

FULBROOK

AT HOME WITH NATURE

ARCHITECTURAL GUIDELINES

*It was once said that when man and nature coexist as one,
perfect harmony is achieved.*

*These guidelines are intended to help you create that
perfect balance and achieve a peaceful lifestyle
that is at home with nature.*

Welcome to the Fulbrook family.

FULBROOK ARCHITECTURAL GUIDELINES

June 1, 2016

Fulbrook is a unique residential community in that it has been planned and developed to celebrate the integrity and simplicity of regional Texas rural values. These values, demonstrated through the thoughtful land planning and meticulous attention to details, have been married with the natural environment, thus fulfilling Fulbrook's original vision statement, *At Home With Nature*.

Fulbrook is unlike any other urban, suburban or exurban community in the Houston area. The abundance of open space and creative village designs allow for the promotion of certain virtues including environmental sensitivity, family togetherness, neighborliness, respect for the land, and the appreciation of rural simplicity and functionality. These values are reflected in the understated, yet meaningful, composition of the community structure, landscape and architecture. Thus, homesteads in Fulbrook will be urged to reflect the architectural principles of the recent past. Homes should have simple geometry and restrained details. Landscaping should be simple. It should not compete with either the woodlands preservation or prairie grass restoration programs in progress on the conservation corridors.

In addition to these primary requirements, the architectural guidelines which follow should be considered in the development of each homesite. As stated in the Declaration of Covenants, Conditions and Restrictions for Fulbrook, the Architectural Review Committees ("ARC") shall have jurisdiction over all construction activities on the lots within Fulbrook. These Architectural Guidelines may be revised, as necessary, by the Board of Directors of the Fulbrook Homeowners Association. Variances to any of these Guidelines may be granted by the ARC on a case by case review basis. To help understand the "reasoning" behind the Architectural Guidelines, please refer to page E3 – E5 in the Exhibits section of this document.

I. GUIDELINES FOR THE HOME

A. Style of Homes

The home styles should be simple and restrained. Asymmetrical "rural" elevations are preferred to symmetrical, formal and more urban or "Neo-Classical" plans and elevations. The combining of various exterior building materials, the use of gable roofs of various colors and the construction of front porches are strongly encouraged. Architectural styles such as ante-bellum, French renaissance, Italian renaissance, southern colonial, Tudor or other styles commonly found in the city or suburbs are not appropriate. Sketches and photographs of appropriate styles can be seen in *Exhibit "A" – Architectural Character*.

B. Home Sizes

Minimum and maximum sizes of homes shall vary according to platted section and in some areas of Fulbrook, within a platted section, as recorded in the Supplemental Covenants, Conditions and Restrictions for that platted section. The intent of these guidelines, with respect to size, is to ensure that the various home sizes complement each other and do not compete with each other, within a defined neighborhood or village.

C. Proximity of Similar Homes

Homes that are too similar in appearance may not be permitted to be in close proximity of each other.

D. Foundations

All building foundations shall consist of either concrete slabs, pier and beam, or crawlspace, unless a different type of foundation is approved due to special or unusual circumstances. The topography of a lot could influence the type of foundation to be considered. The minimum top of slab elevation shall be an average 24" above surrounding natural grade (18" in Fulbrook Creeks), but in no circumstances below the 100-year flood plain elevation, or such other levels as may be established by the Commissioners Court of Fort Bend County, or other applicable government authorities.

The minimum allowable slab height shall be 18". Notwithstanding the above, the ARC will consider a minimum of less than 18" in conditions where severe grades produce extremely tall foundations (exceeding 36") on down grades. The ARC is primarily concerned with the front elevation condition and will look at variances on the rear where steep grades occur and where site grading can assure that proper drainage away from the foundation (+/- 5%) in the first ten feet can be accomplished.

Continuous "suburban" foundation landscape planting is discouraged. Front stairs should be prominent. Minimum top of slab elevations in some platted sections may be required to be higher, and shall be noted in the Supplemental Declaration of Covenants, Conditions and Restrictions or on the recorded plat. Professional engineer (P.E) licensed in the State of Texas must provide engineer certificate to verify foundation and slab elevations.

E. Primary Exterior Materials

The number of different primary materials on the exterior walls of a home shall be limited to three. Permitted materials shall include:

<i>Brick:</i>	wood mold type common brick; no wire-cut brick; acceptable color range include mid-range colors and buff tones.
<i>Mortar:</i>	natural colors; some contrasting colors maybe used for accents to sections of the exterior.
<i>Stone:</i>	laid up in dominantly horizontal courses and not applied in a two-dimensional 'flagging like' or "peanut brittle" fashion.
<i>Stucco:</i>	sand float finish or light texture.
<i>Wood or wood-in-appearance cladding:</i>	Hardi-plank, ship lap, lap board and board and batten.

All transitions of differing exterior wall materials shall terminate only on an inside corner, such corner being a minimum of 2' deep.

F. Exterior Colors

The number of dominant colors for the main elevation materials on the exterior walls of a home is limited to two. Permitted colors include earth tones, pastels, white and other restrained colors. Contrasting darkness but complementary accent colors may include subdued blues, browns, warm grays, greens and reds.

G. Roofs and Roof Materials

Unless otherwise approved, primary roofs shall be dominantly gable type construction with a minimum pitch of 8 in 12. A minimum pitch of 6 in 12 for primary roofs may be permitted in Fulbrook Creeks. Secondary roofs throughout Fulbrook may have a minimum pitch ranging from 4 in 12 to 8 in 12. Simple roof shapes are preferred. Complex roof forms with elaborate ornamentation should be avoided. Gable or shed type roofs are permitted for porches, roof transitions and accessory buildings.

Acceptable roof materials include composite shingles (as herein described), metal, slate and simulated slate and clay tile. Acceptable roof colors include copper, dark brown, deep charcoal gray, green, metal gray and red. As new roofing materials become available, the ARC will determine whether new materials may be used on homes.

If composite shingles are desired, it is recommended that they be "algae resistant treated." Composite shingles should be color constant.

H. Chimneys

Exterior fireplaces and chimneys shall be constructed of masonry materials. Chimneys shall extend a minimum of 4' above the roof line or be 2' higher than required by the International Building Code. All chimneys on wood, coal, or charcoal burning fireplaces, stoves, etc. should have spark arrestors.

I. Garages

Garages may be attached or detached. Each garage must be sized for at least two automobiles. Unless otherwise approved, garage doors must be located behind the rear face of the home and not visible to a road right-of-way. Garage doors not visible to a road right-of-way may be double garage doors and made of materials other than wood. If the garage doors face the road on which the house is addressed, and are located in front of the "back line" of the house, they must be sized as single door and made of wood or made of materials that appear to be wood. This guideline would also apply on corner lots where the garage doors face the non-addressed street.

