

HUNTERS CREEK DESIGN GUIDELINES

FIRST REVISION DATED September 6, 2001

1 TITLE & SCOPE

100 TITLE

This compilation of guidelines shall be known as the Hunters Creek Design Guidelines, hereinafter referred to as "Guidelines" for Hunters Creek.

101 PURPOSE

- 101.1** The purpose of these Guidelines is to provide certain minimum standards, provisions and requirements for appropriate and acceptable design and minimum required criteria for homebuilders and homeowners implementing new construction within Hunters Creek.
- 101.2** The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of plans by and at the discretion of HUNTERS CREEK DEVELOPMENT, LLC. A Texas Limited Liability Co., as the Declarant through the ARC.
- 101.3** These Guidelines are compatible and in continuity with the Declaration of Covenants, Conditions and Restrictions (the "Declaration") of Hunters Creek.

102 SCOPE

- 102.1** These Guidelines are for the purpose of outlining the minimum requirements for residences in Hunters Creek as well as to assist homebuilders and homeowners in the design of their residences. The evaluation of each submittal to the ARC relates to matters of judgment and taste, which cannot be reduced to a simple list of measurable criteria. It is possible a submission may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the ARC its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the ARC to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the ARC is to insure that the overall quality level of Hunters Creek is maintained at the highest level possible while still allowing for each owner's individual taste in design, colors and materials.

200 PROCESS FOR CONSTRUCTION

200.1 Submit plans to the ARC. In cases of repetitive plans being offered for sale in the project, a one-time blanket approval for Builders, who own multiple lots, may be obtained for use at Hunters Creek. In cases of custom homes or individual modifications, an individual submittal will be required in each instance.

200.2 The ARC will release the plans submitted by the homebuilder or the homeowner for building permit after full plan review and approval by HUNTERS CREEK DEVELOPMENT, LLC. is accomplished.

NOTE: Approval of homebuilder or homeowner plans and specifications by HUNTERS CREEK DEVELOPMENT, LLC. does not release the homebuilder or the homeowner from fully complying with all applicable codes and requirements of the Guidelines. HUNTERS CREEK DEVELOPMENT, LLC. review process is strictly for compliance with the design parameters as dictated in this document.

200.3 Allow one (1) week for processing and plan review for the final approval and two (2) business days for the site plan approval (as described in section 202).

200.4 The homebuilder or homeowner may start construction proceedings upon written approval of the construction plans and site plans by the ARC and receipt of all required permits from municipal or other authorities having jurisdiction over the project.

201 PLANS SUBMITTAL REQUIREMENT

201.1 For the final approval referenced in Section 200.1 above (blanket or otherwise), the homebuilder or homeowner will submit comprehensive construction plans and specifications which shall include, but not be limited to, the following items:

1. Architectural construction plans:
 - a. Floor plans at 1/8" or 1/4" scale with dimensions and location on the Lot.

- b. Elevations with finish notations at 1/8" or 1/4" scale with dimensions showing:
 - i. All exterior materials and textures;
 - ii. Type, size and material of all openings;
 - iii. Roof pitch and type of roof covering material; and
 - iv. Doors and windows.

2. Square footage (first and second floors):

- a. Air-conditioned space (living area).
- b. Other.

201.2

For site plan approval, the homebuilder or homeowner will submit a site plan showing the location of the house with all property lines, easements, setback and restriction lines, drives, walks, fences, walls and patios. After ARC plan approval has been issued, no adjustments to the location and siting of the dwelling on the lot are allowed without resubmitting a new site plan for approval by the ARC.

201.3

Floor Plan Repetition

On 70' & 80' Lots, on the same side of the street, repeat of floor plans shall be limited to one plan per every three (3) houses and repeat of elevation plans shall be limited to one per every four (4) houses. On 50' & 60' Lots, on the same side of the street, repeat of floor plans shall be limited to one plan per every two (2) houses and repeat of elevation plans shall be limited to one per every three (3) houses. Additionally, the condition for repeats on all lot types shall be such that the same floor plan is not built directly across the street but, rather staggered by one lot with the plan repeat as described above.

