

SUBDIVISION DESIGN GUIDELINES

FOR

WOODLAND BRIDGE

AT

STONEBRIDGE RANCH

**SUBDIVISION DESIGN GUIDELINES
FOR
WOODLAND BRIDGE**

(ZONING SF-3)

These Subdivision Design Guidelines are designed specifically for WOODLAND BRIDGE 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 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 value and 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 judgments to reduce or waive any requirement. 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 Square Feet (ACSF) - All Structures: Two thousand five hundred (2,500) acsf.
2. Maximum Air Conditioned Square Feet (ACSF) - All Structures: Four thousand one hundred (4,100) acsf.
3. Height Limitation: Thirty-five feet (35').
4. Minimum Dwelling Setback Requirements: 65' x 115' lots

Front Yard: Twenty feet (20'). Homes with side-facing (swing entry) garages may encroach the front building setback 5' (15' minimum setback).

Rear Yard: Fifteen feet (15'), except as specifically noted on Lots 1, 2, 3 and 4, Block B (excluding accessory buildings, cabanas, decks, fences, pools, trellises, etc.).

Side Yard: Five feet (5'), except as specifically noted on Lot 7, Block B.

Side Corner: Fifteen feet (15').

Subdivision Design Guidelines - Woodland Bridge

Page 2

5. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, 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. Retaining walls are only to be constructed of 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.
 6. Masonry. Unless otherwise specifically approved by the MARC, each single-family detached residential dwelling shall have at least eighty-five percent (85%) of the exterior vertical surfaces (excluding windows, doors and roof) composed of approved masonry (brick, stone, stucco). The entire exterior vertical surfaces of chimneys shall be composed of masonry unless specifically modified, reduced or waived by the MARC. All elevations which face the golf course, lake, and Lake Forest Drive shall be 100% masonry. Approved colors will be limited to a specific color family which may allow four to six brick and/or stucco selections.
 7. Fences and Walls Along Lake/Golf Course. With respect to each and every Lot which has a side or rear property line coincident with, adjacent to, or close to a lake/golf course so as to generally constitute "lake or golf course frontage," fences and walls along the frontage (which are not otherwise constructed by the developer) are required and must comply with the following requirements:
 - A. Must be 59" (inches) in height;
 - B. wrought-iron to be primed and painted a flat black color; and
 - ** *No gate, opening or access may be provided through any fence onto the golf course unless otherwise approved by the MARC. Gates onto lake are acceptable.*
- Swimming pools, spas and reflecting pools are not permitted inside of electrical easements and must be set back at least three feet (3') from the golf course rear property line.
8. Fence Height and Materials. All fencing must be 59" (inches) wrought iron.
 9. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts are required on all homes.
 10. Roofs. Any proposed composition roof materials (i.e., Tamco Heritage 25) shall be a 25-year type roof and "weigh" approximately 220 lbs. per square. The type, quality and color must be specifically approved by the MARC. Roofs which cover bay windows are required to use copper, anodized aluminum (bronze or black), or a MARC approved factory applied finish. Minimum pitch for major front elevations will be 5:12.

Subdivision Design Guidelines - Woodland Bridge
Page 3

11. 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 4" and with no tree smaller than 2" 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 one (1) 6" 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 large canopy tree previously mentioned, two (2) 1" caliper (minimum per trunk) ornamental trees are required.

Adjacent to Greenbelt,
Lake and Golf Course

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

Corner Yard

A total of two (2) 5" (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.

Where four foot (4') wrought iron fences run along the street frontage, groups of three evergreen five (5) gallon shrubs or two (2) ornamental trees (1½" caliper) is required every 20'-0".

12. Irrigation. Each Lot shall have a full automatic irrigation system (front, side and rear). 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 area. Irrigation systems must be properly maintained and repaired at all times.

Subdivision Design Guidelines - Woodland Bridge

Page 4

13. 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 not within the public right-of-way must be broom-finished as a minimum. Sidewalks must be 5' wide against curb on one side of street as per City standards.

14. Elevations & Floor Plans. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat on either side of the street without at least 3 intervening homes of sufficient dissimilarity. Floor plans shall not repeat without a minimum of one sufficiently different floor plan in between. The same floor plan may be used across the street from one another; however, the elevation shall be sufficiently dissimilar.

Garages shall be allowed to face the street; however, there must be a minimum of 20' to the face of the garage door from the front property line. There must also be a minimum of 18" "shadow effect" on the most forward front-facing doors. The only exception to the 18" shadow effect would be a single door used as a 3-car garage when the main garage door is a swing-in.

The intent of this guideline is to avoid the negative "look alike" effect of repetition, while allowing sufficient latitude for the builder in satisfying market demand.

15. 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 or stained a subtle variation of the primary house color. All exposed exterior flashing is to be painted a color to match the roof color or the brick color. Roof vents are to be painted a color to match the roof color.
16. Address Plaques. The address plaques are to be made of cast stone and mounted on the most centralized column at the driveway (refer to paragraph 22).
17. Homebuilder Construction Hours.
Please refer to the most recent publication of the Construction Site Policy.
18. Side Yard Access and Easements.

- A. An Access Easement provides access through the adjacent lot for purposes of constructing and maintaining the residence. The Access Easement must be

Subdivision Design Guidelines - Woodland Bridge

Page 5

restored to its original condition upon completion of maintenance (refer to CC&Rs for details).

- B. A Use Easement provides for the use, installation and maintenance of landscaping, irrigation and hardscape. These improvements will be installed and maintained by the adjacent Homeowner and will not conflict with the Master Drainage Plan (refer to CC&Rs for details).
19. Privacy Wall. The "Privacy Wall" of the home shall be placed parallel to and set directly upon the side yard setback line as indicated on the plat unless otherwise specifically approved by the MARC. Gutters and downspouts are required on the Privacy Wall of the home and shall not drain onto the adjacent lot. Atriums are allowed on the Privacy Wall of the home provided a minimum 8' masonry Privacy Wall is constructed to protect the open side of the adjacent home. Windows within the atrium are allowed to a maximum 10' header height. The Privacy Wall of each home shall be required to extend a minimum of 80' from the front property line. Beyond the 80' distance, windows will be allowed on the rear of the home at a 45° angle provided it is at least 10' away from the Privacy Wall side of the house. Within the first 15' of the building setback line, windows will be allowed on the Privacy Wall side of a home provided they are set back a minimum of 10' from the Privacy Wall. This is intended to allow greater diversity of front elevations.
20. Mechanical Equipment. All mechanical equipment shall be located on the "open" side of the home and screened from street view. Gas and electric meters may be located on the Privacy Wall side of home in front of fencing and screened from view.
21. Temporary Fencing. Temporary fencing is allowed in the event a home has been completed, and the adjacent lot remains unimproved. The Owner of the completed home may erect a MARC approved temporary wood fence as a screening technique along the common property line. The existing Owner shall bear the expense of both the installation and the demolition of this temporary fence.
22. Driveway Columns. All lots are required to have a column constructed on each side of the main driveway at the Property Line. (Refer to attached Exhibit #1.)
23. Glass Block. Glass block is allowed on the Privacy Wall of the house (5' x 5' is the maximum allowable size).

**SUBDIVISION DESIGN GUIDELINES
REVISION LOG
WOODLAND BRIDGE**

[illegible]