
14860 Montfort, Suite 204  
Dallas, Texas 75205

- 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 Kings Lake 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 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, indicating finish materials and roof pitch (drawn to a scale of not less than 1/8" = 1'-0").

The MARC and Kings Lake 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 Kings Lake Committee, the applicant will be so advised in writing. If found not to be in compliance with the Master Declaration, Declaration, Master 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 and the Kings Lake Committee do 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.

B. Second Submission. Final plans, specifications and surveys shall be submitted in quadruplicate to the MARC and the Kings Lake 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 a scale of not less than 1/8" = 1'-0") with north arrow;
- (3) Floor Plans (drawn to a 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 downspout and gutter designs;
- (7) Plans to include exterior lighting design; and
- (8) 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 quadruplicate to the MARC and the Kings Lake 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 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 pad elevations, and (3) finished grades at all structures and property lines (drawn at a scale of not less than 1" = 20'-0");
- (2) Landscape Plans (drawn at a scale of not less than 1" = 20'-0");
- (3) Location, height (top and bottom of wall elevations), and materials of existing and proposed retaining walls; and
- (4) Location, height and material of proposed fencing;
- (5) Grading Plan showing existing and proposed contours and drainage plan with existing and finished grades at one (1) foot intervals;
- (6) Landscape Plan indicating size, type, location and quantity of plants (drawn to a scale of not less than 1" = 20'-0");
- (7) Irrigation Plan.

The Kings Lake 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 Kings Lake Committee, one complete set of plans, specifications and surveys will be retained by the MARC, and a set will be retained by the Kings Lake 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 Kings Lake Committee for its review and approval prior to construction. The MARC's and the Kings Lake 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:
  - a. Includes all Lots except Mansion Creek Phase II – A minimum of that shown on the Plat.
  - b. Mansion Creek Lots:
    - i. Minimum Setback – 15'
    - ii. Structures must have a “staggered” front setback either within the structure or between structures.
    - iii. Designs must have a minimum offset of 3' between the front setback of adjacent residences unless otherwise approved by the Kings Lake Committee/MARC. In some cases, the “staggered” front setback may be achieved simply due to the curvature of the street.
- (2) Rear Yard Setback:
  - a. Includes all Lots except Mansion Creek Phase II – A minimum of 20' or as indicated on the Plat.
  - b. Mansion Creek Lots – Either the west boundary line of the Tree Preservation-No Build Zone (“TPNBZ”) as shown on the Phase II Plat or the West Erosion Hazard Setback as shown on the Phase II Plat (or if applicable, a mitigated Erosion Hazard Setback Line), whichever is the greatest distance from the rear Lot line.
- (3) Side Yard Setback:
  - a. Manor – 7', or as indicated on the Plat.
  - b. Mansion and Mansion Creek Lots – 10', or as indicated on the Plat.
- (4) Garage Door Setback:
  - a. Garage that faces a street - No less than 20' from the garage door to the front property line of the Lot.
- (5) Driveway:
  - a. Driveway pavement shall be set back a minimum of 1'-6" from the property line.
  - b. 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:
  - (1) A maximum of 50% of an individual Lot may be covered by structure under roof.
- C. Minimum Square Footage:
  - (1) Manor – Minimum of 3,500 square feet of contiguous, air-conditioned living space inclusive of bonus room.
  - (2) Mansion – Minimum of 4,500 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 Mediterranean style architecture with traditional detailing. All street front exteriors are subject to aesthetic determination by the Kings Lake Committee. The Kings Lake Committee encourages architectural continuity through traditional architectural style and the use of complimentary materials. The Kings Lake 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 Kings Lake Committee/MARC. While each home should compliment adjacent structures, every home should have a unique identity through the use of detailing like: cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination and other architectural details. No repetition of front elevations will be allowed. The Kings Lake 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 Mediterranean 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 Properties 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 exposed to the street or Common Properties, shall be constructed of stucco, cast stone, natural stone, decorative shaped brick or a combination thereof. The City Park will be treated with the same requirements as Common Properties. Notwithstanding the preceding, and notwithstanding anything to the contrary set forth in Section 5D herein below, all windows on rear elevations of residences located on Lots 7 - 13, inclusive, of Block A, Lots 24 - 40, inclusive, of Block A, Lots 10-29, inclusive, of Block C, and Lots 6-17, inclusive, of Block D, may be metal frame windows or windows without brick mould or stucco or may be windows without brick mould or stucco divided lights surrounds even though visible from Common Properties.
- B. The Kings Lake 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 Kings Lake Committee/MARC to approve limited brick and stucco selections for the Properties. Same material selections/blends shall not be repeated without; (i) three intervening houses in any direction (both sides) of the fronting street; (ii) two intervening houses and one intervening cross street in any direction (both sides) of the fronting street; or two intervening houses if the repeat is as to residences which front on two different streets near the corner intersection of those streets.

