

SUBDIVISION DESIGN GUIDELINES

FOR

THORNBERRY RIDGE

at

STONEBRIDGE RANCH

SUBDIVISION DESIGN GUIDELINES FOR THORNBERRY RIDGE

These Subdivision Design Guidelines are designed specifically for THORNBERRY RIDGE 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 are intended to better assure owners of properties within the THORNBERRY RIDGE 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 per City ordinances.

2. Minimum Dwelling Setback Requirements:

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

Rear Yard: Twenty feet (20') from rear lot 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: Five feet (5').

Side Yard
on Corner: Fifteen feet (15').

Driveway: Driveway pavement shall be set back a minimum of 1'-6" from the property line.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and should 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. Only chimneys on the front elevation, or on a side elevation within 10' of the front elevation must be 100% masonry. Identical brick blends may not occur next door to each other along the fronting street. Elevations, including chimneys, which face the greenbelt/common area, Stonebridge Drive, and/or LaCima Drive, including Block A, Lots 1, 8 and 9; Block B, Lots 8-22; and Block C Lots 1-3, must be 100% masonry. Except as specifically stated in this section, other chimneys may be non-masonry.
5. Fences for Interior Lots. 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 metal, all other fences shall be constructed with Western Red Cedar (#1 or "Standard and Better") with pickets 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 a 6'-0" height solid wood privacy fence.
6. 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/common area so as to constitute "greenbelt/common area frontage," including Block A, Lots 8 (east side only) & 9 (west side only); and Block C, Lots 1-3, fences and walls along the frontage shall comply with the following requirements:
 - (A) Must be 59" (inches) in height;
 - (B) tubular metal, primed and painted a flat black color; and
 - (C) constructed as indicated in the MASTER DESIGN GUIDELINES.

Fences along the side yard shall be the 6' cedar fence as indicated in the Master Design Guidelines.

7. 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.
8. Roof. Any proposed composition roof materials shall be the same as or equal to the 25 year Tamko Elite Glass Seal and shall “weigh” a minimum of 230 lbs. per square. The type, quality and color must otherwise be specifically approved by the MARC.
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).

Lot Area

Minimum Requirement

Front Yard

One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of two - 3"-3½" 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, one 6'-8' height minimum ornamental tree is required.

Adjacent to Greenbelt/
Common Area (including
Block C, Lots 1-3; and
Block A, Lots 8 & 9

One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of one - 3"-3½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm, Chinese pistachio) shade tree per rear yard, to be located within (10') feet of the rear property lin.

Corner Yard

A total of one 3"-3½" caliper (min.) shade tree is required to face the “side” street and be located in the side yard (outside the fenced portion of the yard). One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required where the foundation is exposed to the street.

Where six foot (6') solid wood fences run along the street frontage, one row of five gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required.

AC Units/Mechanical
Equipment Meters

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

10. Irrigation. The MARC encourages, but does not require, that each Lot have a front-yard automatic irrigation system.
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 improvement plan and other 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.
12. Detached Garages. Elevations which face a street will be required to be 100% masonry. Elevations that are masonry are required to "return" the masonry around the corner of each adjacent elevation a minimum of 2'-0". Where the masonry is terminated on the adjacent elevation, a cedar fence shall perpendicularly intersect the "end" of the terminated masonry. The covered canopy between the main house structure and the detached garage is required to provide masonry vertical support columns when the canopy span is greater than 14'

Setback Requirements:

Interior Lots: Rear Yard - 10' (min.)
 Side Yard - 3' (min.)

Common Area Lots: Rear Yard - 20' (min.)
 Side Yard - 5' (min.)

Height Requirements: One Story permitted when utilizing 10' rear yard and 3' side yard setbacks. Two Story permitted when utilizing 20' rear yard and 5' side yard setbacks.

13. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (both sides of the street). 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.
14. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the masonry selection. Garage doors should be painted the same color as the primary color of the house. All exposed exterior flashing is to be painted a color to match the color of the adjacent roof or wall. Roof vents are to be painted a color to match the roof color.
15. 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.
16. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
THORNBERRY RIDGE**

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06/18/2015