

LIGHTING

- All exterior lighting must be screened and aimed so as not to "glare" to your neighbors. Light shields and timer/sensor systems should be used in areas where spill-over is a potential problem.
- Exterior Lighting shall be limited to 75000 lumens total for all exterior lighting in the front yard.
- Flood lighting shall be screened or shielded. Common flood lights are prohibited on front or side elevations that face a public street.
- No colored or flashing lights allowed, except for seasonal/holiday lighting.
- Seasonal/holiday lighting or decorations may be displayed one month prior to the holiday and must be removed no later than one month after the date of the holiday being celebrated (Exception: December holiday lighting may be displayed commencing November 1st of each year). Such lighting and decorations must be appropriate for the holiday being celebrated.
- Acceptable finish treatments include dark bronze, anodized aluminum or weather resistant coating.
- Any lights or adornments mounted on the top cap or trim cap of a shared fence and can be seen by both neighbors should have written confirmation of an agreement between neighbors. In the instance a new owner comes in, a new written agreement should be formed.
- When installing lights on a shared fence, total brightness needs to be considered. Hardscape and landscape lights should be between 50 and 300 lumens.
- Flood lights should be between 700-1300 lumens.

NOTE: Since the development of Stonebridge Ranch, many advances in lighting have occurred. This guideline has been updated to provide flexibility in incorporating newer, more efficient lighting technologies while still maintaining the intention of the original Master Design Guidelines. Newer lighting technologies should be incorporated with this goal in mind. As these new technologies make it easier to manage lighting, the HOA suggests that all exterior lights be turned off no later than 11 pm to minimize impact to neighbors.

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

OUTDOOR FIREPLACES / FIRE-PITS / OUTDOOR KITCHEN AREAS/WATER FEATURES

- Must be finished with masonry that blends with that on the house. Brick shall match the house brick blend.
- Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.
- Shall not be located closer than five (5) feet to any property line.
- When located on a golf course and/or public greenbelt areas shall maintain the ten (10) feet side yard and ten (10) feet rear yard setback.
- May not encroach on any easements or alter the surface drainage on the lot per the Subdivision Grading Plan.
- Outdoor Fireplaces shall be in scale with and integrated into the design of the house structure, deck and/or landscape areas and shall be sited in consideration of neighboring properties. Height of the total structure shall not exceed thirteen (13) feet. Height may be higher on a case-by-case basis to meet city building requirements.
- Kitchen and fireplaces shall not impede on any view zone requirements established for the lot.
- Materials must match home and size and scale must be appropriate for the lot/area being placed.
- Must follow drainage guidelines.

SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the outdoor fireplace, fire-pit or outdoor kitchen and the distance to the property lines, and setbacks.
- ❖ Description of materials and dimensions of the structure with drawing.
Picture/Specs of proposed material to be used
Picture of house to show it blends with house and proposed location.
- ❖ City Permit
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.
- ❖ Modifications committee may request additional information

OUTDOOR SHADE STRUCTURE/SAIL SHADES – TEMPORARY

- Shade structures shall be attractive in appearance, without an excess of detail ornamentation.
- Steel frame shall be black or dark bronze factory finished.

- Overall height of the shade structure shall not exceed twelve (12) feet in height.
- The shade structure shall not exceed 144 square feet in size.
- Canvas or fabric roofing shall be a solid earth tone color with simple edging (no fringe or stripes).
- Shade structures shall be located in side or rear yard and must be located a minimum of ten (10) feet inside the perimeter fence from the property lines.
- Shade structures must have a minimum five (5) foot clearance from any play equipment, arbor, or any other attached or detached structure.
- Only one shade structure is allowed per lot.
- The structure shall not alter the drainage patterns established.
- Any damage to the frame or fabric must be repaired immediately or removed.

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

POOLS/POOL EQUIPMENT/PONDS/inground swim spas

- All swimming pools, ponds, inground swim spas and associated decks shall be located in the side and rear yards behind the perimeter fence. They may not be located in easements or within five (5) feet of any property line as measured from the edge of decking and outside face of the pool grade beam. Pool slides must meet a ten (10) foot setback. Pool slides are limited to 8' height.
- Pool/pond equipment must be fully screened on all sides with a six (6) foot cedar privacy fence on all exposed sides. Pool equipment screening fence must be separate from the perimeter fencing of the lot and must match the existing fence in style and color. The equipment must be located adjacent to the house unless otherwise specifically approved by the Reviewing Body.
- If distance from house to property line is less than 5' then the use of 2 inline gates adjacent to the equipment (cedar/redwood) may be utilized for screening and equipment access.
- Above ground pools, masonry block, semi inground, vinyl lined, and low hung vinyl lined pools are not allowed.
- Pool domes, bubbles or similar structures are not allowed.
- Pools and inground swim spas must be made of concrete (gunite) or fiberglass only.
- Inground swim spas must be flush with ground not exceeding 3" (inches)
- Construction access must be across applicant's property and approved prior to commencement of any work. Excess soil must be removed to an approved waste disposal site.
- Pneumatic pool enclosures are not permitted.
- Pond pumps of the SILENT self-priming, sequence water garden type are permitted adjacent to the pond if the filter/pumping system is not visible. The pump and filter system must be confined in an area to monitor noise control and must be shielded from view with 5-gallon non-deciduous shrubs.
- Safety Pool enclosures may not be more than 6' in height, must consist of transparent mesh or clear glass panels set in black metal frame, designed to not be climbable, and surround a water feature such as a swimming pool or spa.
- Koi/nature ponds are limited to 100 square feet. One per lot.
- Lot must meet drainage requirements following construction/installation of any pool, spa, pond and associated equipment.