J. Windows

Windows should be proportioned with heights approximately twice the width, excepting accent and special function windows. Burglar bars are not permitted on the exterior of structures and if installed on the interior, should not be visible from the exterior of the structure.

K. Shutters

When used, shutters are to be of equal size to the openings they are intended to protect.

L. Exterior Lighting

Exterior Lighting Plans with all proposed fixtures must be submitted with the Exterior Elevations Plan when that plan is submitted to the ARC for Final Plan Approval. The Lighting Plan shall subsequently be delivered to the ARC Landscaping and Lighting Subcommittee (“LLS”) for review. Final Plan Approval of the Exterior Elevations Plan shall be withheld until the Lighting Plan has been approved by the LLS. Only fully shielded fixtures will be approved for exterior lighting which also includes landscape lighting. Only single candle gas fixtures will be approved.

Exterior residential lighting should convey a warm, inviting atmosphere. Care is to be taken in placement and selection of fixtures and types of light sources. Restrained exterior illumination of architectural features such as columns, entries, and landscaping is permitted by approval of the LLS. The builder/owner is to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly. Lighting should not conflict with the sight lines of pedestrians or motorists in a manner that endangers their safety and welfare. Additional lighting information is more fully discussed in *Exhibit “B” – Exterior Lighting*.

M. Satellite Dishes and Antennas

Satellite dishes and antennas must comply with Federal Communications Commission guidelines and regulations.

N. Wastewater Treatment Systems

Individual lot wastewater treatment systems shall be installed by the homebuilder on each lot. A system must be aerobic, automatic, pressure-dosage and self-contained. A system shall not produce odors, shall be serviceable through a surface level access opening and should be capable of producing a clean effluent that may be disposed of using drip or surface irrigation, or other accepted methods. A system must be permitted, approved and maintained in accordance with by the county’s regulating entity (Fort Bend County Environmental Health Department).

II. GUIDELINES FOR THE LOT, ACCESSORY STRUCTURES AND ADDITIONS TO HOME

A. Setback Lines and Building Lines

Front lot Setback Lines and/or Building Lines for all lots are outlined in the Supplemental Declaration of Covenants, Conditions and Restrictions. The minimum rear lot Setback Lines shall be fifty (50’) feet and the minimum side lot Setback Lines shall be twenty-five (25’) feet. The area within any rear or side setback will be reserved for green space vegetation only -- no structures, pavement, etc. Special considerations will be given in situations where variances may be necessary due to unusual lot shape, tree preservation, or other site-specific determinants.

B. Accessory Structures

Accessory structures for uses such as guest house, guest quarters, home occupation (See Article V. Section 1, of Declaration of Covenants, Conditions and Restrictions), etc. are permitted. Small barns and sheds are permitted. These accessory structures must complement the colors, design and materials of the primary home. At least one material used on the home must be used on the Accessory Structure. The size of all accessory structures shall not exceed 25% or ¼ of

the total Lot size and must not exceed more than 50% of the size of the existing home (main residence). The accessory structure shall not be taller than the main residence. All accessory structures must be reviewed and approved by the ARC prior to construction. Buildings may be rejected because of size or design. Buildings may be approved subject to screening and landscaping. All accessory structures, no matter the size, must be permanently placed on a concrete slab.

A deposit is required for accessory structures. The management company will advise homeowners of the deposit amount and the deposit and the Application for Home Improvements and Modifications will be submitted to the management company for review and approval.

C. Addition to Primary Home

Primary home additions are permitted (See Article VI. Section 3, of Declaration of Covenants, Conditions and Restrictions). These additions must complement the colors, design and materials of the home. All primary home additions must be reviewed and approved by the ARC prior to construction. Additions may be rejected because of size or design.

A deposit is required for additions. The management company will advise homeowners of the deposit amount and the deposit and the Application for Home Improvements and Modifications will be submitted to the management company for review and approval.

D. Drainage

Drainage must not adversely impact the adjacent property including property owned by the HOA.

The cost to restore and correct HOA property damaged by a homeowner will be the homeowner's responsibility. Property owners must submit a plan to the HOA of any proposed changes to drainage.

E. General Easements

A lot may have easements for drainage, utilities, front or rear hiking trails, etc. Easements will be designated on a recorded plat or in the Supplemental Declaration of Covenants, Conditions and Restrictions, or by separate instrument.

F. Conservation Easements

To preserve certain tree or existing vegetation, a conservation easement may be placed on a lot prior to or after platting, but prior to a sale. The easement may be designated on the recorded plat or described in the Supplemental Declaration of Covenants, Conditions and Restrictions, or by separate instrument.

G. Wastewater Sprayfields and Reserves

Wastewater sprayfields and reserves must conform to the standards set by the Fort Bend County Health Department and the Texas Commission on Environmental Quality ("TCEQ") and the location may need to be designated on a lot by the Developer. No development may occur within this reserve. If required, the reserve may be designated on the recorded plat or described in the Supplemental Declaration of Covenants, Conditions and Restrictions.

H. Driveways

Driveways shall have a minimum width of twelve (12') feet and a maximum width of eighteen (18') feet. These restrictions shall govern driveway widths from the public road pavement to thirty (30') feet in front of the garage.

Beyond the property line, permitted materials shall include asphalt, brick, cobblestone, stained or integrally mixed colored concrete, gravel and pavers. If a driveway is constructed with gravel, the border should be clearly defined by a hard edge material. The gravel should cover the entire area and be at least three (3") inches deep.

Variances may be granted to allow driveway encroachments into side lot setbacks.

I. Driveway Culverts and Culvert Headwalls

Permitted driveway culvert and culvert headwall designs for the various Fulbrook villages are discussed in *Exhibit "C" – Driveway Culverts and Headwalls*.

J. Driveway Gates

Automatic driveway gates are permitted but must be approved by the ARC before installation. Gates may be black, green or taupe in color and may contain subtle gate decorations. Gate decorations must be also approved in advance and all decorations must fit within a 30" square area on the gate. The permitted locations are shown in *Exhibit "D" – Driveway Entries and Gates*.

A deposit is required for gates. The management company will advise homeowners of the deposit amount and the deposit and the Application for Home Improvements and Modifications will be submitted to the management company for review and approval.

K. Landscaping

Landscaping Plans shall be reviewed and approved by the LLS.

The landscaping materials for Fulbrook are to be dominantly Texas natives. The LLS may also require more hardy/drought tolerant plants in addition to Texas natives. Only mulches of natural plant product materials may be used in Fulbrook with no synthetic materials used on properties (such as rubberized mulch). The prairie restoration goals of the community call for the use of compatible species surrounding each of the Fulbrook homesites so that the residential landscape does not combat the goals of the native plant program instituted as a part of the overall community development plan. Yards that are planted and maintained to resemble golf course fairways and greens are not desirable.