The ARC will have final approval of floor plan, elevations and brick colors, pursuant policy and procedures established by the ARC and any deviation to the above Plan Repeat Policy will be subject to ARC approval.

300 LANDSCAPE REQUIREMENTS

300.1 All landscaping will be in accordance with the requirements of these Guidelines and according to the general standards required by the City of Frisco. Nothing herein shall be construed to be less than nor to reduce the requirements of the City of Frisco.

300.2 Walks shall be constructed of four-inch (4") concrete. Patterns or alternate paving surfaces may be used. These materials must be submitted to the ARC and are subject to review and approval. Asphalt pavement shall not be permitted.

301 PRESERVATION OF EXISTING TREES

Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged. No trees measuring six inches (6") or more in diameter at a point three feet (3') above ground level may be removed without written approval of the ARC (such approval not to be unreasonably withheld).

302 PLANT MATERIAL

302.1 Yards (including front, side and rear) shall be completely sodded.

302.2 Shrubs and hedges shall be minimum three (3) – gallon plants and shall be spaced or clustered in an appropriate manner to conceal or direct attention from any exposed foundation. This minimum shrub and hedge criterion shall be incorporated, at a minimum, in the front elevation of the home and on the side elevation fronting any street or any greenbelt property.

302.3 Trees shall be a minimum of twelve feet (12') in height when planted. Trunk caliper shall be minimum of three and a half inches (3.5").

303 IRRIGATION

303.1 Irrigation will be required on all lots in Hunters Creek. The irrigation system shall be automatically controlled by a time clock.

303.2 Pop-up sprinklers shall be used in all lawn areas.

304 LANDSCAPE LIGHTING

Lighting is to be low key and, when used, should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at a residential level.

305 RECOMMENDED LANDSCAPE MATERIAL

A minimum of two (2) large trees 3.5" caliper, and with respect to SF4 and SF5 lots, one (1) additional small tree, shall be provided by homebuilders in the front yard.

305.2 The following criteria should be considered when selecting plants for use within Hunters Creek:

1. Native species and evergreens;
2. Relatively resistant to insects and diseases;
3. Cold hardy material;
4. Adaptability to existing soil conditions; and
5. Long life expectancy.

306 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

306.1

LARGE TREES

1. Pecan
2. Sweetgum
3. Chinese Pistachio
4. Shumard Oak
5. Cedar Elm
6. Texas Ash
7. Bur Oak
8. Texas Persimmon
9. Live Oak
10. Chinese Tallow

SMALL TREES

- Bradford Pear
- Aristocrat Pear
- Crape Myrtle
- Purple Plum
- Mexican Plum
- Yaupon Holly
- Golden Raintree
- Wax Myrtle
- Redbud
- Dogwood

306.2

EVERGREEN SHRUBS

1. Dwarf Abella
2. Dwarf Yaupon Holly
3. Dwarf Burford Holly
4. Japanese Boxwood
5. Elaeagnus
6. Red Tip Ohotinia
7. Cleyera
8. Nellie R. Stevens Holly
9. Waxleaf Ligustrum
10. Sweet Viburnum
11. Willowleaf Holly
12. Cherry Laurel
13. Burford Holly
14. Possumhaw Holly
15. Texas Sage (Ceniza)
16. Nandina
17. Chinese Holly
18. Juniper
19. Sumac
20. Barberry

400 ROOF AND ROOFING

- 400.1 Roof structures shall be out of conventional frames or wood trusses. Flat roofs shall not be permitted unless approved by the ARC.
- 400.2 Finish materials for pitched roofs must be consistent throughout the individual neighborhood at Hunters Creek. Acceptable materials are flat cement tiles, barrel type cement tile, barrel clay tile or architectural type dimensional fiberglass shingles with a 25-year warranty. Not permitted are wood shakes, regular shingles or gravel roofs. Other materials not specifically mentioned are subject to review and approval by the ARC.
- 400.3 Roof top mechanical equipment must be so located to reduce or eliminate its visibility from the street, sidewalk or adjacent properties.
- 400.4 Gutters and downspouts may be exposed only if painted properly to match the color of the fascia, wall or column.
- 400.5 All exposed roof vents, valleys, flashing and pipes extending through the roof shall be painted the same color as the roof.
- 400.6 Minimum roof pitches for the main body of the house shall be 8:12. Any variations of the roof pitch must be shown on plans submitted to the ARC for review and approval.

