

Architectural Control Guidelines
for
Residential Applications



Friendswood Development Company

1992

Residential Architectural Control Guidelines

Friendswood Development Company

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These Residential Architectural Control Guidelines outline design goals, design criteria and the design review process for residential development in Friendswood Development Company (FDC) projects.

I. Introduction

Friendswood Development Company builds communities. The housing in these communities does more than provide shelter. Each house reaches out from its site to influence the look and feel of the entire community. In order to enhance the long term value of the physical environment of our communities, we have implemented Architectural Control Guidelines. These guidelines are an aid in our goal that each home built within our communities contributes in a positive way to the character of its neighborhood and the overall quality of its surroundings. These guidelines are written in an effort motivate builders and designers to produce innovative designs that create a strong sense of community.

The specific purposes of these guidelines are:

- To protect and enhance property values,
- To create an orderly and predictable basis for design review and approval of development proposals, and
- To encourage high quality design that will achieve a harmonious relationship among neighboring buildings and sites.

As part of the Architectural Control Guidelines, the following theme statements for each of FDC's representative communities have been established in order to further provide design guidance to builders and designers of residences within FDC communities:

Clear Lake City

Clear Lake City is a recreation oriented planned community in a resort-like area near the Gulf coast. An active outdoor and water-oriented lifestyle, paired with high technology employment, recreate the American hometown within easy reach of Houston. Clear Lake City embodies casual sophistication on the Gulf.

Kingwood

The livable forest on Lake Houston. Man has carefully shaped the natural environment to create a recreation oriented planned community where people live, work, and play in balance with the natural piney woods and lake edge ecosystems. Golf courses, wooded trails, and neighborhood amenities encourage active recreation and reinforce a strong sense of community.

Fairfield

Out of the peaceful and quiet Texas grassland rises a new small town. Fairfield is creating a refined lifestyle and strong sense of community in the country side, yet remains close to the city. From these roots this Texas town will grow with the pioneering spirit of its people.

From time to time specific thematic criteria may be desired for a particular neighborhood or section. In such instances, FDC reserves the right to issue supplementary guidelines necessary in achieving the desired theme or character of that neighborhood. These supplemental guidelines may affect either the Site Planning and/or the Architectural Design and Materials sections of these guidelines.

II. Architectural Review Process

A. Areas of Application

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the Architectural Review Committee (the "Committee") prior to commencement of any on-site building or construction activity. This approval can be secured in a timely fashion if applicable criteria specified in Sections II through Section VI of this guide are met to the satisfaction of the Committee. The approval process can be facilitated if complete and high quality presentations of the development proposal are submitted to the Committee. The Committee reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of property owners and developers.

B. Submission Procedures

The design for residences in FDC communities must be approved in writing by the Architectural Review Committee before construction of a residence can begin. The Committee is committed to a high level of design quality within our communities by reviewing residential design and plotting submissions and working with our builders to achieve this goal.

The Committee meets regularly to review design submittals. Submittals shall be sent to the attention of the Architectural Review Committee, care of:

Residential ARC Administrator
Friendswood Development Company
233 Benmar, Suite 870
Houston, Texas 77060

The processes for submission of Custom Home designs, Production Home Plans, and Production Home Site/Plot Plans are as follows:

1. Custom Homes: Architectural Review Process Submittal Requirements:

The Committee requires that the final design submittal for custom home lots consist of two sets of the following:

- Site Plan/Roof Plan at a scale of 1" = 20' including:
 - locations, dimensions, and material notations for walkway, driveway, patios, and all other exterior flatwork including easements, setbacks, and building lines
 - total area of all footprint areas of imperious cover as listed above including the house and garage foundation footprint (if the total square footage of the lot has not been provided by FDC, it must be provided by the Builder)
 - proposed location, height, and material of each exterior fence or wall
- Front Elevations at 1/4" = 1'-0" scale, other elevations may be at 1/8" = 1'-0"; all elevations must be shown and must include:
 - notation of locations of all exterior wall materials
 - notation of roof materials
 - notation of window types
- Floor Plans at a scale of 1/4" = 1'-0"
- A registered professional engineer stamp is required on all foundation drawings. It is the builder's responsibility to ensure that submitted foundation designs be structurally adequate and comply with all applicable codes.
- The lot number, block number, section number and Builder name must be clearly printed on the first page of the submittal. The submission must also include a description of all materials to be used on the building exterior. An address of an existing residence where a submitted material is already in use (such as brick or roof shingles) is also helpful.

Only complete submittals will be reviewed by the Committee. All drawings must be accurate enough to be scaled reliably.

Faxed material will only be accepted for preliminary house design and plot plan change approvals. Any variances, however, must be requested in writing. Faxes will not be accepted in place of normal submission procedures.

NOTE:

The design for each residence must be approved in writing before construction of the residence can begin. Deviation from approved construction documents during construction without the Committee's approval constitutes a violation. On the Committee's authority, corrections of such deviations may be required. Notice of approval shall be in the form of a letter from the Committee to the party submitting the plans. Copies of approved plans and approval letters will be kept on file at FDC. The Committee will review submissions and make every effort to give notice of approval or disapproval within 5 working days following receipt and review of submissions. The Committee will meet regularly to process submittals.

2. Production Homes**A. Plan Design: Architectural Review Process Submittal Requirements:**

The Committee requires two sets of the following for production home plan submittals:

- Floor Plans at a scale of $1/4" = 1'-0"$
- Front Elevations at $1/4" = 1'-0"$ scale, other elevations may be at $1/8" = 1'-0"$; all elevations must be shown and must include:
 - notation of locations of all exterior wall materials
 - notation of roof materials
 - notation of window types
- A registered professional engineer stamp is required on all foundation drawings. It is the builder's responsibility to ensure that submitted foundation designs be structurally adequate and comply with all applicable codes.

Only complete preliminary submittals will be reviewed by the Committee. All drawings must be accurate enough to be scaled reliably.

Production home plan approvals do not constitute a blanket approval to build that plan in all neighborhoods. Existing approved production home plans will be reviewed on an individual basis to determine their appropriateness for new neighborhoods and may require architectural design changes. Where such changes are required, FDC will notify participating builders before lot sales in that neighborhood begin.

Faxed material will only be accepted for preliminary house design and plot plan change approvals. Variances, however must be requested in writing. Faxes will not be accepted in place of normal submission procedures.

NOTE:

The design for each production home plan must be approved in writing before construction of any production home from that plan can begin. Deviation from approved production home plan construction documents during construction without the Committee's approval constitutes a violation. On the Committee's authority, corrections of such deviations may be required. Notice of approval shall be in the form of a letter from the Committee to the party submitting the plans. Copies of approved plans and approval letters will be kept on file at FDC. No construction may begin prior to receipt of written approval from the Committee. The Committee will review submissions and make every effort to give notice of approval or disapproval within 5 working days following receipt and review of submissions. The Committee will meet regularly to process submittals.

2. Production Homes**B. Site/Plot Plan: Architectural Review Process Submittal Requirements:**

The Committee requires a Site/Plot Plan submittal prior to construction for each production home. Submittal must consist of two sets of the

Site/Plot Plan including:

- locations, dimensions, and material notations for walkways, driveway, patios, and all other exterior flatwork including setbacks, easements, and building lines
- total area of all footprint areas of impervious cover as listed above including the house and garage foundation footprint (if the total square footage of the lot has not been provided by FDC, it must be provided by the Builder)
- proposed location, height, and material of each exterior fence or wall
- lot number, block number, section number, and Builder name must be clearly printed on the first page of the submittal

Only complete Site/Plot plan submittals will be reviewed by the Committee. All drawings must be accurate enough to be scaled reliably.

Faxed material will only be accepted for preliminary house design and plot plan change approvals. Any variances, however must be requested in writing. Faxes will not be accepted in place of normal submission procedures.

NOTE:

The design for each Site/Plot Plan must be approved in writing before construction of the residence can begin. Deviation from approved Site/Plot Plans during construction without the Committee's approval constitutes a violation. On the Committee's authority, corrections of such deviations may be required. Notice of approval shall be in the form of a letter from the Committee to the party submitting the plans. Copies of approved plans and approval letters will be kept on file at FDC. No construction may begin prior to receipt of written approval from the Committee. The Committee will review submissions and make every effort to give notice of approval or disapproval within five working days following receipt and review of submissions.

C. Disclaimers

These Residential Architectural Control Guidelines are intended to describe a general level of conformance for development. The guidelines and the procedures set forth herein may be modified or waived from time to time by the Committee and do not supercede compliance with applicable federal, state, county or local laws and regulations.

These guidelines set forth the requirements, procedures, and technical criteria used by Friendswood Development's Architectural Review Committee (ARC or the Committee) for the review of site development plans and exterior building designs. Approval by the Committee does not constitute approval of or satisfaction of any governmental agency requirements. Compliance with these guidelines does not provide exemption from required state, county or local approval procedures. Homes built within Houston city limits must meet City of Houston construction requirements. Homes outside these limits (extra territorial jurisdiction or ETJ), must meet Standard Building Code construction standards.

All structures must conform to any state or local building codes, zoning ordinances, or other governmental regulations. If any provisions of these Architectural Control Guidelines are more restrictive than other applicable codes, the provisions of these Architectural Control Guidelines apply.

Neither the Primary Developer, the Committee, nor their individual members, partners, employees, agents, or the successors or assigns of any of them shall be liable in damages to anyone submitting to them for approval any plans and specifications or request for variances from the Architectural Control Guidelines, or to any owner or occupant of any parcel of land affected by the Architectural Control Guidelines, or to any third party, and the submission of plans or requests constitutes an express waiver and release of these parties to the fullest extent permitted by law.

III. Site Planning

A. Minimum Building Setbacks

Site plans must conform to restrictions set forth in the Protective Covenants and the recorded subdivision plat which show building setback lines and easements. In some cases, different setbacks may be enforced by deed restrictions, neighborhood architectural guidelines, and/or the Committee for aesthetic reasons. FDC reserves the right to modify setback requirements. Where such situations arise, the Committee will specify the different requirements before a particular village's/neighborhood's construction begins.

B. Lot Coverage

Total site coverage of building, walks/sidewalks, patios and driveways generally may not exceed 45% for two-story homes (Fig. 1) and 55% for one-story homes (Fig. 2) (excluding patio home lots). These percentages are approximations and apply to all areas within the property lines. Swimming pools, pool decks and spas are not considered in the calculation for lot coverage.