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 Properties shall be an integral element of the architecture. (For example, for a European style, the gutter and downspout system should be molded from copper or paint grip metal and should 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 shall be painted, vinyl clad or aluminum clad finished wood casement or wood divided light windows as manufactured by Anderson, Pella or others as approved. Except as set forth below, windows visible from any Common Properties can be wood casement, wood divided light or wide metal frame windows with brick mould or stucco surrounds consistent with the front elevation detailing and window types. Except as hereafter provided, metal frame windows or windows without brick mould or stucco divided lights surrounds are permitted only where not visible from the Common Properties on any street. Notwithstanding the preceding, windows on rear elevations only of residences located on Lots 7-13, inclusive, of Block A, Lots 24 - 40, inclusive, of Block A, Lots 10-29, inclusive, of Block C, and Lots 6-17, inclusive, of Block D, metal frame windows or windows without brick mould or stucco divided lights surround will be permitted.

Other window specifications may be used only with permission of the Kings Lake Committee/MARC.

E. The MARC will rely solely upon the determination of the Kings Lake 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 Kings Lake 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 Kings Lake Committee is that second floor windows face the front and rear. The Kings Lake 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 10 feet on the first floor and a minimum plate height of 9 feet on garages.

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

- H. Mailbox and mailbox location will be subject to Kings Lake Committee/MARC approval and all mailboxes and mailbox locations will be uniform. See Exhibit "D" for detail of approved design.
- I. Approved Stone:
  - Granberry stone; or
  - Millsap stone chopped and random; or
  - Leuters Ruff Back Stone, chopped and random; or
  - Limestone chopped and random and manufactured,
  - Or as otherwise approved by the Kings Lake Committee.
- J. Approved Cast Stone: Light brown, white or cream color with or without pitting or as otherwise approved by the Kings Lake Committee.
- K. Electrical meters and telephone boxes visible from streets or Common Properties: The supply conduit for electrical meters and telephone boxes visible from streets or Common Properties shall enter the foundation beneath the final yard grade so that the facilities are recessed in the wall and the box fronts and the meter are the only items visible.
- L. 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. Anytime 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.

## 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 Kings Lake 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 Kings Lake Committee/MARC. Cornice, eave and architectural details may project up to two feet six inches.

- B. Roof material shall be standing seam copper, approved pre-finished standing seam metal, natural slate shingles, approved clay tile, approved barrel tile, approved imitation slate shingles and approved composition 40 year laminated shingles or



other approved roof materials if consistent with architectural styles which are permitted within the Properties, such as those consistent with French Country, Italian Country Villa, English Country, European and Mediterranean architectural styles. All colors and mix of colors of roof surfaces shall be subject to Kings Lake Committee/MARC approval.

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

## 7. WALLS / FENCING / SCREENING:

- A. Walls and screens shall be constructed of masonry or stucco (as applicable, to match the residence) masonry and wrought iron, or 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 Kings Lake Committee/MARC approval. No wood fencing will be allowed. Solid masonry fencing will be allowed between structures for privacy but all other fencing shall be 59" in height, open metal, primed and painted flat black color, constructed as indicated in Exhibit "E", unless otherwise approved, in writing, by the Kings Lake Committee/MARC. It is intended hereby that all side yard fencing must conform to the requirements of Exhibit "E".
- (2) On Lots 7-13 of Block A in Phase I and Lots 14-23 of Block A in Phase II the following shall apply, although these restrictions also are applicable to other Lots covered by these guidelines: Rear yard fencing and side yard fencing must follow Exhibit "E". 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 Kings Lake Committee/MARC Committee for approval before installation.
- (3) On Lots 24-40 of Block A of Phase 1 the following will apply in addition to the other fencing requirements set forth subsection (i) above: Side yard fencing must follow Exhibit "E". 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 Kings Lake Committee/MARC Committee for approval before installation. Rear yard fencing shall follow the guidelines for rear yard retaining walls and fencing

