

SUBDIVISION DESIGN GUIDELINES

FOR

STRATFORD MANOR

at

STONEBRIDGE RANCH

SUBDIVISION DESIGN GUIDELINES FOR STRATFORD MANOR

These Subdivision Design Guidelines are designed specifically for STRATFORD MANOR 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 STRATFORD MANOR 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:

Thirty-five feet (35') measured from the highest grade.

2. Minimum Dwelling Setback Requirements:

Front Yard: Twenty feet (20') to main structure.

Rear Yard: Twenty feet (20') from rear property line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.).

Side Yard: The greater of either eight feet (8') to main structure or 10% of the lot width as measured along the front building setback line to the main structure.

Side Yard

@ 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 as long as the retaining wall creates a raised curb effect along the driveway.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspout, pool overflow, sub grade drainage systems) flow 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. Retaining walls are only to be constructed of brown Hackett stone. If side yard retaining walls are not desired, a maximum slope of 3:1 must be achieved between the foundation slab and the side yard property line. The MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before, during, or after construction.
4. Masonry. Chimneys on the front elevation and exterior walls must be 100% masonry. Also, the elevation (including chimneys) which faces a greenbelt/common area/golf course must be 100% masonry including: Block A, Lots 1-17; and Block C, Lots 1-16. Brick blends may not be repeated on adjacent Lots on the same side of the street.
5. Fences Along Greenbelts/Common Areas. With respect to each and every Lot which has a side or rear property line coincident with or adjacent to a greenbelt, or common area, including Block A, Lots 1-10; and Block C, Lots 1-16, so as to constitute "greenbelt/common area frontage," fences, if desired, shall comply with the following requirements:
 - (A) Must be 59" (inches) in height;
 - (B) open metal, primed and painted a flat black color; and
 - (C) constructed as indicated in the MASTER DESIGN GUIDELINES.

Fences on the remaining side or rear lot lines that are common to other Lots (interior) are required and must comply with the requirements in Section 7 below.

6. Fences Along Golf Course. With respect to each and every Lot which has a side or rear property line coincident with or adjacent to a golf course, including Block A, Lots 11-17, so as to constitute "golf course frontage," fences shall comply with the following:

- (A) Must be 59" (inches) in height;
- (B) open metal, primed and painted a flat black color;
- (C) constructed as indicated in the MASTER DESIGN GUIDELINES; and
- (D) located on the property line adjacent to the golf course.
- (E) No gate opening is allowed onto the golf course.

Fences on the remaining side or rear lot lines that are common to other lots (interior) are required as follows:

- (A) Wood fencing complying with Section 7 is required from the house back to the tree preservation/drainage easement line.
 - (B) Open metal fencing as described above is required within the easement area.
7. Fences on Interior Lots. No fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of open metal, all other fences shall be constructed with Western Red Cedar (#1 or "Standard and Better") and constructed as indicated in the MASTER DESIGN GUIDELINES. Pickets are to be placed on the exterior face or as specified by the MARC. Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior Lots should have the 6'-0" height wood privacy fence.
8. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts may be required at the discretion and direction of the MARC.
9. Roof. Any proposed composition roof materials shall "weigh" at least 230 lbs. per square, and be equal to or better than the Tamco Heritage 25 (no 3 tab allowed). The type, quality and color must otherwise be specifically approved by the MARC.
10. 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).

Lot Area

Minimum Requirement

Front Yard:

One row of five-gallon evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of two (2) 4½" (min.) caliper large canopy (i.e., red oak, live oak,

cedar elm, Chinese pistachio) shade trees and two (2) 2 ½" (min.) caliper ornamental trees.

Adjacent to Greenbelt/
Common Areas/
Golf Course

One row of five gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c and located along the foundation excluding porches and patios. Two 4½" caliper (min.) trees per rear yard, to be located within ten feet (10') of the rear property line.

Corner Yard:

One (1) 4½" (min.) caliper large canopy shade tree is required to face the "side" street and to be located outside the fenced area. One row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required along the foundation that is exposed to the street.

Where fences run along the street frontage, one row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c. is required along the fence.

AC Units/Mechanical
Equipment Meters

One row of five-gallon (min.) evergreen shrubbery planted at a maximum spacing of 3'-0" o.c is required to screen these elements from public view.

11. Irrigation. The MARC requires that each entire Lot have an automatic irrigation system. The automatic irrigation system must be installed concurrent with the finishing stages of the residential dwelling. 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.
12. Sidewalks. 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 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. Concrete flatwork which is within the public right-of-way must be broom finished.
13. Elevations. Each elevation shall be limited to a maximum number of occurrences per street scene. As a general rule or objective, each floor plan should have three (3) elevations.

Elevations shall not repeat without at least four (4) intervening homes of sufficient dissimilarity along the fronting and/or siding streetscape (both sides of street). Rear elevations along certain greenbelt/common area/golf course Lots, including Block A, Lots 1-16, shall not repeat without at least four (4) intervening homes of sufficient dissimilarity. Each elevation is allowed to repeat a maximum of two (2) times (three (3) total) in the neighborhood. The intent of this guideline is to avoid the negative "look alike" effect of frequent repetition, while allowing sufficient latitude for the builder in satisfying market demand. Garage doors may not face the street except if there is a split 3-car garage, then the third single car garage door may face the street if setback a minimum 20'-0" from the front of the house. Materials and details used on the front elevations and elevations facing a greenbelt/common area/golf course must wrap the outer corners and return down the adjacent side elevation a minimum of 2'-0", to an interior corner, or as specified by the MARC.

14. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the brick selection. Garage doors should 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. Garages. Detached garages are not allowed. Attached garages located on the rear side of the house when adjacent to the greenbelt/common/golf course area may be required to be set back from the rear house line and/or to have windows or other features to continue the character of the house across the entire elevation. Garage doors must not be visible from adjacent greenbelt/common area/golf course.
16. Mailboxes. All mailboxes are to be located within a masonry structure to match the main house on the Lot and approved by the MARC. Mailboxes on adjacent Lots should be grouped in pairs on the property line (side by side, not two mailboxes in one structure) as much as possible. Height should be 42"-44" from the surface of the street to the bottom of the mailbox. The front should be even with the curb. The red flag should be attached to the right side of the mailbox. Construction traffic should never block access to mailboxes of occupied homes.
17. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
STRATFORD MANOR**

DATE	DESCRIPTION
2/26/02	Original Document
8/22/02	Revised Ppg. 4 and Ppg. 5. Added Ppg. 6 and renumbered remaining paragraphs.
9/3/02	Revised Ppg. 6
06/18/2015	Updated landscaping and fencing requirements to meet current guidelines.