The area which is not covered (open space) must be left natural if in a wooded area. However, regardless of whether a lot is located in a wooded or plains area, the criteria within the Landscape section of these guidelines must be met. (Ref. Sec I Paragraph L)

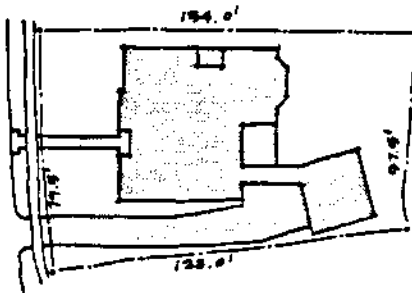
C. Standard Interior Lots & Cul-de-Sacs

1. Standard Interior Lots

"Standard interior lots" refers to lots not located on either cul-de-sacs or street corners (for Patio Home Lots refer to Section G). Single family standard interior lots must have a minimum 25 feet front building (house) setback and five feet side lot setbacks. Detached rear garages must be a minimum of three feet from the adjacent property line and may be built up to the utility easement at the rear of the property which is generally eight feet from the property line.

Desirable 2-story condition:

Total Coverage (shaded): 3898 s.f. (approx.)
Total Lot Area: 9200 s.f.
Percentage Coverage: 42%



Undesirable 2-story condition:

Total Coverage (shaded): 5000 s.f. (approx.)
Total Lot Area: 9200 s.f.
Percentage Coverage: 54%

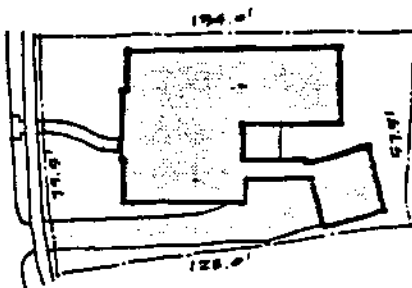
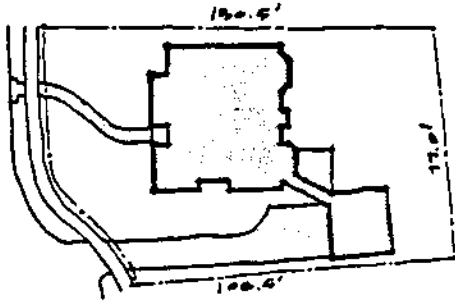


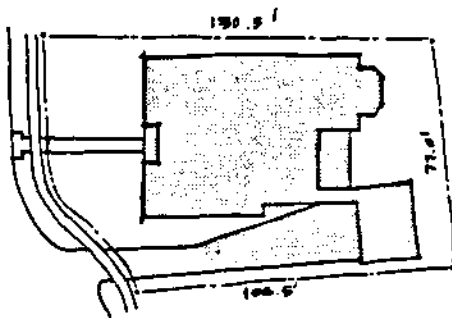
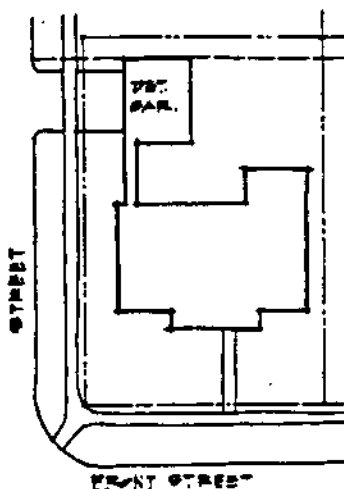
FIGURE 1

Desirable 1-story condition:

Total Coverage (shaded): 3950 s.f. (approx.)
 Total Lot Area: 9720 s.f.
 Percentage Coverage: 41%

**Undesirable 1-story condition:**

Total Coverage (shaded): 5498 s.f. (approx.)
 Total Lot Area: 9720 s.f.
 Percentage Coverage: 57%

**FIGURE 2****FIGURE 3****C. Standard Interior Lots & Cul-de-Sacs****1. Standard Interior Lots (cont.)**

If a five feet side utility easement exists, however, then the garage may be placed no closer than five feet from the adjacent property line. All setbacks for standard interior lots will be measured to the edge of building walls and not the edge of their respective overhangs.

2. Cul-de-Sac Lots

Homes planned on cul-de-sac lots may have a minimum 20 feet front building setback if shown as such on the recorded plat. Side lot setbacks shall still be a minimum of five feet for the house structure and detached garages must be a minimum of three feet from the adjacent property line. Again, if a five feet side utility easement exists, then the garage may be placed no closer than five feet from the adjacent property line. Setbacks for cul-de-sac lots will be measured to the edge of building walls and not their respective overhangs.

D. Corner Lots and Intersections**1. Corner Lots**

Corner lots shall have garages and driveways near the property line farthest from the corner intersection only. Some exceptions may be allowed when the lot is not on a major street. Likewise, detached side-out garages are generally prohibited on major streets (Fig. 3). Major streets (traffic arteries) are defined as those streets which get traffic in and out of a subdivision and which have very few or no homes facing them. Along other streets, detached side-out garages may be a desirable condition.

Only a house structure may be constructed (or located) where the side building line setback nearest the intersection is located. Fencing along side streets must be constructed (or located) only on the building line, preferably along the rear edge of the home to the rear property line. Fencing is required at these locations. (Fig. 4)

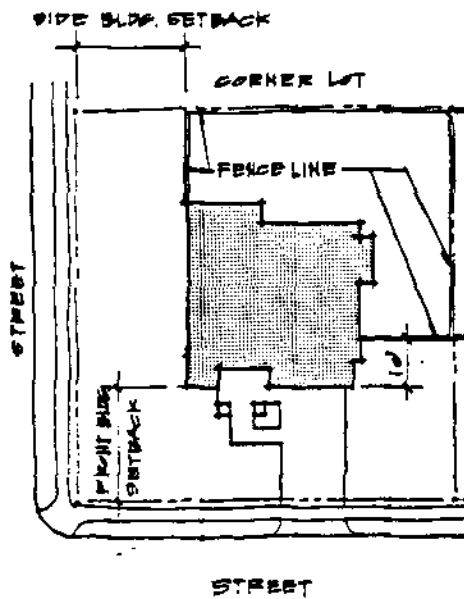


FIGURE 4

D. Corner Lots and Intersections

1. Corner Lots (cont.)

Generally, detached garages are to be located a minimum of three feet from the adjacent interior side property line. An exception to this would be where a five foot side utility easement exists; five feet (minimum) would then be required.

2. Intersections

An area of open space is required at all corner lots where intersections occur. These intersections shall be unobstructed to permit pedestrian and vehicular view when near an intersection. No trees or other potentially opaque landscaping is permitted in this area. This area shall be 25 feet in distance from each street at the corner. (Fig. 5).

E. Greenbelt and Golf Course Lots

Homes on greenbelts, golf courses, and water bodies should be planned in a manner which maximizes views to these amenities. Special consideration, especially on golf course lots, must be given to garage locations so that the potential for infringement on views from adjacent lots is minimized. Advantage of these views should be taken by creating an easy flow from informal living areas to outdoor living areas. In general, these lots will be required to have attached front loaded or hook-in garage configurations. Unless specifically prohibited in special guidelines for a neighborhood, detached garages may be permitted at these locations with a 25 foot rear lot line setback.

Rear porches or verandas are encouraged in order to create a shaded transition between inside and outside spaces.

Views from adjacent lots to a golf course or water body should not be obstructed due to the placement of garages, ancillary buildings, solid fencing, etc. In general, detached garages and other potential obstructions are not permitted in rear yards of golf course or waterfront lots unless specifically approved by the Committee.

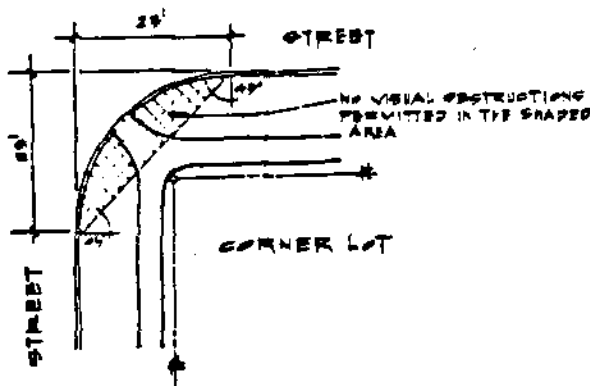


FIGURE 5

E. Greenbelt and Golf Course Lots (cont.)

Fences along the rear and partial side property lines of golf course and water body lots are required and must all be made of a uniform material. These fences should be designed to permit views through them from adjacent properties and must maintain a consistent design within a given section or neighborhood. Such fences are not required on a green belt lot. Refer to Section J (Fences and Gates) for further detail.

F. Waterfront Lots

Waterfront lots should be treated in the same manner as golf course lots. However, special attention to controlling runoff into the adjacent body of water is essential especially during construction. Waterfront lots include lots that are adjacent to lakes, bayous, ponds, or any other water body or wetland. Refer to Section J (Fences and Gates) for further detail.

Wherever possible, drainage must be directed away from this body of water to avoid soil, fertilizer, pesticides, petroleum products, and other chemical runoff. These concerns apply both during and after construction. The dumping of any foreign material into the water body is strictly prohibited.

G. Patio Home Lots

Patio home lots are considered "zero lot line" homes. This means that they may be built right up to one of the side property lines as designated by the applicable deed restrictions and covenants.

In order to accommodate any roof overhangs within the property line, however, the edge of the fascia on a roof will be considered the edge of the home for siting purposes.

The patio (courtyard/open) side of a patio home shall, in general, face an all brick wall so views to a neighboring patio home's interior are avoided.

G. Patio Home Lots (cont.)

Where two adjacent patio home lots have patios that adjoin each other, it is recommended that a solid seven foot wood fence be installed on the property line between the lots.

The setbacks for the patio homes are not standard throughout FDC projects due to the variation of patio home lot configurations, the location of the lots, etc. Since these setbacks vary according to the location of the patio home lot, please refer to the building lines shown on the respective plats or specified in the respective deed restrictions.

Side setbacks on the patio side of the lot, however, may be measured to the actual wall of the adjacent patio home rather than the overhang as in the opposite side.

H. Sidewalks, Walkways, and Steps

1. Sidewalks

Where sidewalks are required, the following criteria must be met:

Sidewalks shall meet current applicable jurisdictional requirements in size, location, handicapped requirements, construction methods and specifications. Color of sidewalks is to be natural grey concrete of a standard finish with a "picture frame" configuration throughout (Fig. 6).

Sidewalks shall continue uninterrupted visually through both front walk paving areas and driveways. Therefore, the required picture-frame finish must be applied to driveway and walkway areas that intersect the sidewalk in order to achieve a continuous look. The intent is not to create small or unworkable sections of a concrete, but to reinforce sidewalk continuity.