401 EXTERIOR WALLS

- 401.1 The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design.
- 401.2 All materials must be in compliance with the local Building Code and any other local regulation of the City of Frisco.
- 401.3 Exterior walls finishes shall be consistent in color schemes, texture, compositions and character throughout the individual pods at Hunters Creek. All exterior finishes will be subject to review and approval by the ARC. Walls with any type of exposed modular units will not be permitted.

401.4 Acceptable finishes are the following:

- A. Brick; except white or gray brick, which is not permitted.
- B. Stone;
- C. Cementitious lap siding;
- D. Stucco (smooth or skip trowel, including synthetic stucco); and
- E. Other finishes permitted by the City of Frisco subject to the ARC's approval.

When using brick or stone, homes shall comply with the City of Frisco Masonry Requirements. Housing backing up to major thoroughfares, greenbelts, or golf courses shall be 100% brick or stone at back, except at cantilevers or wall areas that bear over roof areas. All wood trim will be finished, painted, stained or otherwise protected from the elements of nature.

401.5 Homes on corner lots will always have the garage located on the side property line farthest from the street, unless this configuration interferes with tree preservation. Variances to the garage location shall be submitted to the ARC for review and approval.

402 WINDOWS

402.1 All window framing will be bronzed, cream or white anodized aluminum, vinyl or wood.

402.2 Window shutters may be used. Painted or stained wood or fiberglass will be acceptable.

402.3 No reflective window coverings or treatments shall be permitted at Hunters Creek. The ARC, at its discretion, may control or prohibit window coverings and treatments not reasonably compatible with aesthetic standards of the area.

403 EXTERIOR WALL COLORS

403.1 Homebuilders may offer color schemes previously approved by the ARC.

403.2 When finish materials for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout the individual pods at Hunters Creek. Paint colors are subject to review and approval by the ARC.

- 403.3 A color sample shall be submitted to the ARC for approval. In no circumstance shall two (2) houses of identical brick and paint color packages be permitted on adjacent lots fronting the same road. See also Section 202.3.

404 GARAGES

- 404.1 All homes shall have a minimum of two (2) car garages but no more than three (3).
- 404.2 All driveways shall be that of four inches (4") poured concrete or other masonry type of material acceptable to the ARC.
- 404.3 Garage Hand Restrictions:
Lot 2 Block D – must be a garage left.
- 404.4 Porch Requirements:
Lots that front Pine Bluff Cove, Lots 12-15 Block D inclusive must have a front porch on the elevation.
- 404.5 No metal or fiberglass covered carports will be permitted.

405 DOORS

- 405.1 Screen doors shall be compatible with the design and color of the home.
- 405.2 Entrance doors shall be compatible with the house design. Material shall be solid wood, fiberglass or metal insulated type.

406 AWNINGS

Awnings shall be permitted only at the discretion of the ARC.

407 DETACHED STRUCTURES

Any free standing structure contemplated for a property, such as, but not limited to, a pavilion, a gazebo, platform, doghouse or dog run, playhouse, storage room, cabana, etc., must be submitted for approval with the required drawings and information. Approval will be granted only upon the merit of the structure, its compatibility with the main house and its desirability for the neighborhood.

408 FENCING

408.1 Fencing is permitted in Hunters Creek.

408.2 The fence types authorized for fencing of private lots are as follows:

A. Enclosure Fence:

This fence type is used to define property lines or enclose lot areas without obscuring views. All lots backing or siding to the creek shall have a 4' wrought iron fence. Lots 21 through 46 inclusive, except 44, 41, 36 & 29 Block M shall have wrought iron fence on the creek.