Each homesite has been divided into two distinct landscape zones described as Zone 1 and Zone 2. In general, Zone 2 is the area immediately surrounding the home, extending up to 40' beyond the front of the home, up to 25' beyond the sides of the home and up to 60' beyond the rear of the home. However, a minimum of 25' from the lot line towards the home must be reserved for native plants only regardless of the location of the home on the property. Zone 1 is the area on the balance of the lot.

Vegetable gardens and fruit trees may be planted in Zone 1 or Zone 2 but not closer than 15' from any lot line.

A tree survey is required in order to submit for approval to the ARC.

Removal of Any Tree

Lot owners and residents may not remove or cause damage to **any** tree without having prior written approval from the ARC/LLS. The ARC/LLS will review the submission for removal of the tree(s) and decide on approval. It is the desire of the ARC/LLS to limit tree removal.

Live Tree Replacement

- a. Once a live tree is approved for removal, other tree(s) must be planted to replace that tree from the Tree Replacement List below.
- b. Trees with a caliper up to 15" (diameter at 6" above the ground) must be replaced with at least (1) 45-gallon tree or (3) 15-gallon trees.
- c. Trees with a caliper of 16" and above (diameter at 6" above the ground) must be replaced with at least (3) 45-gallon trees or at least (2) 45-gallon trees and (3) 15-gallon trees.
- d. The total maximum amount of replacement trees required, regardless of the number of trees removed, is (5) 45-gallon trees or (3) 45-gallon trees and (6) 15-gallon trees.
- e. The planting of replacement trees shall take place within one hundred twenty (120) days.

Tree Replacement List

Below is the Tree Replacement List for Fulbrook. You may plant these replacement trees anywhere on the lot. You may use only (1) Live Oak when choosing your replacement trees. If choose Southern Magnolia, you may not use Little Gem. All other trees on this list may be used without restriction.

Oaks:

Live Oak (*Quercus virginiana*)

may use (1) Live Oak only towards Tree Replacement

White Oak (*Quercus alba*)

Bur Oak (*Quercus macrocarpa*)

Swamp Chestnut (*Quercus michauxii*)

Elms:

Cedar Elm (*Ulmus crassifolia*)

Slippery Elm (*Ulmus rubra*)

American Elm (*Ulmus americana*)

Other Trees:

Southern Magnolia (*Magnolia grandiflora*)

this is the large Southern Magnolia – not “Little Gem.”

Bald Cypress (*Taxodium distichum*)

Sycamore (*Platanus occidentalis*)

Savannah Holly (*Ilex attenuata*)

Texas Palmetto (*Sabal texana*)

Pecan (*Carya illinoensis*)

Eastern Red Cedar (*Juniperus virginiana*)

Additional information regarding landscaping is more specifically described in ***Exhibit “E” – Residential Landscape Information.***

When a resident elects to simply maintain the existing grass cover, which is probably Coastal or Common Bermuda, minimum landscape requirements are to be satisfied. An affidavit must be provided indicating at least 1.5% of the price of the house on additional plant material, not including sod, which will include plant materials for the front yard and the sides of the home that are visible to the street, common areas and/or neighbors. As per the Architectural Guidelines, all air conditioning units and pool equipment (among other things listed in Section II (O) of the Architectural Guidelines) must be shielded.

L. Fences

The Developer’s intent is for the fencing throughout Fulbrook to be uniform in type, material, color and level of maintenance. Fences along front lot lines and back lines may either be required or not permitted at all, depending upon the village fencing plan, shown in ***Exhibit “F” – Fencing Diagram.*** The types of fences permitted to be constructed in wood or fiber cement are shown in ***Exhibit “G” – Permitted Fence Types.*** According to Exhibits “F” and “G,” at the Developer’s discretion, vegetative hedges may be utilized as fencing. Solid wood fences or solid walls defining property boundaries are prohibited unless a variance is granted. Swimming pool fences must conform to all applicable governmental regulations.

M. Mailboxes

The mailbox types allowed in Fulbrook are shown in ***Exhibit “H” – Permitted Mailboxes.*** Type 1 mailbox will have a black mailbox and black post. Type 2 mailbox will have a black mailbox and a Fulbrook Green stained post.

N. Address Numbers and Names

Lot addresses must be displayed on the mailbox as per USPS regulations. Residents may have family names or property names included, if they desire. Home business names are not permitted.

O. Items to be Screened

The following items must be screened fully from the road right-of-way and any neighbor's yard with an evergreen vegetative hedge or a low rise fence as approved by the ARC and the LLS:

- non-natural wood colored playground equipment (variances may be granted for toddler's equipment);
- pet enclosures;
- air conditioning condensers, pool equipment, generators, water wells, lawn equipment and other mechanical equipment;
- propane tanks;
- swimming pools;
- trailers and utility wagons;
- boats;
- Jet Skis;
- golf carts;
- tennis courts;
- batting cages; and
- basketball goals (placed behind building line of the main residence).

P. Swimming Pools

Swimming pools must be in ground and in conformance with Fort Bend County regulations. Any slides or other playground type equipment in the pool must be of a neutral color.

A deposit is required for swimming pools. The management company will advise homeowners of the deposit amount and the deposit and the Application for Home Improvements and Modifications will be submitted to the management company for review and approval.

Q. Utility Lines and Cables

All power lines, telephone lines, cable lines, etc. must be underground on any portion of a lot except for utility company primary distribution lines which shall be approved by the Developer.

R. Lake Front Treatments

Lake front property owners may construct docks consistent with the Declaration of Covenants, Conditions and Restrictions. Dock plans must be submitted to the ARC for review and approval before construction. Docks constructed in Fulbrook shall be designed to accommodate non-motorized vessels, with the exception of approved low-speed electric boats. The visible storage and or use of "Jet Skis" and other powerized marine vehicles are prohibited. Fixed dock lighting should be turned off at 10:00pm and be fully shielded. Any dock lighting must be approved by the LLS before installation. Each homeowner shall be responsible for the maintenance and preservation of their respective "waterfront" consistent with the environmental philosophy of the community.

A deposit is required for docks. The management company will advise homeowners of the deposit amount and the deposit and the Application for Home Improvements and Modifications will be submitted to the management company for review and approval.

S. Generators

All generators must be natural gas or propane driven only and submitted for approval prior to placement. Specs for the generator must be submitted for approval including the size, location, color weekly runtime noise and full load noise. The decibel level shall not exceed 60dBA.

SUMMARY

It is the intention of the Developer to create a community where residents can live with the pride of knowing that Fulbrook is unique. The concept of Fulbrook, as discussed in the opening paragraph, will be protected and enhanced through thoughtful planning, creative but simple architecture and dedicated management. The cooperation of each resident is required for Fulbrook to meet its goals.

Any items in the Architectural Guidelines must comply with the laws of the State of Texas and Fort Bend County regulations, if applicable.