Sidewalks shall maintain a common location and straight path except where required to avoid fire hydrants, trees, or other obstacles.

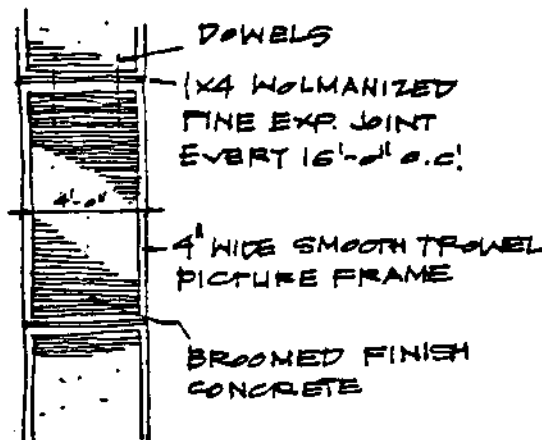
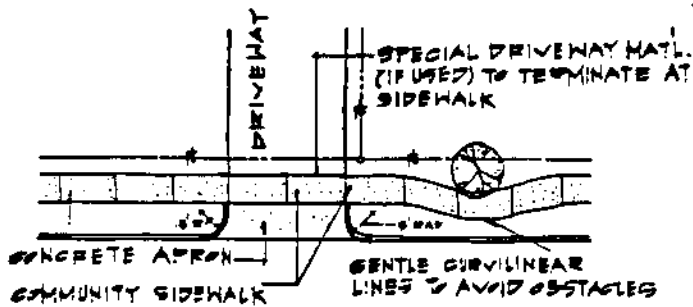


FIGURE 6

H. Sidewalks, Walkways, and Steps

1. Sidewalks (cont.)



Sidewalks to generally follow a straight path

FIGURE 7

When deviating from a straight line for such purposes, the sidewalk shall have a gentle curvilinear pattern. Where manholes or other such uses occur within a sidewalk area, they shall be installed to maintain a flush surface with the concrete paving. (Figure 7).

2. Walkways

Front walks should complement the architectural style of the home and its respective site. Walks must conform to the landscape and should not compete with the house in detail or attention. All houses must have a front walk from the street curb or driveway to the front door or both. The configuration which is most sensitive to landscaping is preferred where applicable.

Front walks must be at least three feet wide, but no wider than five feet. Also, it is suggested that walks be at least 3 1/2 inches lower than the front entrance landing in order to help avoid possible ponding problems in that area.

Informal meandering walks are allowed, but best lend themselves to asymmetrical house compositions. A direct frontal layout of sidewalk to curb is more appropriate in symmetrical compositions.

Concrete or other materials compatible with dominant exterior materials of the house are permitted as a walkway material. Walkway materials, however, shall be of a masonry or concrete construction. Asphalt is prohibited.

3. Steps/Retaining Walls

Any proposed steps and terraces in the front yard should generally occur on or near the front property line (nearest the sidewalk) wherever possible. However, some situations may call for steps to be located closer to the home.

H. Sidewalks, Walkways, and Steps

3. Steps/Retaining Walls (cont.)

Construction materials allowed for steps and retaining walls are the same as those for walks. The material should be the same as, or should complement, the predominant building material, preferably brick pavers. All materials, however, must be of a masonry or concrete construction. Asphalt is strictly prohibited.

Steps must have risers no shorter than four inches and no taller than 7 1/2 inches. Treads must be at least 10 inches in length.

A maximum rise of 18 inches is allowed for any individual retaining wall at any given location. If a situation exists where a taller retaining wall is needed, it shall be broken up into individual and separate 18-inch retaining walls. All retaining wall tops must be level with the horizon. Where possible, steps and walls should be contiguous within the overall design of the front yard (Fig. 8).



FIGURE 8

I. Garage and Driveway Locations

1. Garages

In most areas and situations, garages should be downplayed in importance if a front elevation component. This allows attention to be focused on the home versus the garage. Where detached garage configurations are utilized, garage fronts must be set back at least 60 feet from the front property line.

Garages must be located, as much as possible, on the same sides of homes for all homes on the same side of a street. Exceptions may be granted by the Committee, but the use of side by side driveway situations is generally discouraged for both custom and production homes.

I. Garage and Driveway Locations

1. Garages (cont.)

Exceptions will be granted only if a builder submits (in writing) to the Committee at the time of submittal an acceptable reason for deviating from the desired garage location.

In general, production homes shall not have side out garages on corner lots. However, the Committee reserves the right to grant variances where circumstances prohibit access from the front facade street side.

Hook in garages at the front of sites are preferred over front loaded garages, but care should be taken to screen them to enhance the street environment (Figure 9).

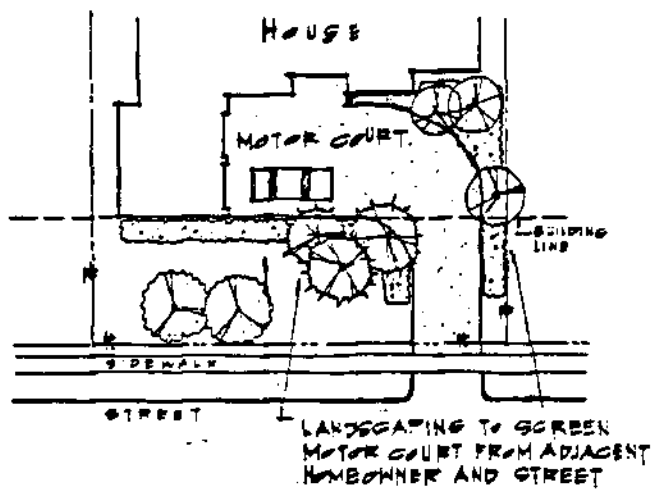


FIGURE 9

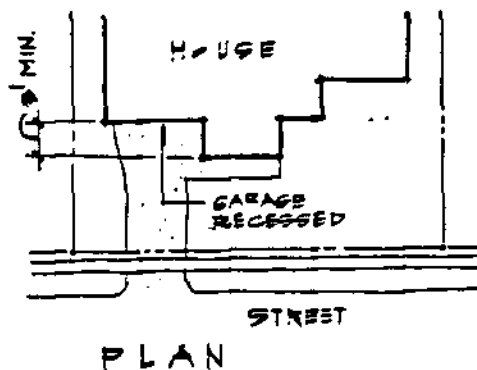
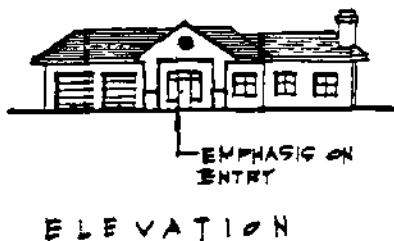


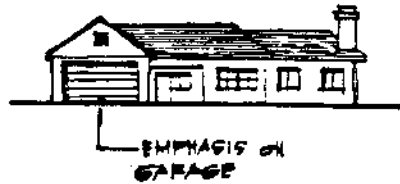
FIGURE 10

In front loaded garages, it is suggested that the roof line be treated in a manner which does not call attention to the garage as a separate element. Recessing of massing at the garage from the major facade of the house by three feet or more is also encouraged (Figure 10).

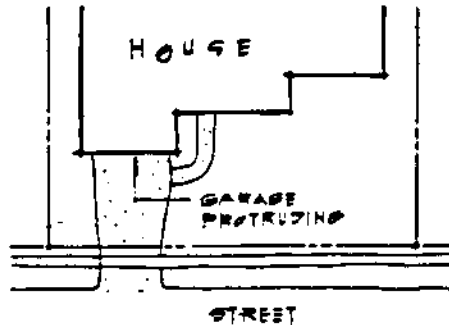
If the garage extends forward from the front plane of the house, two single garage doors are preferred over a single double door. The idea is to scale down garage features and direct attention to other more desirable features of a home.

Single car garages are not permitted in either custom or production homes.

Hook in or front loaded garages are especially appropriate on sites where critical view corridors from adjacent properties must be kept such as those on a golf course or water body.



ELEVATION



PLAN

FIGURE 10 (CONT.)

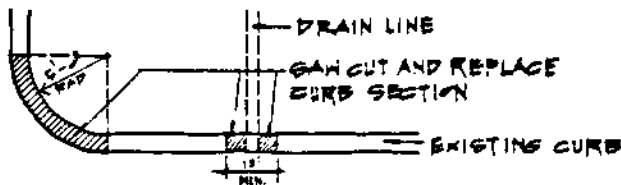


FIGURE 11

I. Garage and Driveway Locations

2. Driveways

The Committee may grant variances to site specific situations as it deems appropriate.

Builders are required to build driveways out to the street curb. It is the builder's responsibility to take care in realigning the grade pattern in the flow line of the gutter per respective city or county regulations. The curb radius shall be five feet (as necessary to meet sidewalk edge) and saw cuts are required at both the curb and street (Figure 11).

Where the driveways intersect the sidewalk and front walks, the driveway finish may not continue through the sidewalk (Figure 7). Where sidewalks do not exist, driveways may continue uninterrupted to the street curb with either a standard concrete finish or special paving material.

Driveways may be paved with concrete or other masonry materials which relate to the architecture of the house. This masonry material must be compatible, not only with the home, but also with any other walkways or terraces on the lot.

Materials such as textured concrete, stamped concrete, colored concrete, interlocking pavers, brick border pavers, etc. are acceptable, but must be submitted to the Committee for color and design approval prior to construction.

Some locations may implement mountable curbs as a standard. Where this condition exists, driveways will be poured to the edge of the back of the curb and no saw cuts will be necessary. The sidewalks finish, however, will still be respected as mentioned previously. In general, however, curbs are to be vertical curbs. As in walkway construction, the use of asphalt is prohibited.

I. Garage and Driveway Locations

2. Driveways (cont.)

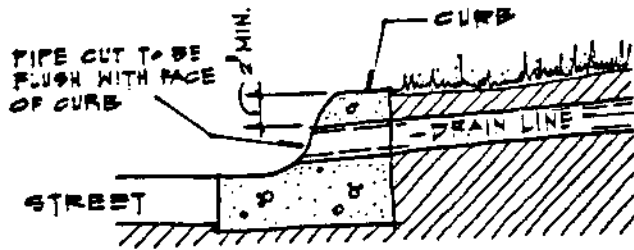


FIGURE 12

Driveway curbs shall be cut and doweled into the street curb. The joint will be constructed in conformance to respective city or county standards and shall be doweled at the point of curvature (Figure 12).