- (4) On lake Lots, the fencing shall be no closer than 10' to the lake edge and provide a gate to the lake side. It is the desire of the Kings Lake Committee that the designer take into consideration the retaining wall and fencing layout existing on adjacent Lots. Continuous ribbon patterns of retaining walls and fences from Lot to Lot will create a more architecturally themed appearance for everyone to enjoy. This is an important concern to be coordinated at the preliminary plan stage. No fill will be allowed inside the Collin County Soil and Water Conservation District Easement Clerks file No. 99-114896, unless approved by the MARC and the beneficiary of this easement.
  - (5) The MARC strongly recommends that the rear yard fencing on the City of McKinney public park and Master Association Common Areas must follow Exhibit "E".
- B. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, and similar items must be visually screened from streets, Common Properties and neighboring Lots by solid screening walls which match the residence material or mature landscaping, and are to be approved by the Kings Lake Committee.
- 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 Granberry field stone. The Kings Lake Committee has selected Granberry field stone for all landscape and retaining walls which are exposed to view as provided in the preceding sentence and the Granberry field stone in exposed landscape and retaining walls visible from Common Properties or streets shall be laid in accordance with the stone pattern which has been adopted by the Kings Lake Committee for Kings Lake. An example is demonstrated on Kings Lake Drive 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 Kings Lake Committee approval. All retaining walls over 4' in height must be designed by a professional engineer.

The Builder shall be responsible for installation of any retaining walls for grade separations that are created by his 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.

The Owner of a vacant lot uphill from an adjacent home under construction shall proceed with the construction of its necessary retaining walls. The walls are required for the completed installation of the lower yard improvements. This shall be coordinated between the two Owners in a timely manner.

- D. The Kings Lake Committee has provided for specialty fencing to be used on the Lot line of Lots that abut a common boundary with certain Common Properties that lie between such Lot and the street. This affects only Lot 10 in Block C. The specialty fence detail will be the same specification as the fence built on the north side of Lot A-2.
- E. A fence is permitted to be constructed within the TPNBZ and/or Environmental Hazard Setback Easement as identified on the Phase II Plat, the location thereof, maintenance obligations with respect thereto and other restrictions pertaining to such fence being more specifically set forth in the Supplemental Declaration to the Village Declaration of Covenants, Conditions and Restrictions for The Villages of Kings Lake.

8. **GARAGES / DRIVEWAYS / WALKWAYS:**

Each residential dwelling erected on any Lot shall provide fully enclosed garage space for the parking of a minimum of 2 conventional automobiles. Each Lot shall also provide for a minimum of 2 off-street parking spaces. Front entry garages will only be allowed on a case by case basis. The vast majority of garage entries are to be swing-in entry. Any approved front entry garages shall be recessed at least 18 inches from the front brick or stucco elevation. 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 blocked 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 Kings Lake Committee/MARC approval. No plain metal doors will be permitted.

All colors, patterns and materials for drives, walkways and steps shall be subject to Kings Lake Committee/MARC approval. All driveways shall be constructed of the following materials: exposed aggregate with brick or stone borders, brick pavers, stone, or interlocking pavers. The Kings Lake Committee/MARC may consider driveways of stamped or broom finished concrete with brick or stone 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 constructed in brick, stone, slate, or flagstone. The Kings Lake Committee/MARC will consider, on a selective basis, the use of brick, stone, slate, or flagstone borders around broom finished concrete for front walks. Exhibit "F" shows the locations for public sidewalks.

9. **EXTERIOR LIGHTING:**

Each tree which is required in the Lot landscape as set forth below at Section 11, shall be lighted with a minimum of 2 Kings Lake Committee approved landscape illumination fixtures connected to an electric eye photocell. It is recommended that all garage doors have no less than one down light. A minimum of one bracket light will be required beside each front entrance. All entrance down lights and all entrance bracket lights shall be

controlled by electric eye photocells. The Kings Lake Committee strongly encourages at least one gas entrance bracket light per residence. Variances will only be allowed as approved by the Kings Lake Committee/MARC. (Flood lights will be prohibited.)