SUBMITTAL REQUIREMENTS

- ❖ A scaled site/grading plan showing the proposed pool or pond, construction access, decking, fencing, existing structures, property lines, and setbacks (Show 5' SB easement.).
- ❖ The location and description of all mechanical equipment, lighting, etc., and type of screening to be provided.
- ❖ Construction plans drawn to scale, type of materials being used (photos, color, name) for pool, pond, spas, decking, pool surface) landscape plan.
- ❖ A city permit needs to be submitted with the application

- ❖ Additional information may be requested by the Modifications Committee.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SCREENED PORCH ENCLOSURES

- Screened porch enclosures must be in the rear or side yard only and may not be located within any drainage, utility, or maintenance easement.
- Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.
- Materials must match or complement existing houses including roof material. Pine is not permitted.
- Patio screening must have a screen mesh with an even transparent look. Screens must be of the standard black or gray coloring to match the house.
- All roof pitches of the screened patio roof cover shall be a minimum of 4:12, or greater pitch may be required by subdivisional guidelines.
- At a minimum, the bottom eighteen inches of the patio screening shall be constructed of building materials to match the house (cementitious siding, brick, stone, etc.).
- Screen doors must follow guidelines for Doors (page 19).
- Louvered wall panels may be installed in place of screening with the following stipulations:
 - Materials must be made of powder coated aluminum
 - must be factory finished in a color to blend or complement the adjacent structure
 - Must be mounted on inside of column/opening
 - Required to be an operational louvered panel
 - Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.
 - Must follow drainage guidelines.

SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ Set of manufacturer specifications including materials, style, colors, etc.
- ❖ Proposed exterior color and materials.
- ❖ A current picture of the existing house and patio.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SCREENING

- All exterior mechanical or service equipment (except pool equipment, see guidelines) adjacent to a Dwelling Unit must be enclosed within perimeter fences or landscaping so as not to be visible from the immediate residential street
- A/C units must be screened with landscaping or fencing if forward of the perimeter fence.
- Air Conditioning units as viewed from the front of the home, shall be visually screened with either:
 - Seven (7) gallon (min.) evergreen shrub or
 - Fencing similar to trash tote screening described below.
- Trash tote screening
 - The fence may be L shaped of which the section which faces the street cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height and the section which is parallel to the house must be a minimum of 36" (inches) but not more than (65" inches) in length.
 - Provided trash totes are screened from public view, the fence may also be a single panel flush and perpendicular to the house. Fence cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height.
 - Trash/recycle bin fencing must be made of cedar or redwood and match any existing fence at the dwelling for style and color, Wood fencing must have a trim cap and smooth picket must face out. Fencing may not block access to utility meters. A front facing gate may be allowed if needed based on the lot geometry to allow access to the trash totes.
 - In all cases, trash totes shall be stored up against the side of the house, behind the screening so they are not visible from the street.
- Pool/pond equipment
 - Pool/pond equipment must be fully screened on all sides with a six (6) foot cedar privacy fence on all exposed sides. Pool equipment screening fence must be separate from the perimeter fencing of the lot and must match the existing fence in style and color. The equipment must be located adjacent to the house unless otherwise specifically approved by the Reviewing Body. Additional screening allowances permitted through subdivisional guidelines. If distance from house to property line is less than 5' then the use of 2 inline gates (cedar/redwood) may be utilized for screening and equipment access.
- Golf courses
 - Wood privacy fencing not permitted behind open metal fences May use shrubbery as screening not to exceed 5' in height

SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the proposed screening and items being screened and the distance to the property lines, and setbacks
- ❖ A current picture of the existing house and item being screened

- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SECURITY

- Security Fences - Perimeter fences shall act as security fences. - Refer to design and village guidelines.
- Security Cameras and motion devices - Cameras may be mounted on an owner's home, accessory structure or detached garage. Cameras shall not be pointed into or recording activity in neighboring yards.
- Any power supplies or small solar devices for powering security cameras shall be mounted in such a way that they are reasonably screened from view from the street in front of the property.

SUBMITTAL REQUIREMENTS

- ❖ Fences: See fencing guidelines for submittal requirements.
- ❖ Security Cameras and Motion Detectors: None if guidelines are followed.