The maximum allowable driveway width for front loaded garages is 17 feet at the front property line for garages located close to the front building line (within 15 feet).

The maximum allowable driveway width for detached garages is 12 feet from the front property line to at least the front building line where it may then transition to a wider width. The minimum driveway width allowed is 10 feet except where applicable county/city codes require otherwise.

All detached garage driveways shall have a minimum three feet side lot setback between the driveway and the adjacent side property line. Variances may be granted on a case by case basis.

Where a side by side driveway situation is approved, adequate landscape separation between adjacent drives must be provided.

Where this situation must exist, it is recommended that a minimum four feet side lot setback be maintained between the driveway and the adjacent side property line to allow for this landscape treatment.

All driveway designs are subject to review by the Committee.

J. Fences and Gates

In general, fences, walls, and gates should never compete with or dominate a house or its landscaping. Consistency of style of fence is critical within a given street, cul-de-sac, or visual area. As with any structure, landscaping should be considered an integral part of any scheme. This is especially critical where fences border an open-space frontage.

J. Fences and Gates

Since fences, walls, and gates have a visual and physical impact on public views, careful consideration in construction methods and screening is crucial.

Using landscaping and plant materials, combining plants or hiding fences in plant materials helps to soften the effect of hard fencing on public views. Builders must also be mindful of the effect of construction methods on adjoining property.

1. Fences

The relationship of a fence to the terrain, buildings, and neighborhood is very important. For a fence to relate visually to the building, it should harmonize with it. On the other hand, it is more important for a property line fence to relate to the open character of the topography and neighboring fences. The following helps to address these concerns.

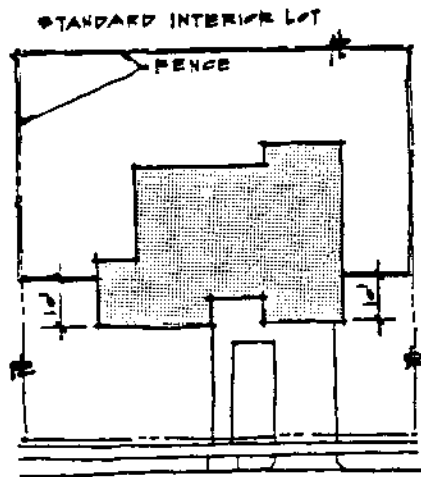


FIGURE 13

- It is strongly recommended that all fences be set back ten feet from the front facing wall closest to the side yard being fenced on any interior lot and interior side of a corner lot. An eight foot setback at this location is the minimum acceptable.
- On corner lots, the fence must begin on the rear edge of the house or building line for the side of the home which is closest to the corner or on the building line (Figure 4).
- The finished or architectural side of a fence should always face the exterior or public side (street side).
- In all instances, tops of fences must be horizontal and level.
- All fences must occur within or along common property lines except at corner lots (Figure 13).
- If the topography of the lot varies, the top of a fence should "step" up or down (stagger) as required so that the top of the fence is always level with the horizon.

J. Fences and Gates

1. Fences (cont.)

- Changes in elevation at the top of fences are to occur only at normal post spacing intervals.
- Rails must be horizontal, but the bottom of slats may slope with the respective topography of the land. Tops must be horizontal.
- Wood fences must not be painted, but rather remain natural or be finished with a semi-transparent stain.
- Fences must never be stained with an opaque stain.
- All solid or semi-transparent fences are to be constructed of quality, new, number-one or number-two grade cedar or treated pine material.

a. Solid Fencing

Interior Lots:

Solid fences are best used adjacent to or attached to the house as an architectural extension on typical interior lots. Generally, the maximum height for such a fence is six feet. The Committee may grant taller applications on a case by case basis.

All solid fencing must be of 1"x6" picket size.

A "good neighbor" fence policy is required along adjacent production home lots. Alternating sections are to occur at regular fence post intervals only, so that an entire panel is dedicated to one lot and the following panel is dedicated to the adjacent lot and so forth. In this manner, both lots receive approximately the same exposure to finished sides of a picket fence structure.

The breezeway fencing between a detached side-out garage and the home may be four feet in height to allow for visibility.

J. Fences and Gates

1. Fences

a. Solid Fencing (cont.)

Interior Lots (cont.):

While solid fencing can create outdoor privacy, property owners should consider its effect on natural ventilation.

Where residential lots are located adjacent to either a commercial, institutional, or other more public use, the finished side of the fence should always face the non-residential use.

Corner Lots & Subdivision Entrances:

On a corner lot of a subdivision entrance where wood fencing is utilized, solid fencing is required and must be constructed in a more finished and upgraded manner.

Subdivision entrances may require additional detail upgrades. These will be determined by the Committee and communicated to the builder for each specific site.

b. Semi-Transparent Fencing

Semi-transparent fences may occur adjacent to the house, but only on a property line not having public exposure. The maximum height for these fences is six feet. Semi-transparent fencing may be of a board on board, staggered board, spaced board, etc. configuration.

c. Transparent Fencing

If fencing is desired on a lot that has frontage on a golf course or water body, transparent fencing must be used along all rear yards and partially on side property lines (last 25 feet from rear property line). Transparent fences in rear and partial side yards of golf course and water front lots must be four feet in height and must be made of the same material for the same neighborhood section. Metal/wrought iron picket material is suggested.

J. Fences and Gates

1. Fences (cont.)

c. Transparent Fencing (cont.)

Transparent fencing is designed to allow views through a lot from adjoining properties. These fences should be as unobtrusive as possible, blending into the neighborhood landscape and thus providing a uniform, open and consistent appearance along the golf fairways, green belts, and/or water bodies.

The maximum height for transparent fencing in other applications is six feet.

At the point where semi-transparent or solid fencing on side yards of golf course or waterfront lots is to meet transparent fencing, the transparent fence shall maintain its 48 inch height and simply come right up to the taller fence at that point. This transparent fence, as mentioned previously, is required at the rear 25 feet of the side property line and all the rear property line of golf course and waterfront lots. (Figure 14).

All fences, however, must be in compliance with respective deed restriction or covenant requirements.

2. Gates

Where pedestrian gates are proposed, they must be constructed of a durable material which is compatible to its respective fence type. Where metal picket is proposed, care should be taken to insure that the gate does not provide views into any unsightly areas. Such areas must be screened from public view.

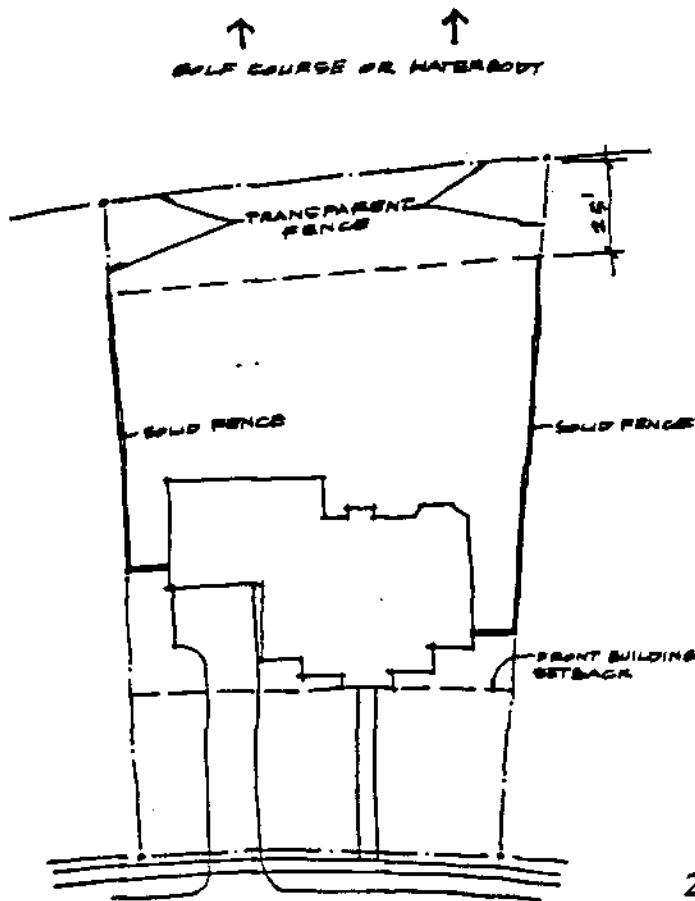


FIGURE 14

K. Decks, Pools, Ancillary Buildings, Etc.

All decks, pools, ancillary buildings, and other such structures are to be constructed only in the rear of the yard as specified in the following:

1. Decks

Decks for either pools or hot tubs are not permitted within a utility easement. These decks may be built beyond the side setback requirements provided that a minimum of three feet is left between the deck and the property line(s) for landscaping, fencing and reserved drainage easements. Any deck system should be sensitive to the privacy of neighboring homes.

All decks shall be left to weather naturally or bestained to match house siding or trim color. Trim board should be used in all cases to conceal exposed joist ends.

It is recommended that decks be built with support posts of sufficient size or detail so that knee braces are not required.

If a railing is required, a simple vertical picket or horizontal board railing built in a vertical plane is preferred. Other simple and straightforward designs are also permitted.

If stairs are part of the deck design, the stair railing must match the deck rail. If possible, stairs should be included within the mass of either the deck or the house.

If enclosure is desired under a deck area and this area is four or fewer feet above the ground level, screening may be installed, but this screening must be recessed and framed. Screening consisting of landscaping materials is strongly encouraged in all cases.

K. Decks, Pools, Ancillary Buildings, Etc.

2. Swimming Pools / Hot Tubs / Spas

Swimming pools and spas must be constructed within the setback lines of each lot. On golf course lots, pools may be built in rear yards provided they are not within a utility easement. Adequate room for landscaping should be provided.

Above ground swimming pools are strictly prohibited. However, above ground spas, jacuzzis or hot tubs are allowed provided they are screened from public view through the use of landscape or privacy fence; otherwise they must be part of a deck system or be skirted. The intent of these applications is to hide mechanical equipment associated with these spas or hot tubs.

Where lots back up to an area that prohibits opaque fencing (i.e. waterfront lots or golf course lots) and a pool/deck is desired, an additional opaque privacy screen fence may be used. If a privacy screen fence is used, it must be set back 25 feet from the rear property line and should not be taller than six feet in height. The length of privacy fences may vary, but must never exceed 30 feet. The privacy fence must be of masonry or wood construction with the finished side facing the public side/view.

Generally, swimming pool features (i.e. slides, waterfalls, diving boards, etc.), accessories and equipment must not be directly visible from public views.