**10. SATELLITE DISHES:**

No more than one (1) antennae of each provider of over-the-air video programming signals by TVBS, MDS or DBS may be installed by an Owner at any one time. The Association shall be empowered to adopt rules governing the type of antennae that are permissible and establish reasonable, non-discriminatory restrictions relating to safety, location and maintenance of antennae. To the extent that reception of an acceptable signal would not be impaired and the cost of installation would not be unreasonably increased, an antennae permissible pursuant to rules of the Association may only be installed in a side or rear yard location, not visible from the street or neighboring property, and integrated with the dwelling and surrounding landscape. Antennae shall be installed in compliance with all state and local laws and regulations, including zoning, land use and building regulations.

**11. REQUIRED LANDSCAPING:**

Landscape plan shall be stamped by a registered landscape architect or by a landscape designer approved by the Kings Lake 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 Kings Lake Committee strongly encourages nursery grown trees planted in oversized draining tree wells. **Absolutely no existing trees may be removed without the Kings Lake Committee's/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).

Lot Area

Minimum Requirement

Front Yard

Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. One 6" (min) caliper large canopy (i.e., red oak, live oak, cedar elm) shade trees will be required per 35' of street frontage with a minimum of (2) two 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 ½ caliper, etc.) Special consideration may be taken by MARC at its sole discretion due to front yard shape, size and, necessary hardscape situations.



Adjacent to Common Property  
or Lake

Two rows of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. Two (2) 6" minimum caliper trees per rear yard. (Exception: Block A Lots backing to the creek).

Corner Yard

A total of one (1) 6" (min) caliper large canopy tree (i.e., red oak, live oak, cedar elm) is required to face the side street per 35' of street frontage. Two rows of non-deciduous five (5) gallon shrubbery is required where the foundation is exposed to the street.

A/C Units/Mechanical  
Equipment / Meters

One row of non-deciduous five (5) gallon shrubbery is required to screen these elements from public view.

On the Mansion Creek Lots there exists a TPNBZ or Tree Preservation-No Build Zone as shown on the Phase II Plat. It is intended that this 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 Phase II Plat. In that regard the following guidelines apply to the TPNBZ:

- A. Existing Stream. The existing stream within the TPNBZ 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 side of stream). Stream bank erosion control measures for preventative or corrective actions are allowed only as approved by the City of McKinney.
- B. Additional TPNBZ Matters. Additional restrictions governing the TPNBZ and the Erosion Hazard Setback are set forth in the Declaration and on the Phase II Plat. Any rules, regulations or guidelines related to the maintenance of the TPNBZ promulgated by the Kings Lake Homeowners Association shall be subject to review and approval by MARC.

## 12. IRRIGATION:

The MARC requires that each Lot have an automatic irrigation system. No irrigation will be allowed in the TPNBZ. All automatic irrigation systems shall be designed by a licensed irrigator or by an irrigator, whether licensed or not, that is approved by the Kings Lake 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 Master Architectural Review Committee reserves the right to amend these Subdivision Design Guidelines for clarification, amendments or corrections as necessary.



SECRET

**SURVIVOR'S CERTIFICATE**

WARREN L. CORWIN  
R.F.L.S. No. 4821

NOTARY PUBLIC, STATE OF TEXAS

Secondly, if any thing, it is necessary for the advancement of commerce, to support a system, which has

**VALADES OF PINE LAKE, LTD.**  
a Texas limited partnership  
By  
T.J. Deane, Inc., a Texas corporation,  
General Partner

Z Z Z International, Inc.

Kerha T. Ormrod on

STATE OF TEXAS

Molay, Paula is one for the state of Texas

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 1908.

### History Note is and for the State of Texas

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

Driven under my hand and out of office, this day of \_\_\_\_\_, 1900.

Malware Analysis is not for the Faint of Heart

[illegible]

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

History taken in and for the State of Texas

Approved and Accepted

031

KINGS LAKE PHASE 11  
OUT OF THE

J.M. McREYNOLDS SURVEY, ABSTRACT NO. 578  
J.A. GRAY SURVEY ABSTRACT NO. 144

COLLIN COUNTY, TEXAS  
OPERS  
THE VILLAGES OF KINGS LAKE, LTD.