INDEX OF EXHIBITS TO ARCHITECTURAL GUIDELINES

- A. Architectural Character
- B. Exterior Lighting
- C. Driveway Culverts and Culvert Headwalls
- D. Driveway Entries and Gates
- E. Residential Landscape Information
- F. Fencing Diagram
- G. Permitted Fence Types
- H. Permitted Mailboxes

UNDERLYING DEVELOPMENT PRINCIPLES

"a contribution by planner David Smith"

"Exercise Restraint"

The charm of rural America is tied to the lack of excess so common in today's world. Fulbrook seeks to provide a counterpoint to the everyday stress of contemporary life through restraint in the design and management of the community.



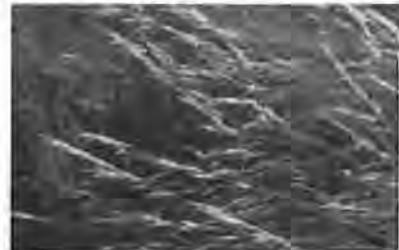
"Celebrate the Beauty"

Fulbrook has tremendous natural beauty. Take advantage of it. Imagine the specimen pecan tree framed by your great room window...or your master bath view of where the heron land...or the pond where the ducks land...or the library window overlooking the tall prairie grasses....



"Respect the Nature"

Fulbrook is dedicated to conserving approximately 200 acres of prairies, woodlands and waterways as nature preserves, to be known as conservation corridors. An extensive effort is being made to attract diverse wildlife to the property. Please enjoy your non-human neighbors and respect their needs like your own.



"Architectural Integrity"

Remember the feeling you had driving through the Texas Hill Country admiring the simple forms and relationships of farm structures and compounds. To a large degree, this is related to the integrity of the forms as they relate to their respective functions. The farmhouse with deep verandas, hay barn with loft doors, the closed-bottom top-vented silo, the elevated cistern and the windmill all have a simple elegance.



"Neighborly Planning and Design"

The determination of the relationship of the component parts of a community constitute the primary function of the planner. The shape and function of these components is the function of the designer or architect. Fulbrook has been planned and designed to create value and enjoyment for the Property Owners. Every reasonable effort has been made to produce a community with enduring qualities and values. Each Property Owner can enhance this effort through adopting these principles in the development of their own property.



"Create Human Scale"

The preference to not employ highly formal "Neo-Classical" architecture is intentionally directed towards achieving a more "simple elegance". Fulbrook is a place for rambling architecture and an assemblage of related but informal forms. Sensitive designed, the resultant environment will have a "human scale" that is "At Home With Nature".



"Be playful"

The creation of a homestead is not just the most important financial investment for most families, it is the most important environmental decision as well. The environment being created at Fulbrook will have many different aspects. Committed conservation, inventive restoration and the creation of fun places for all ages of people to be in and/or at. There is room at Fulbrook for your house and for having fun with it.



"Learn from Tradition"

The examples are out there. The depth of a porch relates to sun angles, wind and rainfall; the materials are to minimize maintenance; the relationships are to reduce labor and maintain a healthy environment. Tradition can be a strong teacher. Visit surrounding counties and photograph.



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With these principles in mind, we offer some thoughts and suggestions (with certain inherent preferences) to help guide you towards the creation of a valuable, warm and friendly environment for yourself, your clients and your families. We welcome your feedback, examples and suggestions as to how we can better achieve our stated goals. These guidelines are a "work in progress" and will be amended as better examples and ideas manifest themselves. We hope that you share our goals and help us achieve them.

Exhibit "A" - Architectural Character

The Fulbrook village architectural concept is born of an American rural sensibility. The economics of rural life have generally placed a higher value on structure, meaning and content rather than form. The forms which have evolved out of the respect for economy are simple, elegant and restrained in their expression. Interestingly, the resultant architectural forms are found in many areas of the country and employed by many different nationalities. Consequently, one can find these forms in French, English, German and other ethnic communities throughout the southern United States.

The differences between "New England Salt Box" architecture and some examples of "Rural French Colonial" are amazingly small. Generally, the weather is the major shaping force of the differences. One can see "Salt Boxes" on stilts with porches all along the Gulf Coast and particularly in Mississippi and Louisiana.

Therefore, the Architectural Guidelines for Fulbrook are not intended to produce a "style" but rather a character that "cuts across" our rural traditions. These guidelines will provide contemporary examples of the general goals Fulbrook has adopted. (Historical examples can be provided, upon request to the Developer, which may be used for architectural reference or educational purposes.) Over time, the contemporary examples may be updated to reflect homes within Fulbrook, as well as other locations, that provide worthwhile examples of creative use of the underlying principles inherent in this region's rural tradition.



The Property Owner is encouraged to use creativity and playfulness in the adaptation of these guidelines. He/she should take time to visit the surrounding countryside – Chappell Hill, the Bahia Trail, Austin County, Round Top, Burton and other nearby rural areas.



While it has been stated that symmetrical rigid "Neo-Classical" architecture is inappropriate at Fulbrook, one can find examples of the use of classical architectural elements in this region's rural landscape. Generally, these are employed in a more "spartan" manner and less rigidly formed.

The Fulbrook development team is committed to making Fulbrook unique not in "style" but in "character". Every effort is being placed on the preservation and restoration of the open spaces, the balance of human and natural needs and the creation of unique opportunities for Property Owners to live in a traditional rural setting. At each stage of the development, the team is learning from its goals and property. It is hoped that each Property Owner will work with the development team to extend these values through the sharing of some or all of Fulbrook's development principles.

Contemporary Examples

The following photos represent home architectural styles which would be appropriate for Fulbrook. These homes are located in the Fulshear area, or surprisingly, the Rice University area. Imagine some of these homes on one of Fulbrook's large homesites!

While most of the homes shown would meet the Fulbrook Architectural Guidelines, some would need a few revisions. For instance, no garage doors should be viewable from a road unless the doors are situated behind the rear elevation of the home; some roof pitches should be steeper; window shutters, when closed, should completely cover the windows; some windows do not exactly follow the guidelines, but do work with the style of the home on which they are located. Some of the homes would be much more exciting with copper, green or red colored roofs. The inclusion of stone, when laid properly, is always welcome. Obviously, Fulbrook's grass and landscaping guidelines are more "country" and sensitive to the natural environment. The front porches . . . yes!

So while some of these homes look as though they could be one hundred years old and others have a contemporary look, they all have been designed with a common understated principle: tasteful, classic simplicity!

Contemporary Examples



Contemporary Examples



Contemporary Examples



Exhibit "B" - Exterior Lighting

Exhibit “B” – Exterior Lighting

The responsibility to prevent and/or correct any distraction, glare, nuisance, safety, spillover, unsightliness and welfare situations caused by installed lights shall remain with the homebuilder and/or property owner. Excessive artificial night lighting degrades natural ecosystems by disrupting plant and animal nighttime cycles. It also reduces one's ability to see the stars above us.