3. Ancillary Buildings and Other Structures

Gazebos, play structures, storage structures, shade and other structures must be submitted to the Committee for approval prior to construction. Gazebos, arbors and shade structures must be architecturally compatible with the main house and be in compliance with applicable restrictions. Structures proposed for golf course lots must not screen views from adjacent lots. Storage

K. Decks, Pools, Ancillary Buildings, Etc.

3. Ancillary Buildings and Other Structures (cont).

structures must be architecturally consistent with the style and materials of the house or actually be part of the house structure. Detached storage structures may require screening from public view. All ancillary buildings and other structures must be less than eight feet in height.

L. Landscaping

1. Yard Trees

In general, a residential home builder is required to install *at least* two trees in the front yard of each home. This applies to lots where the minimum required number of trees do not occur naturally in the front yard (Reference table below). The specific number of yard trees required for each lot depends on lot width. The following standards should be adhered to for the appropriate lot widths specified:

YARD TREE REQUIREMENTS

<u>Lot Width</u>	<u>No. of Trees Req'd.</u>	<u>Type of Tree(s)</u>
60' or less	2	Pines
61'-90'	2	1 hardwood/1 pine or 2 hardwoods
91' or greater	3	2 hardwoods/1 pine or 3 hardwoods

The yard trees installed, or if existing, must be a minimum of three inches in caliper for hardwoods and four inches in caliper for pines when measured 12 inches above grade. Additionally, trees must have a minimum height of ten feet and a minimum spread of five feet (Figure 15) However, larger trees are encouraged.

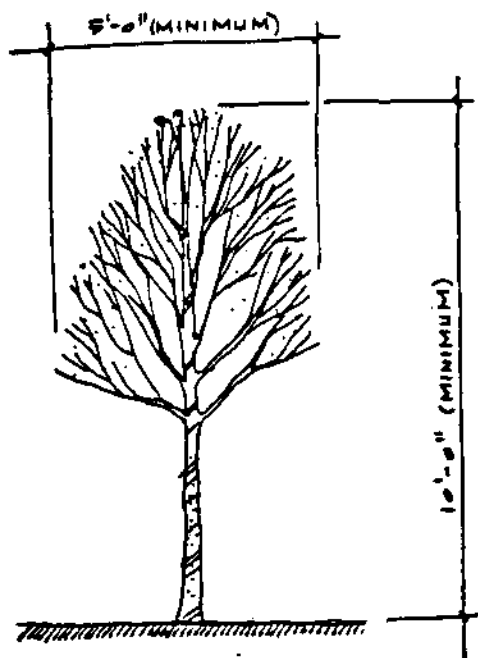


FIGURE 15

L. Landscaping

2. Street Trees

In addition to the yard tree requirement, builders are also required to plant "street trees" in the front right-of-way of a home and side right-of-way of corner lots in communities where sidewalks are required. This right-of-way area is defined as the green space between the curb and the sidewalk.

Street trees must be at least 15 gallon size container grown and be planted and staked (with two metal posts) at 25 to 30 feet on center depending on driveway configurations. All lots 60 feet wide or wider will require at least 2 street trees, but in general lot widths along street frontages may be divided by 30 feet to determine the number of street trees required on a particular lot. Corner lots will require street trees on both street frontages.

The specific type of required street tree will be designated by FDC for a particular street prior to conclusion of construction on that street.

FDC shall define the kind of street tree to be used in each neighborhood or on each street. Trees selected will be from the following list:

- Quercus Virginiana - Live Oak
- Quercus Falcata Shumardi - Shumard Red Oak
- Quercus Nigra - Water Oak
- Quercus Phellos - Willow Oak
- Taxodium Distichum - Bald Cypress
- Pyrus Calleryana Bradford - Bradford Callery Pear

Builder installed street trees shall be installed when the home is sold so that maintenance can be assumed by the homebuyer early on.

In some instances, FDC may elect to install street trees along key streets within a neighborhood for purposes of continuity. Where such a program exists, builders will not be required to install street trees. Yard trees, however, will be required as previously set forth.

L. Landscaping

3. Other Vegetation

In addition to the tree requirements above, individual lots must meet the following minimum landscape requirements:

- At least 10 foundation shrubs per lot should be installed in the front yard; minimum size for these shrubs is 5 gallons
- At least 2 vertical foundation accent shrubs per lot should be installed in the front yard; minimum size for these shrubs is 10 gallons.
- Primary shrub and ground cover treatment in the front yard shall be within the back third of the front yard nearest the front of the home. This is not to preclude additional landscaping in other areas of the front yard.

Landscape treatments will vary among neighborhoods with the above requirements as a *minimum* standard. These standards are required of our smallest and least expensive lots while more extensive landscaping treatment is expected for each incremental increase in lot size (i.e. LD4, LD3, LD2, etc.). Therefore, custom lots are expected to have custom landscape treatments.

In custom home lots, the use of landscape timbers is prohibited. Additionally, very gentle contouring of a lot is allowed, but only when the contours follow existing grades. However, tree preservation will always take precedence where such contouring may affect the health of a tree(s). In all cases (production and custom), the use of indigenous and xeriscape planting materials is highly encouraged.

M. Tree Preservation and/or Removal

Successful preservation of existing trees depends on many factors, including quality methods and good timing. Issues important to that success include construction of protective barriers, root pruning, removal of dead, diseased or obstructing branches, avoiding dramatic grading and/or altering the drainage patterns near a specimen tree or grove, avoiding soil compaction under the dripline, and providing supplemental feeding and/or watering to trees which have been or will be impacted by construction. In order to address these areas of concern, Builders are required to adhere to the following guidelines for tree preservation and removal.

Step 1:

The builder is required to survey and stake the footprint for proposed building, garage, swimming pool, patio, driveway and rear yard utility corridor footprint areas prior to any construction activity. Decks are not considered permanent structures and, therefore, should not be considered a footprint area. However, in an attempt to preserve any significant trees (4 inches in caliper or larger), an effort should be made to design the decks around them. A residual "Tree Preservation Area" in the front and rear of a lot outside of the approved footprint areas should exist and must be ribboned off.

After the footprint and tree preservation areas have been identified, a Friendswood inspection will take place. The purpose of this inspection is to determine whether the construction footprint(s), as laid out by the builder, will require an adjustment in order to accommodate the preservation of potential specimen trees or groves which would/could otherwise be lost. Adjustments, if necessary, will be determined by the respective CPP (Community Pride Program) Coordinator.

Tree preservation areas must not be disturbed and measures must be taken to protect them after clearing the footprint areas, as previously mentioned. Please refer to Step 3 for protection requirements of the tree preservation area.

M. Tree Preservation and/or Removal

Step 1 (cont.):

NOTE: Homeowner preference regarding tree preservation, if so indicated prior to construction, will take precedence and the CPP Coordinator will be informed.

Tree Preservation Areas

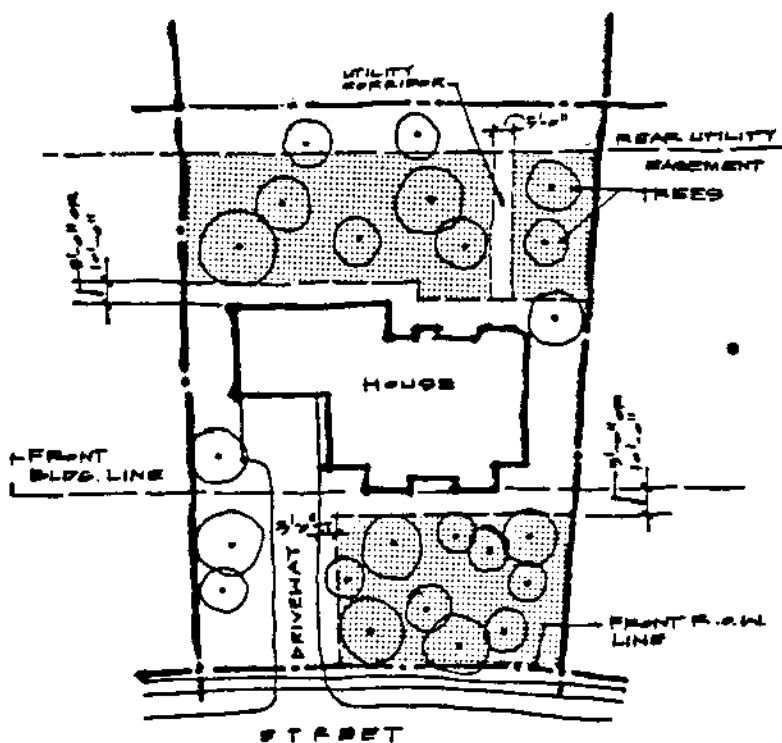


FIGURE 16

- In the front yard, the tree preservation area will generally take on a rectangular shape and its boundaries are defined as follows:
 - 5 feet forward from the front building line for pine trees
 - 10 feet forward from the front building line for hardwoods
 - the side property line (non-driveway side)
 - the edge of the driveway
 - interior edge of the front right-of-way line
- In the rear yard, the tree preservation area is generally an irregular shape depending on the footprint(s) of the structure(s). This area is defined as follows:
 - 5 feet from the perimeter of the back of the house, garage, and swimming pool for pine trees
 - 10 feet from the perimeter of the back of the house, garage, and swimming pool for hardwoods
 - 3 feet from the perimeter of the patio and driveway
 - the side property line (non-driveway side or both sides if the garage is not detached) and/or 3 feet from the edge of a detached garage if located in the rear yard
 - the edge of the rear yard utility easement

Please refer to Figure 16 for a graphic description of tree preservation areas.

M. Tree Preservation and/or Removal

Step 1 (cont.):

NOTE: The rear yard utility corridor, for the purpose of installing utilities, must be approved by a CPP Coordinator prior to its clearing. If electrical power is available at the time, this utility corridor should be treated as part of the foundation footprint as described above. Otherwise, clearing of a corridor 5'-0" in width (maximum) will be allowed for this purpose. Tree preservation fencing, as described below, is required around this area after corridor clearing is complete.

Once an acceptable footprint/footprints for clearing has been approved by a CPP Coordinator, the builder may then proceed to Step 2.

Step 2:

Upon receiving approval from the respective CPP Coordinator and completion of Step 1, the builder may begin clearing in the approved footprint areas. Additional clearing is allowed only around the building perimeter up to a maximum width of five feet or ten feet (depending on the type of tree affected as defined above for tree preservation areas) on all sides and around a swimming pool's perimeter up to a maximum width of three feet excluding any paved areas.

Absolutely no clearing is permitted in the tree preservation areas. Extra care should be taken to protect tree preservation areas from damage during the clearing process.