Z & Z INTERNATIONAL, INC.  
105 LEXINGTON STREET

KEVIN T. &amp; ERIN K. O'HALLORAN

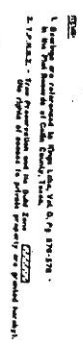
CORWIN ENGINEERING, INC.

SCHE P.10 MAR 01 2003





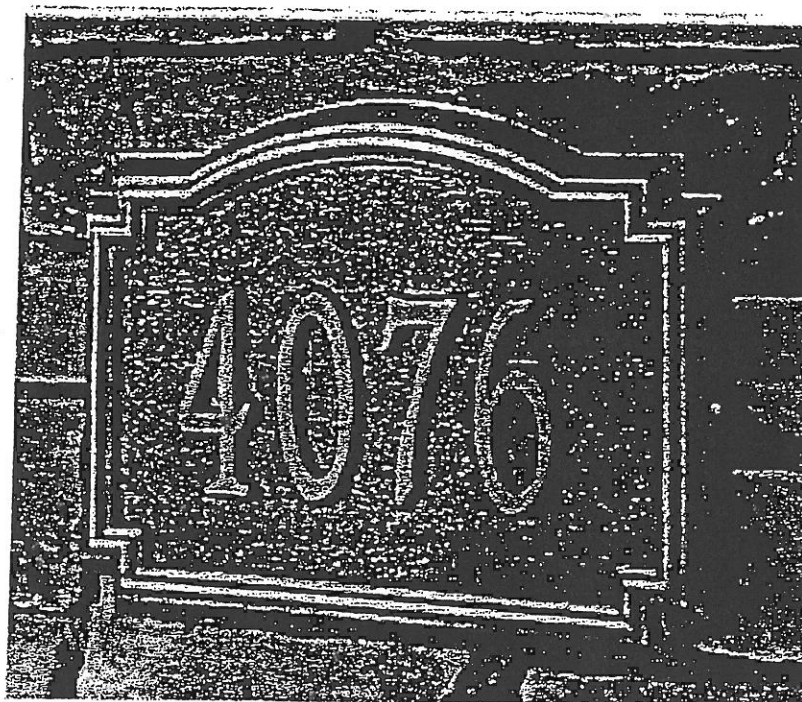
STONEMAN Y.M.C.A.  
VOL. 0, P. 8, 830



18721.384.0000  
SCALE 1"=30' MARCH 2008  
SHEET 3 OF

**Address Plaque for Kings Lake  
McKinney, Texas**

Supplied by Brandon Industries, Inc.  
