

SUBDIVISION DESIGN GUIDELINES

FOR

PECAN CROSSING

at

STONEBRIDGE RANCH

SUBDIVISION DESIGN GUIDELINES FOR PECAN CROSSING

These Subdivision Design Guidelines are designed specifically for PECAN CROSSING subdivision and are promulgated in accordance with Section 3 of Article VIII of the "Consolidated and Amended Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on October 29, 1992 as Instrument No. 92-0076613 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 are intended to better assure owners of properties within the PECAN CROSSING 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. Minimum Air Conditioned Floor Space Requirement:

Three thousand (3,000) acsf inclusive of bonus room.

2. Height Limitation:

Thirty-five feet (35') measured from grade

3. Minimum Dwelling Setback Requirements:

Front Yard: Twenty five feet (25') to main structure

Rear Yard: Twenty Feet (20') for Golf Course Lots 6-14, Block A and twenty five feet (25') for other remaining lots from the rear property line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless

adjacent to lake or other water body which might permit a less restrictive setback to be approved by the MARC.

Side Yard: Ten feet (10') to main structure

Side Yard
at Corner: Fifteen feet (15') to main structure.

Driveway - Driveway pavement shall be set back a minimum of 1'6" from the property line. In retaining wall situations on side lot lines, the driveway may abut the retaining wall on the high side.

4. Sitework. Finished grades shall not direct water (i.e., downspout, sub grade drainage systems) flow onto adjacent properties and should be able to follow the City of McKinney approved grading plans. Anytime a site is altered, it is the builder's responsibility to provide the retainage. Golf Course retaining walls are only to be constructed of milsap stone. All other retaining walls may be constructed of milsap stone or masonry. 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. An existing grade topographical survey by a registered surveyor is not initially required to be submitted by the builder/owner unless, prior to the commencement of construction, the MARC should foresee potential drainage problems. However, the MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before during or after construction.
5. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling (including detached garages) shall have seventy-five percent (75%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (i.e., brick, stone, stucco). In addition to chimneys, that portion of an elevation which faces a greenbelt/golf course or lake must be 100% masonry. All mailboxes are to be located within a masonry structure approved by the MARC.
6. Fence Height and Materials. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of wrought iron, all other fences shall be constructed with redwood, Western Red Cedar (#1 or "Standard and Better"). Pickets are to be placed on the exterior face. Posts may be steel pipe columns, cedar or redwood. No pine or spruce fencing materials shall be permitted. Fences proposed for the rear property line of lots adjacent to a greenbelt (Lots 14-19, Block A) or golf course (Lots 16, Block A) and the sideyards of Lots 19 and 20, Block A, along the greenbelt are restricted to a 59" (inches) wrought iron fence indicated in the Master Design Guidelines. See attached Fence Details on Exhibits 1 and 2 for stepping fences along walls.
7. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the

overall quality of drainage, gutters and downspout may be required at the discretion and direction of the MARC.

8. Roof. Any proposed composition roof materials (i.e., Tamco Heritage 30) shall "weigh" at least 280 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC. Roofs which cover bay windows are required to use copper, anodized aluminum (bronze or black), or an approved factory applied finish.
9. Required Landscaping. 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), varying in size with an average caliper of 4½" and with no tree smaller than 2½" caliper (unless the MARC has otherwise approved a multiple trunk cluster):

Lot Area

Minimum Requirement

Front Yard

One row of five-gallon non-deciduous (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two – 4½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade trees are required for each front yard. In addition to the two trees previously mentioned, 1" trunk caliper is required per each 15 linear feet of front property line. The smallest canopy tree caliper permitted is 2 ½".

Adjacent to Greenbelt

One row of five (5) gallon non-deciduous & Golf Course (evergreen) shrubbery located along the foundation excluding porches and patios. A total of two (2) 4½" (min.) caliper trees per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard

A total of one (1) 4½" (min.) caliper shade tree is required to face the "side" street. One row of non-deciduous five (5) gallon shrubbery is required where the foundation is exposed to the street.

10. Irrigation. The MARC requires that each Lot have an automatic irrigation system. Installation of the automatic irrigation system must be concurrent with the finishing stages of the residential dwelling. Plans and specifications are to be submitted to the MARC

indicating the proposed irrigation arrangement. All automatic irrigation systems shall be designed by a licensed irrigator and are required to have overlapping coverage. Controller devices must be located inside the garage. Irrigation systems must be properly maintained and repaired at all times. Blown heads or main line ruptures shall be immediately repaired upon discovery.

11. Sidewalks & Driveways. Unless otherwise approved by the MARC the builder of each single-family home shall construct, install and provide a public sidewalk which shall: (a) be approved (as to size, location and materials) by the MARC; (b) comply with applicable subdivision improvements and City of McKinney, Texas standards; (c) incorporate a "lay-down" curb on corner lots or other similar lots designated by the MARC; and (d) to the extent applicable, conform to and continue the hike-and-bike trail within STONEBRIDGE RANCH. All concrete sidewalks, driveways, walkways and entry paths which are within the public right-of-way must be broom finished as a minimum.
12. Elevations. Each elevation or distinctive detail shall be limited to a minimum number of occurrences per street scene. As a general rule or objective, each floor plan should have three (3) elevations. Elevations are allowed to repeat two (three total per elevation) times when there are ten lots of separation (in both directions) between the repeated elevations. Double car garage doors shall not face the street. Single car garage doors may face the street if they are located 20' behind the front yard building setback line.
13. Brick. Brick colors may be repeated with a minimum separation of five (5) houses in any direction along the fronting street.
14. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the brick selection. Garage doors are suggested to be painted a subtle variation of the primary house color. All exposed exterior flashing is to be painted a color to match the brick color. Roof vents are to be painted a color to match the roof color. Chimney caps are to be painted a color to match the brick.
15. Detached Garages. Exterior garage walls will be calculated with the main house structure for overall brick coverage requirement (75%). That portion of the elevation/s which face the street, greenbelt or golf course must be 100% brick. Elevations that are bricked are required to "return" the brick around the corner of each adjacent elevation. Where the brick is terminated on the adjacent elevation, a cedar fence shall perpendicularly intersect the end of the terminated brick. The canopy between the main house structure and the detached garage is required to provide brick vertical support columns when the canopy span is greater than 14'.

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Setback Requirements: Rear Yard (Greenbelt & Golf Course.) - 20' (min.)
Rear Yard (Interior) - 10' (min.)
Side Yard - 10' (min.)

Height Requirements: One story.

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

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
PECAN CROSSING**

DATE	DESCRIPTION
6/21/95	Original Document
3/10/00	Page 1, 2 nd paragraph - Deleted ...“ <i>value and</i> ” integrity... Section 2 (Maximum Square Footage Requirement) – Deleted
06/18/2015	Updated landscaping and fencing requirements to meet current guidelines.