Only fully shielded fixtures are approved for all exterior lighting. No spotlights or ceiling fans with light kits may be installed on homes. Light bulbs for fully shielded fixtures need to fit in the cap as to produce no light glare.

All exterior lighting proposed for the home must be approved by the LLS before installation.

Light sources must not *spill over* into neighboring yards or *produce glare*. No lighting fixture shall be erected higher than 25' above the surrounding natural ground or than the ridge line of the structure to which it may be attached (no second floor lighting). “Tree” lighting is prohibited.

Ground landscape lighting or decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence. All lighting sources must be approved by the LLS. Colored lenses and neon lighting are not permissible. No up lighting will be approved by the LLS because up lighting is not fully shielded.

Only fully shielded fixtures (that includes landscape lighting) will be approved by the LLS with lumen requirements for fixtures. In addition, all exterior home lighting must be controlled on dimmers. In addition, since landscape lighting cannot be dimmed, the committee would like to suggest that homeowners install timers for landscape lighting so that the lighting may turn off at a reasonable time in the evening.

No lighting may be installed in Zone 1.

Grandfathering of Nonconforming Fixtures:

All fixtures that are in place and comply with any previous lighting guidelines shall be grandfathered; however, any fixture that replaces a grandfathered fixture, or any grandfathered fixture that is moved, must meet the standards of these lighting guidelines.

In addition, spotlights that are currently installed on homes will need to be readjusted and pointed downward so that the light trespass and the glare associated with the light is reduced as much as possible.

Spotlights are not architectural lighting and are to be used for short periods of time for utility lighting only.

The LLS also requires residents with other grandfathered lighting that as bulbs burn out in these fixtures, that the residents replace them with lower lumen bulbs to help reduce the amount of light trespass in our community and if possible, install dimmer switches in order to reduce the glare. Fulbrook desires that everyone's light sources convey a warm, inviting atmosphere.

Approved Lumens for Fixtures:

Exterior Lanterns (attached to home):

- Unshielded (grandfathered) -- 220 lumens max per fixture (example 25 watt GE Soft White bulb)
- Shielded (no visible bulb) -- 510 lumens max per fixture (example: 40 watt GE Soft White Bulb)

Gate Lights:

- Unshielded (grandfathered)-- 110 lumens max per fixture (example: 15 watt GE Soft White bulb)
- Shielded (no visible bulb) -- 220 lumens max per fixture (example: 25 watt GE Soft White)

Utility Lighting (grandfathered):

Floodlights: No part of the bulb should be visible beyond the homeowner's property.

One-head floodlight: Approximately 750 lumens max per fixture (approximately (1) 75 watt bulb)

Two-head floodlight: Approximately 1500 lumens max per fixture (approximately (1) 75 watt bulb per head)

If your fixture cannot be directed downward (as required in this Exterior Lighting section, (see drawing), there are shields available for purchase that are inexpensive, easy to install and can correct the problem. Parshield Company has a shield that can be found at www.parshield.com/index.html.

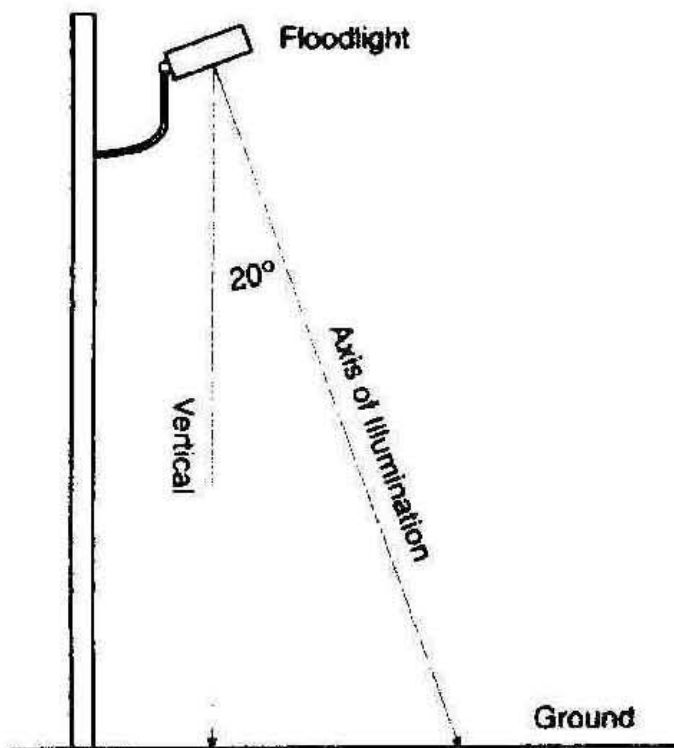


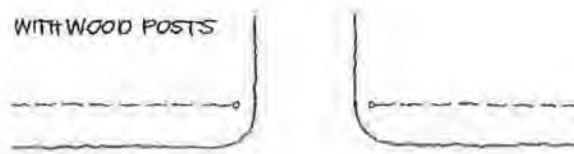
Exhibit "C" - Driveway Culverts and Culvert Headwalls

All driveways constructed over the roadside ditches or swales shall use the culvert size, length and headwalls as designated by Fulbrook's civil engineering firm, Robert T. Deden Services, which shall be approved by the Fort Bend County Engineering Department. Culvert pipe shall be Reinforced Concrete Pipe (RCP). The culvert pipe shall be no less than 20' in length, unless otherwise approved by Fulbrook's civil engineer. All culverts and headwalls shall be constructed to Fort Bend County minimum standards to be accepted into its road maintenance program. Once Fort Bend County has accepted the roads and drainage system into their maintenance program, the Property Owner may elect to request that Fort Bend County install their culvert and headwall, and the Property Owner shall pay the appropriate fees as then established by Fort Bend County.

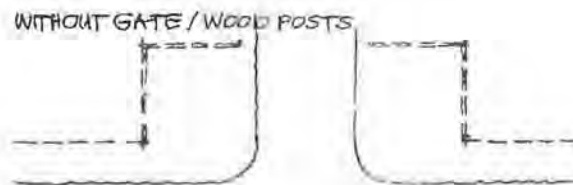
Exhibit "D" - Driveway Entries and Gates

The use of gates and special entries to a property is optional by the Property Owner. When elected by the Property Owner, the type and location of the entry elements are to conform to the following guidelines. The base condition is simply to allow for the edge definition to terminate 11' from either side of the driveway centerline. Where the edge definition is a fence, the terminal element is to be a fence post typical for the fence type. In some areas of Fulbrook, the entry may be either mandatory in type and/or placement. In most areas of Fulbrook, the Property Owner will have most or all of the options to choose from.