972-542-3000



**KL Plaque**

**14" x 10.25" x 1.25"**

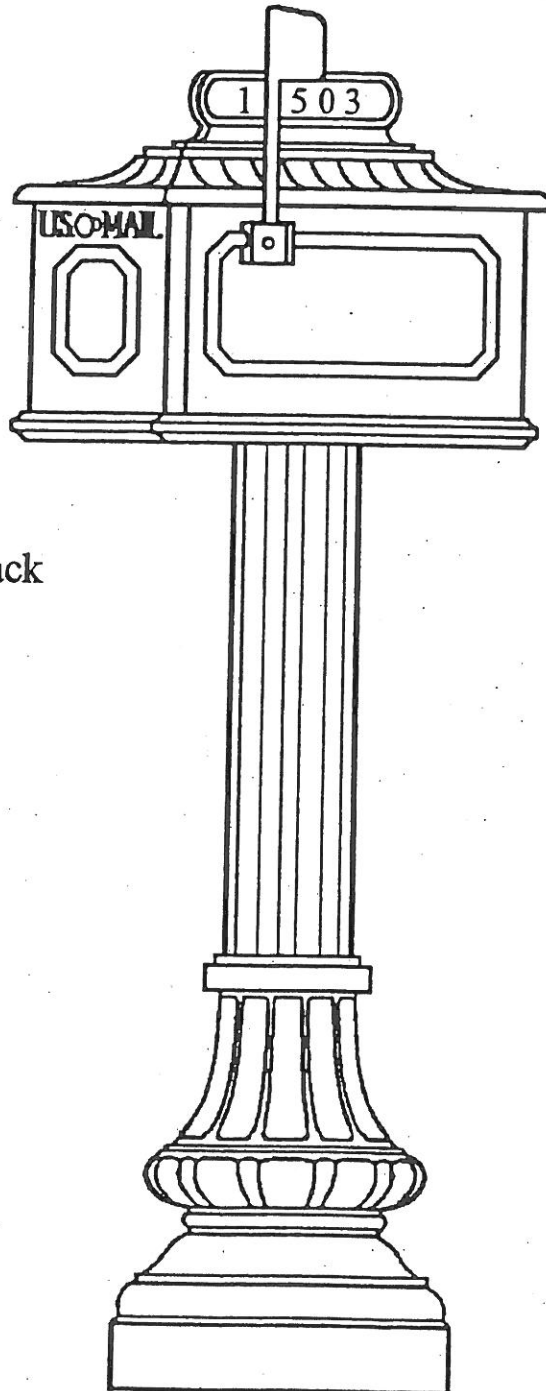
**Up to four 4" numbers**

**Color: Antique Copper**



**Mailbox Unit for Kings Lake  
McKinney, Texas**

Supplied by Brandon Industries, Inc.  
972-542-3000

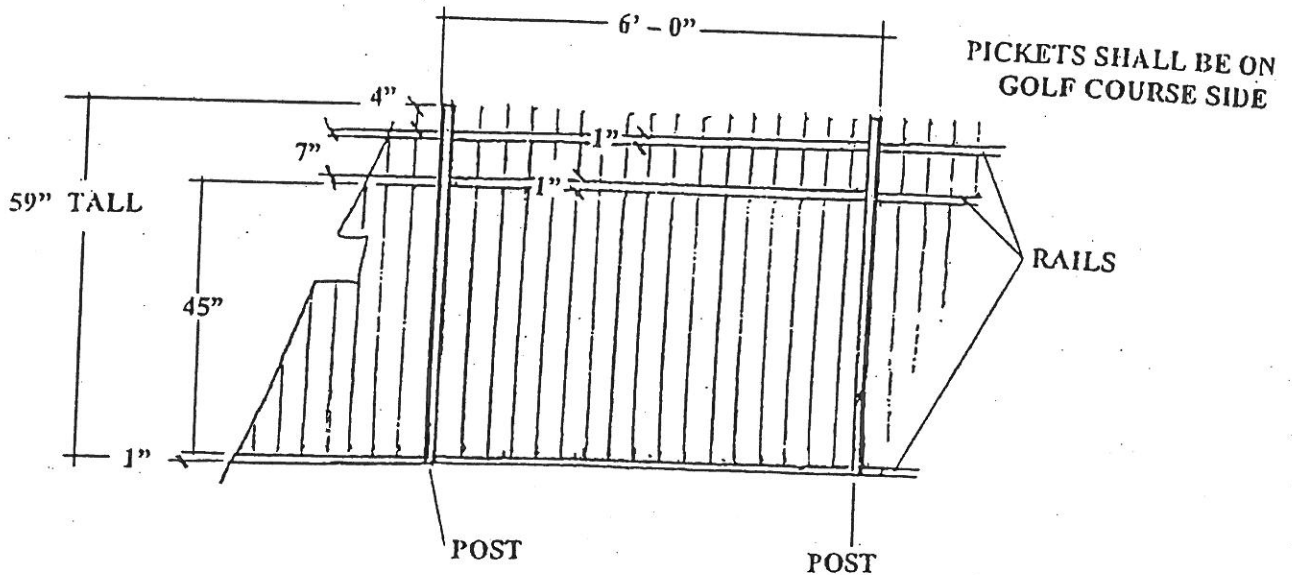


**P50-M1 BK**  
With Two Acrylic Gold/Black  
Address Plates



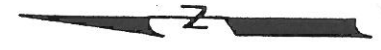
## EXHIBIT "E"