Step 3:

After the clearing process is complete, tree and underbrush protection in the form of a 4'-0" safety fence must be constructed around tree preservation areas (as defined in Step 1). This protection fence must be installed at the dripline of perimeter trees within the tree preservation areas except where in conflict with the construction of foundation slabs. This protection fence must be constructed prior to any other construction activity, excluding the clearing previously mentioned.

M. Tree Preservation and/or Removal

Step 3 (cont.):

Metal fence posts must be securely inserted in the ground and placed at a maximum of 8 foot centers along the identified ribboned area. The fence must then be secured to these posts to prevent sagging. The intent of this procedure is to further protect trees and groves of trees from construction equipment and also to prevent the storage of equipment within tree preservation areas.

Construction Activity:

When construction begins after the protection fence is installed, the following provisions are to be strictly adhered to:

- a. No equipment or materials may be stored or ever trespass into areas within the tree protection fence. Driving or parking vehicles or equipment within the tree protection fence is strictly prohibited. The Builder is to make every effort to avoid storing equipment and materials, or driving under the dripline of any tree within the tree protection fence. If, during construction, this fence is knocked down, it must be repaired by the Builder immediately.
- b. Items such as nails, wires, ropes, reinforcement bars, etc. must not be attached to any tree within a tree preservation area. Fencing must not be attached to trees. Lot identification signs, however, may be attached to safety fencing.
- c. Underbrush within the tree preservation fences shall not be removed prior to or during construction. Removal of the underbrush may cause root systems to dry out due to exposure to excessive light and air on the ground just below the underbrush. Where underbrush exists and is to be removed after construction, the ground underneath must be mulched.

M. Tree Preservation and/or Removal

Construction Activity (cont.):

c. (cont.)

Removal of underbrush may occur only after construction activity is complete at time of final landscaping. Underbrush trees are defined as trees of three inches in caliper or less when measured 12 inches above grade.

- d. Appropriate tree removal methods must be utilized to prevent damage to the roots, trunk, and canopies of those trees which are to be preserved and/or relocated.

Trees which will be impacted through root pruning or grading, and which are to be preserved, should be root pruned and fed in a timely manner to reduce stress from construction activity.

- e. Drainage patterns shall be respected wherever possible. In areas where swales or sheet drainage is inadequate to drain a lot and/or pose a potential hazard to the structure, the Builder shall supply and make use of area drains. Tree preservation areas may not be graded with fill other than that needed for fine grading or sodding without approval of the CPP Coordinator.

The intent of the site drainage concept is to eliminate runoff onto adjoining property or other undesirable runoff locations. Generally, this can be accomplished through the construction of swales and drains which minimize the drainage impact to existing trees and vegetation. Situations may exist, however, where this is difficult or impossible to accomplish.

Where such situations exist, the Builder must submit its specific grading and drainage deviation proposal to the CPP Coordinator for evaluation prior to execution.

M. Tree Preservation and/or Removal

Construction Activity (cont.):

- f. Grading under trees which are to be preserved should not change grade elevations under those trees by more than 1/2 the caliper of the tree trunk up to a maximum of two inches, whichever is less. (For example, only 2" of fill may be placed under a 4" caliper tree).
- g. Tree protection fencing must remain in place until all construction work on the home is completed. Protection fencing may be removed only at the time of final grading in preparation for final landscaping.
- h. No activity that alters the landscaping or grading may take place within the tree protection fence until time for final landscaping. Grading and drainage must be in compliance with those requirements specified in "f" above.
- i. Builders are responsible for the removal of all trees which die prior to the closing date or as negotiated with the homeowner.

When tree replacements are necessary, the replacement tree(s) must be of a comparable species and, at a minimum, conform to the size and specie criteria set forth in Section "L" (Landscaping) of these Residential Architectural Control Guidelines in order to be considered and permitted as an adequate replacement.

NOTE: If during construction, and after a reasonable time is given to rectify the situation, a Builder is found to be in violation of any of the above requirements, the FDC Marketing Manager will be notified and appropriate action taken. Should any OSHA construction requirements conflict with the tree preservation guidelines, the OSHA requirements take precedence and the FDC coordinator informed.

N. Lot Drainage

In order for a lot to provide adequate drainage capabilities and remain sensitive to tree preservation, the following drainage guidelines apply:

1. FDC endeavors to provide engineered and developed lots that enable Builder's to achieve positive site drainage of +/- .75% to 1.0% generally from the rear of lots to the street. Some situations may exist where drainage is to the rear of lots.
2. When a home structure is in place on a given lot:
 - Positive drainage should be maintained and should be directed away from the house structure and
 - Drainage runoff onto adjoining properties should be avoided.
3. Item 2 above should be accomplished first through the use of the existing grading initially provided on the lot by FDC as stated in 1 above.

When lots require further drainage, the construction of swales which minimize drainage impacts to existing trees and vegetation are recommended. Lastly, where more drastic drainage requirements exist, the use of area drains is recommended.

Regardless of what method is utilized, the preservation of trees will always be considered a foremost concern. Drainage must attempt to work around significant existing trees and dedicated tree preservation areas. Please refer to the previous Section (M. Tree Preservation and Removal) for further direction on which trees must be preserved and the grading restrictions that apply.

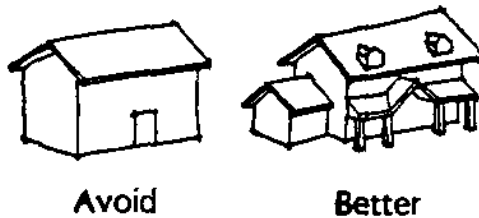


FIGURE 17

IV. Architectural Design and Materials

The general purpose of this section is to encourage variety, diversity, interest, and individuality in home architecture. Requirements of specific neighborhoods or sections may supercede this section to reinforce a particular architectural theme desired.

A. Massing of Home/Scale/Proportions

In general, the massing of a home should be appropriately scaled to the street and the surrounding homes. The home should have reasonable variations in its massing and should avoid the "straight box" approach in all instances (Figure 17).

Side elevations with huge expanses on a common plane should be avoided. Relief should be provided on all elevations by providing set backs which can break down the massing where possible. Pieces of the home should be scaled appropriately to each other. Logical placement of material or texture changes can significantly help in creating appropriate massing.

B. Exterior Elevations and Materials

1. Exterior Elevations

The exterior elevations of homes should be based on authentic, historical styles rather than arbitrary combinations and exaggerations of style. It is crucial that the exterior be in conformance with the project character (*Committee to determine*). A wide range of styles is permissible provided that a particular style is deemed appropriate by the Committee for a particular location.

Where a one-story home occurs next to a two-story home, it is suggested that the two-story home have a one-story element adjacent to the one-story home. Where this is not desired or possible, varying the ridge line on a two-story home helps to break up the massiveness of a continuous roof line and helps in transitioning in size from two-story homes to neighboring one-story homes.

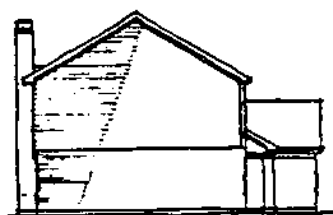
B. Exterior Elevations and Materials

1. Exterior Elevations (cont...)

The design of exterior elevations, especially those on corner lots, must not turn a "blind" elevation to any side street frontage (Figure 18).

If shutters or other distinct architectural elements are incorporated into the design of the home, it is recommended that they be featured on all elevations which face a street.

Windows must occur on all street facing elevations of single family homes which are not patio homes or homes on a zero-lot-line configuration. This requirement helps achieve a positive character for the community since it emphasizes the importance of the home when experiencing the street scene.



Avoid "blind" side street elevations

2. Repetition of Elevations

Builders proposing the construction of repetitive house designs shall carefully consider their production model mix in order to avoid monotony, yet maintain continuity of scale and character.

The intent of this guideline is to avoid the negative "look-alike" effect of frequent repetition, but still allow sufficient latitude for the builder in satisfying market demand. Builders must conform to the following:

- a. If a plan is to be repeated with the same front elevation design, it must not occur more frequently than every sixth consecutive lot. Thus, where this situation exists, at least five other homes must occur between the next repeated front elevation. Brick and trim color in this situation must be different. Patio home products, however, need not vary brick and trim color.



Better

FIGURE 18

B. Exterior Elevations and Materials

2. Repetition of Elevations

- b. If a plan is to be repeated with a different front elevation design, it must not occur more frequently than every third lot. Thus, at least two other homes must occur between the next repeated floor plan with a different front elevation design. Brick color must also be different with patio homes being the exception.

The Committee reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Additionally, identical uses in brick type and color, and siding color is generally prohibited on homes which are adjacent to one another. Custom homes may not be repeated within any given section. Please refer to Section J (Exterior Colors) for further detail on color requirements.

3. Exterior Materials

The variety and number of primary exterior materials should be held to a minimum. The maximum number of exterior materials allowed is three. Generally, only two materials should be used on one house.

a. Brick

Brick shall be hard fired and have an overall appearance of relative evenness in color and texture. Painted brick may be permitted where deemed appropriate for a particular architectural style. However, such applications must be approved by the Committee prior to initiation.

b. Wood/Hardboard

Siding:

Siding material shall be either wood or hardboard and must be of a horizontal, lap type. Siding may be used as the predominant building material only with the specific approval of the Committee.

B. Exterior Elevations and Materials

3. Exterior Materials (cont.)

b. Wood/Hardboard (cont.)

Siding: (cont.)

Diagonal siding, board and batten, and particle board siding are prohibited.

Vinyl siding is discouraged and will be considered only in areas where maintenance of natural wood siding or hardboard would be difficult (Committee determined). Siding shall be smooth/semi-smooth or "resawn". Rough sawn siding shall not be used unless approved by the Committee.

Siding shall be painted or stained with medium range colors that do not drastically contrast adjacent brick or other materials (dayglo colors are prohibited). Naturally weathered wood is not permitted.

Where siding is being replaced with new siding, the installation should be done with equal or better quality siding than the existing.

Plans for replacing siding should include any change of trim details resulting from adding new siding.

Trim:

All trim shall be smooth/semi-smooth, high quality finish grade stock wood or hardboard. Trim shall be stained or painted as approved by the Committee.