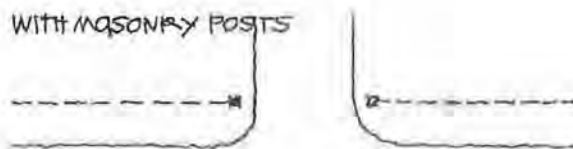
Option A - Termination of village edge definition and wood posts



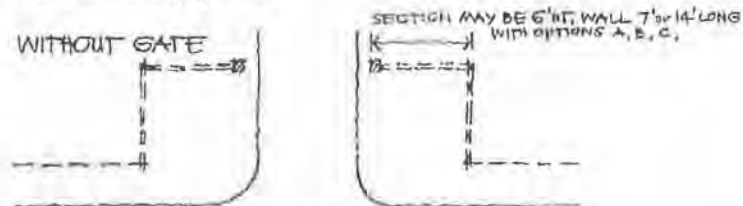
Option B - Termination with 3 rail fence jog



Option C - Termination with masonry pillar



Option D - Termination with masonry pillars



Option E - Termination with masonry pillars and gate

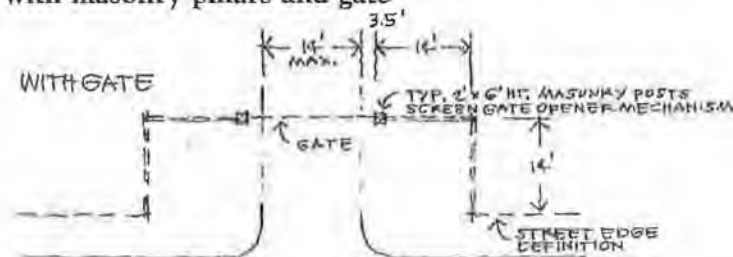


Exhibit "E" - Residential Landscape Information

Exhibit “E” – Residential Landscape Information

The landscape concept for Fulbrook emphasizes the beauty and tranquility of the native plant palette to the Brazos River Bottom and surrounding region.

Invasive plant material and/or exotic plant material is prohibited in Fulbrook. Such plants include species that are listed on **Fulbrook’s Do Not Plant List** included at the end of this Section E.

The Do Not Plant List is based upon information provided by Texas Parks & Wildlife, Texas A&M University and the United States Department of Agriculture (USDA). If additional plants are identified as harmful to native ecosystems, these institutions will add them to their lists. When a new species is added to the above-referenced plant lists or obtained by the LLS from other sources, then the LLS will not allow it to be planted in Fulbrook. For this reason, submitting a landscaping plan is not only required per the Architectural Guidelines but will help facilitate a smooth landscape installation.

Additionally, the exaggerated maintenance which in this region includes severe pruning of plant material, floating flower beds, and the base planting of trees in lawn areas, is prohibited in Zone 1 and discouraged in Zone 2. The goal of Fulbrook is “At Home With Nature.” The goal in terms of the landscape is to enhance the habitat through the selection of plant material suited for local conditions and allow that plant material to develop in a natural manner.

Xeriscape or Watersmart landscaping are concepts that can help achieve the goals above. The terms Xeriscape or Watersmart refers to a concept of landscaping which conserves water and protects the environment or “building a landscape appropriate for the environment” according to Dr. William Welch at Texas A&M. In this area, the amount of rainfall coupled with the type of soil, blesses us with a tremendous amount of plants which can be used that require minimal watering, only once a month for example, and does not need to be limited to cactus. The seven principles of Xeriscape landscaping are listed below.

Principles of Xeriscape Landscaping:

1. Planning and design
2. Soil analysis and preparation
3. Practical turf areas
4. Appropriate plant selections
5. Efficient irrigation
6. Use of mulches
7. Appropriate maintenance

Plant Material: Zone Definitions

The first area, Zone 1, zone of “greatest influence” are those areas of a lot that contact and/or may influence the prairie establishment areas or the perception of the prairie landscape of the community. Within this zone, only native Texas plants are permitted. However, those plant materials native to the Brazos River Bottom lands and immediately surrounding areas are preferred.

The second area, Zone 2, zone of “least influence” are those areas of a lot that are immediately surrounding the residential structure. In these areas, while still potentially of influence to the prairie restoration program, it is understood that many residents desire a more diverse plant palette. **Although non-native plants are allowed in Zone 2, the overall plan must be made up of dominantly Texas natives. The LLS may also require more hardy/drought tolerant Xeriscape and Watersmart plants in addition to Texas natives.**

Plant Materials: Lawns

The Fulbrook property contains excellent short native grasses as well as some Coastal and Common Bermuda Grasses. The manicured lawns of suburban developments are not the goal of Fulbrook. The Zone 1 areas should be maintained in a manner consistent with rural areas. The sparing use of fertilizers and pesticides coupled with periodic mowings can produce a pleasant aesthetic, as well as be more compatible for native species of animals. It is recognized that each Property Owner will have a somewhat different view of the “look” of the property. Therefore, the Zone 2 areas allow for a high degree of differentiation as well as maintenance flexibility. If a “lawn like” look is the desired aesthetic for Zone 1, then this can be accomplished in a number of ways. The first is the sodding and/or seeding of the disturbed area(s) with, for example, Buffalo Grass. The second method can create a lawn through maintenance of the existing grass which is probably Coastal or Common Bermuda Grass. Regular mowing and light fertilization, and the periodic use of safe herbicides is normally all that is required to provide an attractive turf groundcover for the open undeveloped areas of a lot in Zone 1.

All lots with open areas which are not heavily wooded, are required to keep the open areas maintained in a manner that is consistent with the species that have been planted. This includes the management of noxious weeds and scrub species such as Johnson grass, Huisache, Mesquite, and other similar undesirable invasive species including the following:

Common Name

Scientific Name

Giant Reed	Arundo donax
Kr Bluestem	Bothriochloa ischaemum
Rip-Gut Brome	Bromus diandrus
Rescue Grass	Bromus unioloides
Kleberg Bluestem	Dichanthium annulatum
Angleton Bluestem	Dichanthium aristatum
Silky Bluestem	Dichanthium sericeum
Southern Crabgrass	Digitaria ciliaris
Goose Grass	Eleusine indica
Mediterranean Lovegrass	Eragrostis barrelieri
Tall Fescue	Fetuca arundinacea
Meadow Fescue	Festuca elatior
Klein Grass	Panicum coloratum
Bahia Grass	Paspalum notatum
Guinea Grass	Panicum maximum
Cheat Grass	Bromus tectorum

FULBROOK'S DO NOT PLANT LIST

The landscape concept for Fulbrook emphasizes the natural beauty, the tranquility and the ecological importance of the native plant palette to the Brazos River Bottom and surrounding region. Invasive plant material and/or exotic plant material is prohibited in Fulbrook. Such plants include the following species:

Invasive/Exotic Plant Species Prohibited in Fulbrook

<u>Common Name</u>	<u>Scientific Name</u>
Asian Jasmine	Trachelospermum asiaticum
Aztec Grass (liriope)	Liriope muscari
Boxwood, Japanese	Buxus microphylla ssp. japonica
Bradford Pear	Pyrus Calleryana
Chinese Tallow	Sepium sebiferum
Chinaberry Tree	Melia azedarach
Chinese elm, Siberian elm	Ulmus parvifolia
Chinese parasol-tree	Firmiana simplex
Chinese wisteria	Wisteria sinensis
Eunonymus	Eunonymus
Elephant ears	Colocasia spp.
English Ivy	Hedera helix
Golden Raintree	Koelreuteria paniculata
Japanese Honeysuckle	Lonicera japonica
Lantana (West Indies)	Lantana spp (non-native species)
Ligustrum, all species	Ligustrum
Loquat Chinese	Eriobotrya japonica
Mimosa tree	Albizia julibrissin
Nandina/Heavenly bamboo	Nandina domestica
Natal Plum	Carissa Macrocarpa
Oleander	Nerium oleander
Pampas grass	Cortaderia selloana
Paper mulberry	Broussonetia papyrifera
Photinia (Red-tip)	Photinia spp
Princess Tree	Paulownia tomentosa
Privet	Ligustrum sinense, vulgare
Pyracantha, firethorn	Pyracantha spp
Rangoon Creeper	Quisqualis indica
Running Bamboo	Phyllostachys Aurea
Russian Olive	Eleagnus
St. Augustine grass	Stenotaphrum Secundapum
Tree-of-Heaven	Ailanthus altissima
Vitex	Vitex
Water-hyacinth	Eichhornia crassipes
White mulberry	Morus alba
White poplar	Populus alba
Yellow flag iris	Iris pseudacorus

The list above is based upon information provided by Texas Parks & Wildlife, Texas A&M University and the United States Department of Agriculture (USDA). If additional plants are identified as harmful to native ecosystems, these institutions will add them to their lists. When a new species is added to the above-referenced plant lists or obtained by the LLS from other sources, then the LLS will not allow it to be planted in Fulbrook. For this reason, submitting a landscaping plan is not only required per the Architectural Guidelines but will help facilitate a smooth landscape installation.

Exhibit "F" - Fencing Diagram

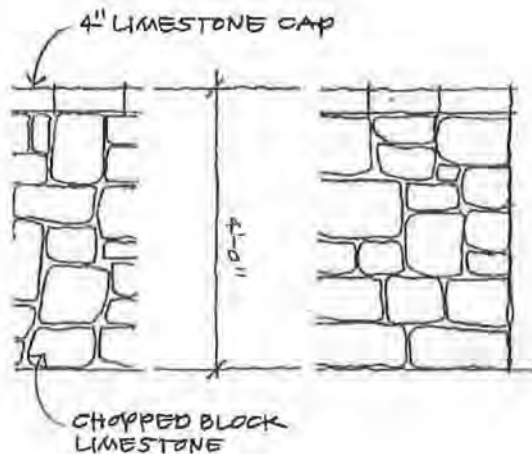
The master plan for Fulbrook includes the edge definition for the public open spaces and right of ways. The fence locations are presented in the Supplemental Covenants, Conditions and Restrictions for each platted section. As such, Property Owners should examine their lot requirements and construct the required fence or hedge. The materials must conform to the associated specifications in materials, finish, dimensions and construction method as defined in Exhibit "G". This will ensure that discrepancies in quality and maintenance requirements are minimized.

Exhibit "G" - Permitted Fence Types

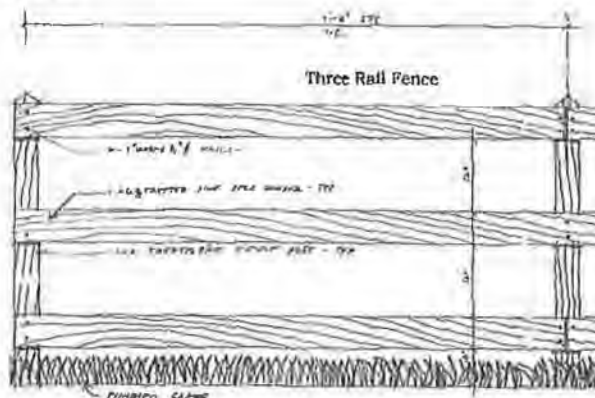
The following fence types are permitted within Fulbrook. The location of these fence types is provided in the Supplemental Covenants, Conditions and Restrictions. Where fences or hedges are defined in the Supplemental Covenants, Conditions and Restrictions, the Property Owners must erect that type fence as defined in the fencing diagram. The Property Owners may at their discretion, erect side property fencing along one or more property edges. These "internal" side fences must be Fence Type 2. The fenced side property line shall be staked by a licensed surveyor and flagged prior to the construction of the fence. The ARC shall have 10 days to review and approve the fence location staking prior to the construction of the fence. The ARC shall dictate the color of each fence. Information regarding Fulbrook Green stain can be located at the end of this book.

To maintain compliance with Fulbrook's permitted fence guidelines, Type 2 fence posts must be 4"x4", but at intervals of 100', at each fence "turn", and at the termination of each fence line, at such locations the posts must be 6"x6".