### REQUIRED METAL FENCE ELEVATION AT GOLF COURSES, LAKES, AND OPEN SPACES

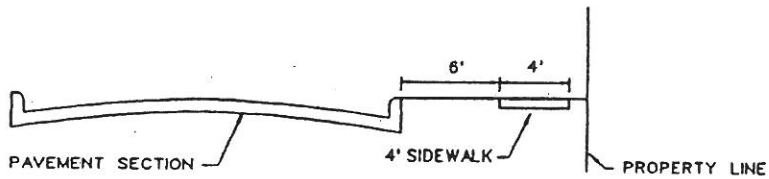
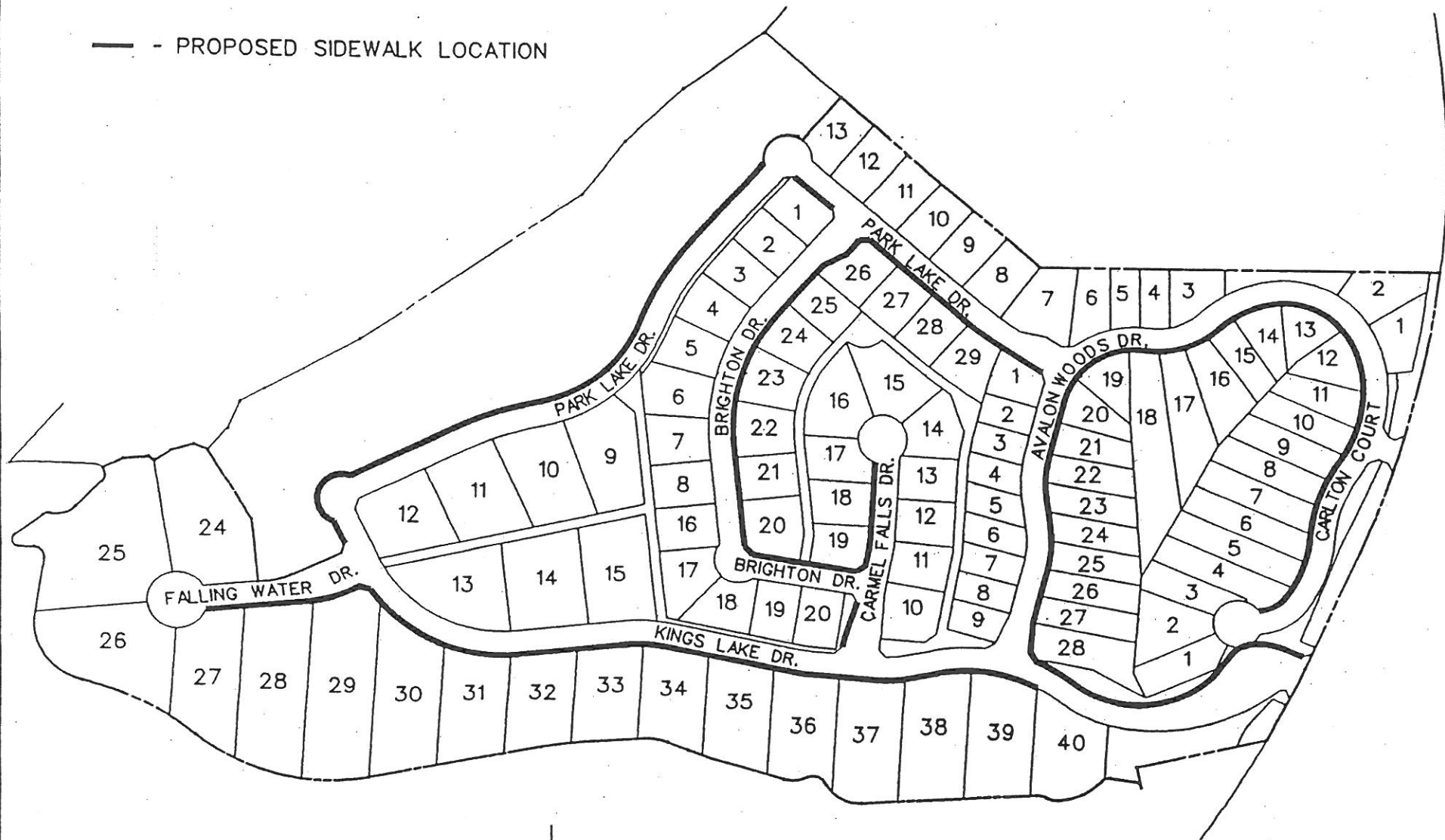


### **ELEVATION OF REQUIRED FENCE DESIGN AT GOLF COURSES, LAKES, AND OTHER OPEN SPACES (house-side elevation)**

- 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.