SIGNS

- "For Sale" or "For Lease" signs shall not exceed more than six (6) square feet in size, and no more than one per lot.
- Political signs should comply with the size in accordance with the state law: Election Code, Title 15, Chapter 259, Election Code Section 259.002, Political Signs:
 - Only one (1) sign shall be permitted for each candidate or measure for an election
 - Such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within ten (10) days after the election.
 - Signs must be ground-mounted. Signs shall not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component
 - Signs shall not be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object
 - Signs shall not include the painting of any architectural surfaces
 - Signs shall not threaten the public health or safety
 - Signs shall be limited to four (4) by six (6) feet in size
 - Signs shall not violate any law
 - Signs shall not contain language, graphics, or any display that would be offensive to the ordinary person
 - Signs shall not be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.
- ET Controller signs are required by the City of McKinney and permitted in the front yards to acknowledge the watering day exemption.
- Only one security/alarm sign is permitted in the front yard. Contractor signs, i.e., pool contractors, are permitted in the front yard when a City of McKinney permit is required and attached to the sign.
- Homeowner's children's school (private or public) affiliation signs are permitted. One (1) sign per child is allowed in the front yard.
- All other signs are not permitted.
- No sign shall be attached to any structure, fence, landscaping, or displayed in windows, except for pet notification and tot finder signs no more than 8" x 6".

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

SOLAR ENERGY DEVICES – Solar Panels and Solar Roof Tiles

For Roof Mounted Solar Panels:

- Shall not be installed on the roof facing the front street (except as otherwise allowed by law, see below)
- Shall not extend beyond the roof ridge of the section of roof in which it is installed
- Shall not be installed without conforming to the slope of the roof
- Shall not have a top edge that is not parallel to the roofline on which it is located.
- Frames, support brackets, or any visible piping or wiring must be a color which blends with the roof color.
- Panels must blend to the greatest extent possible with existing roof color.
- The height clearance off the roof should be the minimum allowed by the manufacturer.

The device shall not cause glare or reflection that may be objectionable to other property owners.

Solar Panels located in a fenced yard or patio shall not be taller than the fence line. Solar panels may not be attached to a fence.

Solar Roof Tiles should be installed uniformly over the entire house. It will not be approved to mix solar roof tiles and composite shingles on the same structure.

NOTE: Texas Property Code Section 210.010(D)(5) protects the right of homeowners to install solar devices but does allow the Association the ability to restrict the location. Stonebridge Ranch HOA does not permit installation of solar panels on the roof facing the front street unless this location can provide a greater than 10% improvement in power generation (using NREL modeling tool as the standard for measuring). To avoid confusion, when seeking to rely on this exception, it is the Association's position that the limited statutory exception only permits the owner to use the prohibited roof elevation (facing front street) as an alternate location for the entire solar energy device. It does not allow the owner to install solar panels in BOTH locations. We strongly encourage homeowners to consult the property code and work with the management team if they feel an exception to use the prohibited location is necessary.

SUBMITTAL REQUIREMENTS

- ❖ Scaled site plan, including proposed location of solar panels
- ❖ The size, height, width, color, and location of any materials to be used.
- ❖ Manufacturer literature.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

STORAGE STRUCTURES/ Sheds

- Storage structures must be located behind a six (6) foot privacy fence or the required metal fence and may not exceed eight (8) feet at its tallest point.
- Storage structures cannot exceed a total maximum square footage of 120 square feet. Two side by side sheds are permitted if total maximum square footage does not exceed 120 square feet.
- Metal storage sheds are not allowed.
- Storage structures shall be of wood, plastic, or resin and/or masonry construction. Color shall match or complement that of the house.
- Storage structures on golf course or common area lots are restricted to a side yard not adjacent to a common area or golf course.
- Storage structure roofing must match or complement that of the house.
- Storage structure roofs shall have simple gabled ends. "Lean-to" style sheds are prohibited.
- Storage structures must have a five (5) foot minimum clearance from any side yard or back property line and five feet from any fence. Homes adjacent to a golf course, greenbelt, park, or other open space must maintain a ten (10) foot clearance from any rear yard fence or property line.

SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the shed, existing structures, property lines, and setbacks.
- ❖ A description and the dimensions of the shed (i.e., construction drawing)
- ❖ A description of materials and color for the shed and those of the house.
- ❖ Modifications committee may request additional information
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

WINDOWS

- Windows must be consistent in appearance for each elevation of the house.
- Any window replacement must result with the entire elevation blending in appearance.
- Windows must be constructed in accordance with subdivision guidelines building requirements.

SUBMITTAL REQUIREMENTS

- ❖ Replacement of glass does not require submission.
- ❖ Manufactures information and color samples.
- ❖ Photo of all elevations of the home where windows will be replaced .
- ❖ Modifications may request additional information.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.