B. Exterior Elevations and Materials

3. Exterior Materials (cont.)

c. Stucco

Stucco, as a building material, is permitted given an appropriate style of architecture. Stucco may be used as a major building material with the approval of the Committee. The Committee has the right to require that stucco be painted if it is not uniform in color. Smooth textured stucco is preferred over rougher textured stucco.

d. Stone

If stone is to be incorporated, it should be a natural limestone, or other regional stone which is deemed appropriate with the project character as approved by the Committee.

e. Synthetic Materials

Synthetic material such as metal siding, vinyl siding, and other materials which have the appearance of wood are permitted, but must be reviewed to ensure a quality appearance for approval by the Committee.

f. Material Changes

Changes in exterior wall material should have a logical relationship to the massing of the house. Material changes on a common wall plane which occur along a vertical line should be avoided wherever possible.

g. Awnings

Awnings over entrances or windows are generally discouraged and must be submitted for review by the Committee. If awnings are to be utilized and are approved, they must have a straightforward design and be consistent with the architectural style.

B. Exterior Elevations and Materials

3. Exterior Materials (cont.)

g. Awings (cont.)

Awings may occur only over wall penetrations (doors and windows). The fabric must be opaque and its color must be compatible with the existing building colors. Awning frames must be painted to match the trim or the dominant color of the building, or be painted black.

C. Entrances and Windows

All openings in a structure such as windows and doors should relate to each other on all elevations both vertically and horizontally. This should occur in some clearly defined order and scattered or random placements should be avoided. Both entrances and windows should be in proportion as they relate to the building mass as a whole. All sides of a home should receive equal design consideration. Reflective glass is prohibited.

1. Entrances

Entrances should be a focal point of the elevation which they serve. Although two-story entry ways are allowed, the creation of a focal point at the entry through the use of human scaled entry elements is suggested. Recessed or protruded one-story elements add to the architectural detail of the home. Regardless of the scale selected, entrances should always relate to the overall architectural character and quality of the home.

2. Windows

Windows, like entrances, should be compatible with the overall building mass and architectural character and quality of the elevation.

Consideration should be given to style in order to achieve an appropriate treatment (e.g. divided light for a traditional style, a clear single glass surface for contemporary).

C. Entrances and Windows

2. Windows (cont...)

If shutters are incorporated as part of the design, they should be appropriately scaled to relate to the window opening and appear authentic.

They must also always occur in pairs. The shutter color must harmonize with the other colors on the house. Where shutters are used on a home located on a corner lot, it is suggested that shutters occur on the side street elevation as well as the front.

Wrought iron and/or burglar bars will be considered only if the Committee determines that they are compatible with the architectural character of the home. Burglar bars over windows are generally prohibited and must be submitted to the Committee for consideration. Approval must be granted prior to installation.

Privacy within the house should be maintained and advantage taken of garden and open space views through careful consideration of window placement.

If storm windows are to be utilized, they must resemble existing window frames of the home and neighborhood. They should have the same general configuration as the existing window frames if this is a replacement application. Additionally, storm windows must have a similar color value to the existing window frames of the neighborhood. Mechanical roll-down storm window boxes, if utilized, must match the window frame color of the house.

D. Roof Treatment and Overhangs

1. Materials

Approved roof materials for *custom* homes shall have the following minimum qualities:

- 30 year warranty

D. Roof Treatment and Overhangs

1. Materials (cont.)

- Earthtone colors in the Weatheredwood family/range that do not vary drastically within a given neighborhood.

The following are minimum qualities for *production* homes:

- 25 year warranty
- Earthtone colors in the Weatheredwood family/range that do not vary drastically within a given neighborhood

Shingles' material may be wood simulated fiberglass, composition asphalt, dimensional shingles, slate, clay or concrete tile or as established by the appropriate covenants. Other materials must be approved by the Committee prior to installation. All materials must meet the minimum qualities specified above.

The shingle material must harmonize with other shingle materials used in the neighborhood.

Texture on shingles is acceptable, but shingles with an ornate pattern or cut pattern are not acceptable. Earth tones shades are required for all shingle materials.

2. Form

The form and massing of the roof should have a logical relationship to the style and massing of the house. Roof pitches should be within applicable codes, but generally should be 5 in 12 or steeper. It is recommended that roof pitches be no steeper than 12 in 12 for the main body of the roof.

The Committee will consider other configurations in roof forms if appropriate to the style of architecture for a particular home. However, very steeply pitched roofs, such as Mansards, which create massive roof structures are strongly discouraged.

D. Roof Treatment and Overhangs

2. Form (cont.)

It is recommended that the roof height not exceed 3/4 of the total elevation area for single story homes and 1/2 for two story homes.

Fascia depths should be in scale with the mass of the elevation, but the face of the fascia board must be at least six inches (nominal) in size.

Front facing gables over attached garages facing the front street are acceptable, but discouraged (Fig. 10). This configuration draws attention to the garage and may compete with the entry feature. Additionally, this configuration tends to accelerate wear on garage doors due to more direct exposure to the elements.

3. Overhangs

Overhangs should be compatible with the architecture of the home and function as shading devices. Care should be taken not to exaggerate their lengths or provide too small an overhang. It is recommended that their use be more pronounced on eave conditions while rake conditions should receive a much more moderate overhang.

4. Roof Penetrations

Roof vents, utility penetrations, or other roof protrusions shall not be visible from the front street. Generally, skylights should not be visible from the front street. An exception would be skylights that are part of the architectural style of the house and are used to enhance that style. In such cases, the Committee will determine their appropriateness.

D. Roof Treatment and Overhangs

5. Gutters & Downspouts

Gutters and downspouts, if used, should be strategically placed to minimize their visibility to the front street. Preferably, downspouts should occur only at the rear and sides of a home. Placement on the front elevation should be avoided as much as possible, but may be used to avoid water runoff at front entrances. Gutters and downspouts must match or be very similar to the color of the surface to which they are attached.

Downspouts must be installed vertically and in a simple configuration. All gutters and downspouts on standard lots must be installed so water runoff does not adversely affect adjacent properties. Zero-lot-line patio homes, however, may drain onto the adjacent easement of the non-patio side of the home to accommodate roof drainage.

It is recommended that downspouts be buried or hidden in plant materials at the point where extensions carry water away from the building. For safety reasons, water runoff should never be directed directly onto sidewalks.

6. Exposed Roof Metal / Antennas

All exposed stack vents, skylight curbs, attic ventilators, and other metal roof accessories shall match or closely resemble the roofing color. Roof and valley flashing may remain unpainted, but it is strongly recommended that this flashing be of a pre-finished color that matches the roof color.

Lacing valleys with shingles is also permitted where adequate sub-surface water protection and support is provided

All stack vents and attic ventilators shall be located on the rear roof slopes perpendicular to the ground plane. They shall not be visible from public areas and should be placed in a location which is least visible from adjoining property.

D. Roof Treatment and Overhangs

6. Exposed Roof Metal / Antennas (Cont.)

Roof-mounted ventilators shall be no higher than 10 inches above the roof surface. Under no circumstances should any of the above mentioned items extend above the ridge line or parapet on an approved flat roof. The number and size of stack vents shall be minimized.

Television antennas on roofs should be avoided. It is preferable that antennas be placed within the attic space of a home or that the resident make use of cable services. If placed outside, the antenna must not encroach on neighboring private or public property.

Antennas must be screened from neighboring property with trees or background vegetation. The antenna must not be readily visible to neighbors. If the antenna is placed on the site, it is suggested that the smallest antenna possible be used and that it be painted black to avoid attention. Regardless of the location of television antennas, they must not be visible from public areas.

Absolutely no antennas are permitted on rear roofs of homes that back onto a thoroughfare. No antennas are allowed above the front ridge line or on any roof side that faces a street.

E. Chimneys

If chimneys are located on an exterior wall of a house on the front of a home or on an exterior wall on the side-street side of a corner lot home, the chimney must be brick or masonry. The chimney must also be compatible with the architecture of the house.

If prefabricated metal flues are used at these locations, they should be clad in masonry or brick to create an image of a traditional masonry chimney. Stucco will also be allowed as a chimney material at these locations provided that the material of the home is also stucco. The use of wood or press-board is not allowed at these locations.

E. Chimneys

If a chimney occurs in an interior portion of the roof (not a external house edge) or at the rear or non-corner side of a home, it must be constructed of materials that match the architectural style and color of the home. Metal flues, stucco, or wood sided chimneys are permitted in these locations. Cladding metal flues with masonry, brick, or wood is preferred if metal flues are to be used.

All chimney construction must meet or exceed all applicable codes. Custom homes must use masonry, brick, or stucco on all exterior chimney applications.

Spark arrestors and caps are required on all chimneys. The spark arrestor and cap should be unadorned, non-ornamental and designed to match or be compatible with the color and material of the exterior elevations of the home. Caps must be of metal or masonry construction.

Heights of chimneys should meet all fire code requirements and be proportional to the roofline of the respective home. Metal chimneys, if used, shall not exceed a maximum exposed height of six inches of chimney pipe nor a maximum height of eighteen inches of total exposed metal including both chimney pipe and cap.

F. Garage Doors

Split double doors are preferred over single door designs where double car, front-loaded, attached garage configurations are utilized. When double doors are used, the garage is less likely to dominate the front facade and, therefore, less likely to appear as a blank wall (Figure 10).

In general it is recommended that garage doors not be on the same plane as the wall on which they are to be installed. They should be recessed (physically set back) from the front plane of their respective wall.

F. Garage Doors

Additionally, garage doors should be relatively unadorned while remaining compatible with the architecture of the home and elevations. Panelized doors, however, are encouraged to help downscale the effect of a garage door. The idea is to not detract from the other more significant features of the home.

Similarly, the paint or stain used on the garage doors should not draw attention, but rather blend with the overall massing of the home. If possible, the color of the garage door should be less conspicuous in tone from that of the wood trim and siding of the home.

G. Address Identification

Address identification is limited to the address number for a particular home. No street name or resident name is permitted on the exterior of the home.

The address number must be visible from the street. The scale of the address number may vary according to the scale of the house, but may be no larger than six inches in height and must be placed in a horizontal line.

No particular letter type style is required, but numbers must be Arabic and must be easily readable from the street.

It is preferable that the number for address identification be placed either on the front door, above the front door, or next to the front door. Incorporating the number identification into an accent masonry unit is encouraged. Whatever method for identification is utilized, it must be near the front entry of the house.

Internally lit address numbers are not permitted, therefore address numbers should be illuminated by ambient light directed at the front entry. Direct illumination of address numbers by a decorative light is encouraged.

H. Lighting

The type, color, and quality of all exterior site and house lighting must be consistent with other existing lights on the property and in the neighborhood of the respective house. Incandescent-type lighting is the norm.