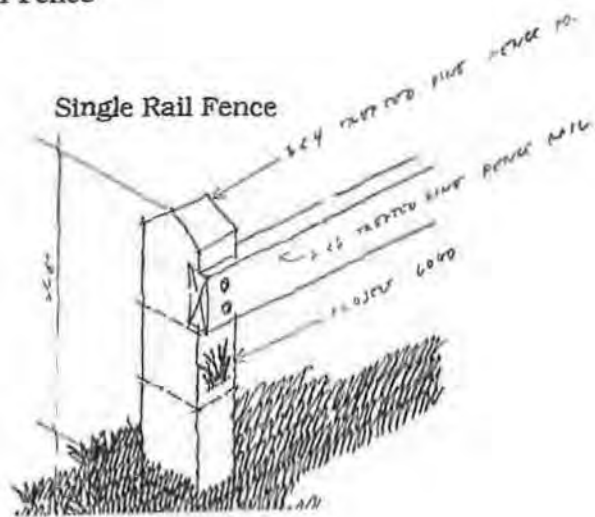
Masonry Wall



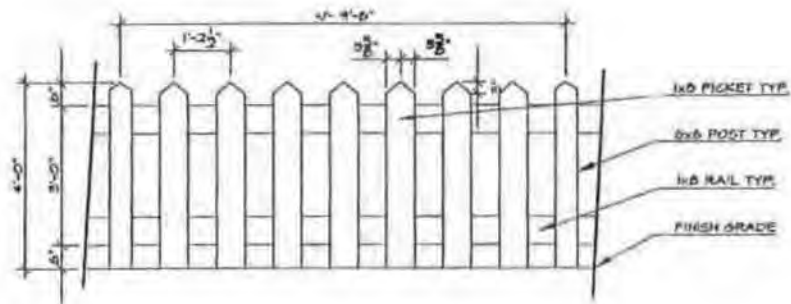
Fence Type 2 - 3 Rail Fence



Fence Type 4 - 1 Rail Fence



Fence Type 6 - Picket Fence



Pylon Type 2 - Wood

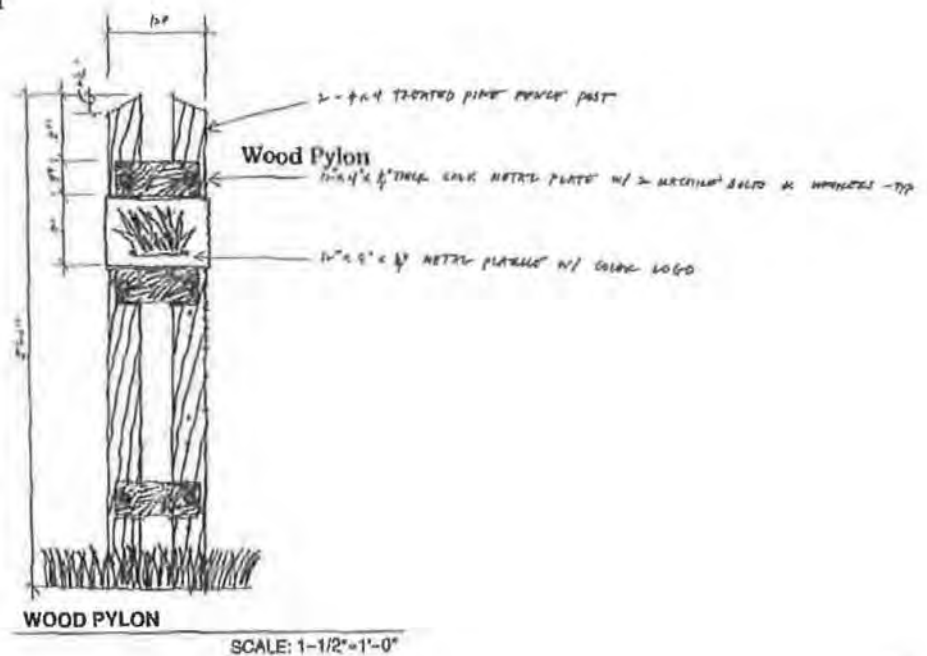


Exhibit "H" - Permitted Mailboxes

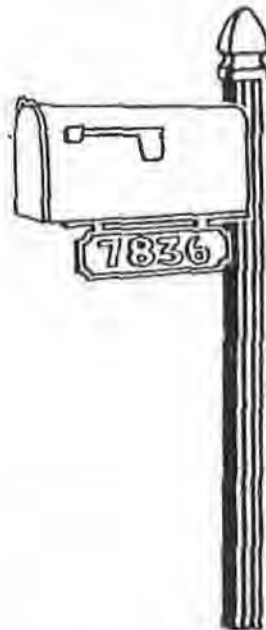
The following are the approved mailbox types for Fulbrook. They are to be located according to the mailbox location diagram provided below. The location corresponds to the needs of the U.S. Postal Service and facilitates the safe and efficient delivery of mail in most weather conditions.

There are two mailbox types allowed in Fulbrook. Type 1 is for Churchill Field, lots in The Commons facing the park, Fulbrook Green, Woodshore and other villages designated by the Developer in the future.

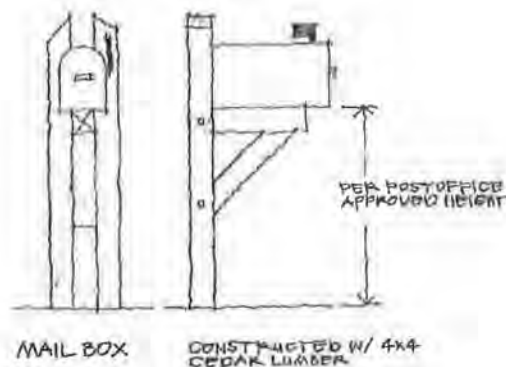
Type 2 is the Fulbrook design and must be constructed in a manner consistent with the drawing below. Information regarding Fulbrook Green stain can be located at the end of this book.

All Type 1 mailboxes shall be purchased from the Builder. Type 2 mailboxes shall be constructed by the Builder.

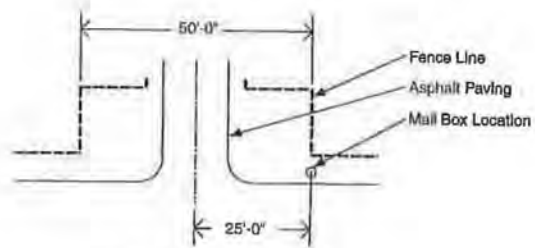
Type 1 Mail Box



Type 2 Mail Box

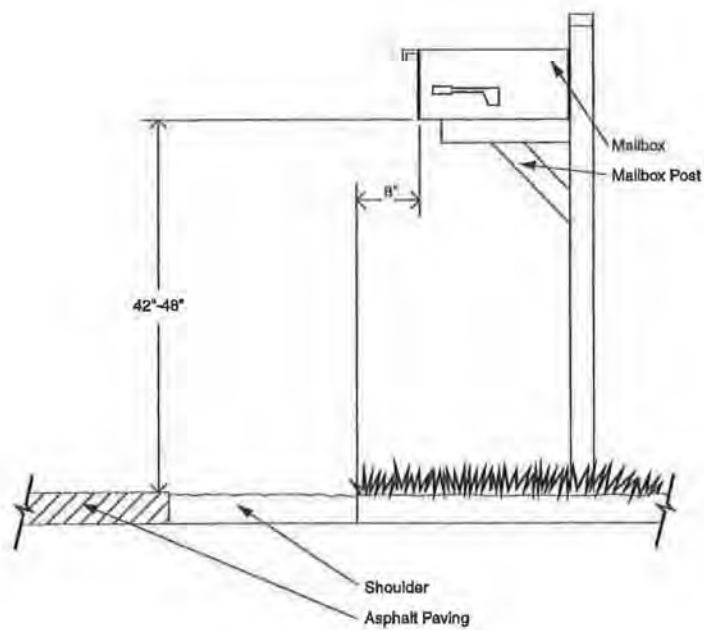


Mail Box Location Diagram



Mail Box Location Diagram

Mail Box Standard



Fulbrook Green Stain Information

At this time, the correct solid color stain is “Fulbrook Green” and may be purchased from Glidden. Fulbrook Green stain is required for all wood fencing and Type 2 mailboxes in Fulbrook. The location that currently mixes this stain for Fulbrook is located at:

Glidden
14502 Richmond Avenue (near Highway 6)
Houston, Texas 77082
Phone: 281.584.0093

Stain Information:

Product No. 2600-0300-05

Formula: BLK
 16P36
 YOX
 18P48
 TBL
 5P10