— - PROPOSED SIDEWALK LOCATION



TYPICAL SIDEWALK  
SECTION DETAIL  
N.T.S.

KINGS LAKE  
McKINNEY, TEXAS  
JANUARY 17, 2003



**SUBDIVISION DESIGN GUIDELINES  
REVISION LOG  
KINGS LAKE - CONVENTIONAL PRODUCT**

DATE	DESCRIPTION
6/16/03	Original Document
1/6/04	Revised Garage Door Setback, Section 3. D.; Exterior Materials & Detailing; Section 5.A. and 5.D.
12/7/04	Revision #2. Pg. 2 - Added last 2 sentences regarding Mansion & Mansion Creek lots. Pg. 3 - Added Exhibit A-1 reference. Pg 6 - Added "TPNBZ" to Definitions. Section 2.B. - Deleted "with certification and seal by licensed professional engineer" from MARC submission requirements. Section 3 - Revised paragraph numbers and formatting to an "outline" rather than a "text" format. Added "(Note: In no instance will any design setback...)". Sections 3.A.(1) and 3.A.(2) - Incorporated Phase 2 setbacks. Section 5.E re: second story window placement and review. Section 7.A - Revised fence height to 59". Section 11 - added ppg. regarding Mansion Creek TPNBZ and ppgs. (a) and (b).
8/1/05	Revision #3 (replaces Revision #2, recorded #2004-0178658) Pg. 2, 3 <sup>rd</sup> ppg, 2 <sup>nd</sup> from last sentence - Added "as such Plat has been amended by ... Collin County, Texas (as amended)... Pg. 14 - Added ppg. E. Pg. 15, Sec. 11 - Changed "prepared" to "stamped" and added "or by a landscape designed approved by Committee". Pg. 17, Sec. 12 - Added "or by an irrigator, whether licensed or not, that is approved by the Committee" and "all such systems". Exhibit "A-1" Record Plat of Kings Lake Phase II dated July 2004 replaced with Amending Plat of Kings Lake Phase II dated August 2005.
2/17/06	Revision #4 (replaces Revision #3, recorded #2005-0134671) Pg. 4, Committee - Added "or "Kings Lake Committee" & revised definition. Changed "Committee" to "Kings Lake Committee" throughout document. Pgs. 6-8 - Revised Section 2, Preliminary and Final Plan Submission process. Pg 10, Sec. 5.B - Added "(ii) two intervening houses..." Pg. 13, Sec 7.A, ppg 2, last sentence - changed to "unless otherwise approved, in writing". Pg. 14, Sec. 8, 1 <sup>st</sup> ppg. - Changed 2 <sup>nd</sup> from last sentence re: forward facing garage doors.
11/1/06	Revision #5 (replaces Revision #4, recorded #20060227000252790) Section 7. - Renumbered 2 <sup>nd</sup> paragraph as (1) and added last sentence regarding side yard fencing conformance to Exh. E. Added ppgs. (2) and (3). Renumbered 3 <sup>rd</sup> paragraph as (4) and removed "or retaining wall" from and added "unless approved by the MARC and the beneficiary of this easement" to last sentence. Added ppg (5). Section 9. - Revised 2 <sup>nd</sup> sentence to: "It is recommended that all garage door have no less than one down light."

EXECUTED for purposes of recording this 1<sup>st</sup> day of November, 2006.

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

By: Colleen Aldstadt  
Colleen Aldstadt

Its: President

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

§  
§  
§

THIS INSTRUMENT was acknowledged before me on the 1<sup>st</sup> day of November, 2006 by Colleen Aldstadt, President of the Stonebridge Ranch Community Association, Inc., on behalf of said corporation.

11/7/10  
My Commission Expires

Irish Chester  
Notary Public, State of Texas



After Recording, Return To:

Fidelity National Title Agency, Inc.  
5400 LBJ Freeway, Suite 260  
Dallas, Texas 75240

Attn: DAVID LAWRENCE