1. Floodlighting

Floodlighting fixtures must be attached to the house or other architectural structure and must not illuminate adjacent public or private properties. Lights must be directed downward and shielded so that they do not create a "hot" glare spot visible to neighbors. The fixture color and any shielding should be compatible with the building. Conduits and wiring must be concealed. Neither high-wattage, commercial/industrial-type fixtures nor sodium-vapor light sources will be approved for residential.

2. Exterior Lighting Fixtures

All exterior lighting fixtures visible from the street or other public areas must be of an understated design that complements the architectural style of the residence. Fixtures shall be white incandescent, unless otherwise approved by the Committee. High intensity area lighting, such as mercury vapor or high pressure sodium is not allowed. Low level directional lighting along walkways or at sidewalk and walkway edges is encouraged.

Colored lighting of any sort is prohibited as is the use of fluorescent and neon lighting (only during the Christmas season will such lighting be permitted). Mercury vapor lights, when used for special landscaping lighting effects, are permitted as long as they are hidden from view and directed up at a tree or down from a tree. Conduits and wiring must remain concealed from view of the passerby.

Architectural accent lighting is also permissible, but must be from an incandescent source.

H. Lighting

3. Walkway Lighting

Proposed walkway lighting should be inconspicuous and of a bollard or domelight design. The lamp may be incandescent (100w maximum), quartz (75w maximum), metal halide (75w maximum), or fluorescent (25w maximum)

I. Screening

1. Wood Fences

All wood fences exposed to permanent public view must be constructed in accordance with these guidelines and screened with a combination of trees and shrubs.

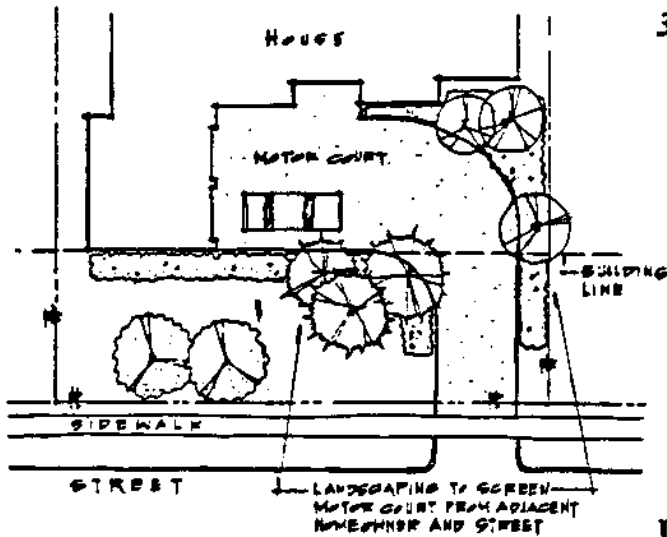
2. Mechanical Equipment

All mechanical and electrical equipment (air-conditioning compressors, satellite dishes, pool equipment, etc.) must be completely screened from public view by any combination of trees, hedges, walls or fences so to not be obtrusive/offensive.

Mechanical equipment is permitted outside of fences on side streets of corner lots if screened. Screening of this equipment must be done with landscaping. Plant materials used to provide for screening must be at a state of growth which permits immediate screening results when installed. The planting of shrubs or hedges that will eventually be successful screening devices will not suffice.

Mechanical equipment must be placed so that it does not intrude visually or acoustically on neighboring property.

Air conditioners or heat pumps must be free-standing and located on the ground. These should be hidden or screened from other private or public property. Window units are strictly prohibited.



Hook-in garages require screening

FIGURE 19

I. Screening

3. Rear Yard Equipment

Play equipment and structures, pools, lawn furniture, etc. must be screened from public view by a combination of trees, hedges, walls, or fences.

Driveway and Parking Areas

Approved circular drives and motor courts must be screened with a combination of trees and shrubs to minimize the amount of paving visible from public areas (Figure 19).

J. Exterior Colors

Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used. The general intent is to encourage greater variety among homes along the street.

Wood siding and trim should generally stay within the earth tone color family. The use of white is also permitted. Extremely bold or primary colors, however, are prohibited.

Yellow, blue, or green pastels are discouraged. However, soft and muted earthtone pastel colors like grey, beige, brown, salmon, etc., are acceptable.

The variety and number of exterior colors on each house should be held to a maximum of three not inclusive of brick color or front door color. Brick colors should generally be of an earth tone family or range. No one brick color family should dominate a particular street scene.

Repetition of brick uses should occur no more frequently than every third house for production homes and every fifth house for custom homes.

Very dark colored brick is discouraged. Brick for houses on consecutive and facing lots must vary in order to avoid monotony. Variety in brick use is highly encouraged.

J. Exterior Colors

Like-wise, trim color and/or field color must also vary. The Committee will determine whether consecutive or relatively consecutive homes' brick colors or trim colors are similar enough to deny their adjacency.

K. Security Devices

Security devices such as sirens and speaker boxes should be the minimum size needed to be effective and should be located unobtrusively. As previously mentioned under the section for "Entrances and Windows", security and/or burglar bars on the exterior of homes are not permitted unless specifically approved by the Committee prior to installation. It is preferable,

however, that the builder consider the use of security window coating film instead of bars and grillwork.

If security devices are being considered for a home, the builder/developer must utilize a device which is not visible to public view and preferably mostly contained within the home.

V. Energy Conservation Considerations

There are various ways to make a home energy efficient. Some very basic methods have been outlined below. This section is intended only to offer some design suggestions that will have little or no bearing on Committee approval of an overall house design.

A. Design and Planning for Energy Conservation

1. Floor plans that are compact and rectangular reduce the amount of exterior wall exposure and therefore enhance the thermal qualities of a home.
2. Where rooms must be located on south and west walls, it is recommended that a long wall with large glass areas in combination with deep overhangs, verandas, or porches be utilized. Such a configuration facilitates ventilation while avoiding direct heat gain from the sun.

A. Design and Planning for Energy Conservation

3. Landscape extensively near windows and doors with deciduous shade trees and shrubs to provide a shield (shade) from the sun in the summer, but still allow the warmth of the sun to permeate in the winter.
4. Minimize large glass areas on south and west sides of the home. Where windows are necessary, provide roof overhangs, porches, trellises, louvered windows, etc. to minimize direct heat gain. Also, using operative sash windows allows natural ventilation to occur for potential natural cooling.
5. Use shade trees and landscaping in lieu of concrete patios or drives near windows to reduce radiant heat gain.

B. Energy Conserving Equipment and Materials

1. Utilize high SEER heating and cooling equipment.
2. Use a pilot-less furnace igniter.
3. Utilize a thermostat with timer capabilities.
4. Utilize energy saving appliances such as washers and dryers.
5. Install attic and/or ceiling fans.
6. Where fireplaces are used, acquire a special circulator fireplace that uses outdoor air for combustion or one that vents heated air from the fireplace into interior rooms.
7. Drop ducts into conditioned spaces below the ceiling and out of the unconditioned attic.
8. Install insulation sheathing.
9. Use R-30 in the ceiling and R-13 in the walls as insulating factors.

B. Energy Conserving Equipment and Materials

10. Use metal insulated exterior doors on side and rear entries which are fully weatherstripped. Also, use storm doors and windows if possible.
11. Caulk the bottom plate, the door and window frames, and the rough-in holes for plumbing and wiring.

VI. Model Homes / Model Home Park

A. Model Home Layout

1. Modifications

Realizing that model homes will function as sales offices, modifications to the finished product that would actually be sold is expected. However, builders are expected to emulate as closely as possible the end product that a consumer can expect to receive.

Before sale by the builder, all modifications (e.g., front yard fencing, french doors in lieu of overhead garage doors, floodlights, etc.) must be removed and the unit restored to its standard appearance.

2. Yard Lights

Each model should have, unless otherwise specified by the Committee, yard lights installed which will illuminate the model homes during the period from dusk to 10:00 p.m. The builder may employ other types of illumination upon approval of the Committee. However, fluorescent lights are not permitted anywhere on the exterior of model homes or for use in illuminating landscape.

A. Model Home Layout

3. Fencing

Fencing on sales models will always be of a iron/metal material of a standard configuration where it is adjacent to front yards. Fences will always permit view of the house and into the lot from the street. Model home fences should never exceed four feet in height in the front yard. Wood fencing is allowed in the rear yards of model homes. All fence designs must be submitted to the Committee for review and approval.

4. Entry Sidewalks and Steps

All entry sidewalk steps into model homes must be highlighted with a yellow paint strip on the vertical part of the step unless there is a material change between the steps and the sidewalk leading to an entry.

B. Maintenance: Model Home Exteriors and Landscaping

1. Model Homes' Exterior

Exterior of model homes should be kept in a new and fresh condition. Doors, siding, and trim are to be kept clean and painted when necessary.

If, in the opinion of the Committee, areas of a model home require refurbishing, the Committee will give the respective home builder two weeks' notice in writing in which to correct the deficiencies. No material and equipment except for normal residential and/or commercial requirements and those requirements incident to construction of initial improvements may be kept on any portion of the lot.

The accumulation of garbage, trash, or rubbish of any kind will not be permitted nor will the burning of these materials.

B. Maintenance: Model Home Exteriors and Landscaping

2. Landscaping

All model homes are to be landscaped including seed and/or sod and foundation plant material. Trees will be planted in accordance with previously promulgated rules of the Committee and these guidelines.

Lawns must be neatly cut and trimmed. Flowerbeds must be weeded regularly and re-mulched at least annually. During the growing season (April to November), lawns will be cut at least bi-weekly and shrubs are to be pruned regularly.

C. Model Home / Builder Signage

One yard sign per lot is allowed for the purpose of advertising a particular builder's name or to advertise the property for sale or rent. No additional sign, advertisement, billboard, or advertising structure of any kind shall be displayed to public view on any lot. The only exception to this is a sign no larger than 3 square feet in area which indicates whether a model home is open/closed and the hours of operation only. This sign must be close to the front door.

The one allowable yard sign will be a maximum of 12 square feet in area on a standard lot and 24 square feet in area on a corner lot. This sign will be allowed for a period of time commensurate with the home's model or sales program only. Additionally, builders will be allowed only one builder name sign per model park. Model homes are allowed one model name sign each which includes only the model's name. These model identification signs may not exceed three square feet in surface area.

No bandit signs, banners, or flags of any kind are permitted on model homes or model home lots. Additionally, no directional builder signs, bandit signs, billboards, etc. are allowed within the community. Only the signs specified above will be permitted.

C. Model Home / Builder Signage

The Committee has the right to remove any sign, advertisement, billboard, or advertising structure which is in violation of these restrictions. All model home signage packages must be submitted to the Committee for review and approval.