B. Privacy Fence:

This fence type is used to create visual privacy and/or security for a lot area. This type of fence may be incorporated only on the property lines not used by the enclosure fence. This fence type is a six foot (6') high wood fence. Certain fences on corner lots and or key lots where the side fence is exposed to public thoroughfares and/or open spaces require wood fences with stone columns spaced at approximately 16 feet on center. Those specific lots, in specific areas of the subdivision, are listed below:

Arbor Trail: Lot/Block 1/A

Creekside: Lot/Block 46/G

The Preserve: Lot/Block 10/K, 44/M, 41/M, 1/O, 13/O, 27/N, 28/N, 1/N & 47/N.

With ARC approval, side and rear yard fences, separating homes, may be allowed to be 8'-0" in height measured above existing grade. Where a side yard fence meets a development wall of lesser height, the side yard fence must transition in height to equal the development wall height. The transition should commence 8'-0" prior to reaching the development wall.

408.3 No fencing shall extend beyond a point fifteen (15') behind the front wall plane of the structure into the front yard. Fencing sections with gates may be installed, where allowed, on side yards.

Unless specifically approved by the ARC, all lot fencing shall be constructed of cedar, cypress, spruce or yellow pine and shall be stained the uniform approved stain color for Hunters Creek. Exceptions to these requirements may be granted upon review, based upon architectural merit,

especially where brick walls, trellises or other similar extensions of the structure are incorporated as part of such fence enclosures.

409 AIR CONDITIONERS

No window or wall air conditioning units will be permitted.

Outside condensing units (compressors) which are not located within a fenced area shall be screened by shrubbery. Appropriate access and service space will be provided; however, such access shall never be visible from the street(s). This screening requirement shall also apply to pool equipment located outside a fenced area.

410 FIREPLACES AND CHIMNEYS

Any fireplace or chimney located on an exterior wall must be of masonry construction on all four (4) sides if it is visible from any front or side street. Chimneys located on the interior of a home can be of wood or siding provided it matches the wood or siding of the home and is painted to match the home. This provision does not apply to the Enclave or Arbor Trail sections.

411 SWIMMING POOLS AND TENNIS COURTS

Any swimming pool or tennis court to be constructed on any lot shall be subject to the review and approval of the ARC. Pool equipment shall be screened by shrubbery if located outside a fenced area.

412 SATELLITE DISHES

Satellite dishes, limited to eighteen inches (18") in diameter or smaller, mounted below the ridgeline on the roof, and not in public view from the front of the home are permitted. Other satellite dishes, or any kind of antenna or other receiving or transmitting devices, are not permitted except in limited circumstances and at the ARC's discretion, unless such restrictions would pose unreasonable delays, unreasonable cost increases or preclusion of acceptable quality signals to the homeowner in question.

413 MAILBOXES

All single family homes built in Hunters Creek are required to have brick mailboxes, except as otherwise approved by the ARC.

GENERAL DEVELOPMENT CRITERIA

ALL SINGLE FAMILY RESIDENTIAL LOTS

BUILDING FACADE MATERIALS

Brick:

- Only clay brick will be permitted. No white or gray brick allowed.
- All two story homes on lots that side, front or back to Ridge Creek Parkway must be 100% Brick with buff mortar (white mortar mixed with regular sand) or white mortar. No Gray mortar is permitted on these homes.

Stone:

- Artificial stone will not be allowed.

Stucco:

- Stucco shall be traditional 3-coat process cement plaster stucco.
- EIFS (Exterior Insulating and Finish Process) is not allowed.

Wood Siding:

- All wood siding shall be in accordance with the City of Frisco Ordinance.
- Hardboard or plywood siding is not allowed.
- Wood shingles (No. 1 Perfection Red Cedar) or wood shakes (No. 1 Handsplit Red Cedar) may be used as siding.

Fiber Cement Exterior Siding:

- 6" to 8" wide cement fiber horizontal plank siding is permitted.

Other Façade Materials:

- Other façade materials are permitted only by specific approval of ARC.

ROOF MATERIALS

- Asphalt or fiberglass composition shingles shall be architectural type dimensional shingles with a 25-year warranty.
- Slate is permitted.
- Standing seam metal – copper, natural gray galvanized or prefinished metal is permitted.
- Clay tile is permitted.
- Other roof materials require specific permission of the ARC.

RETAINING WALLS

- A registered structural engineer must design all structural retaining walls over four (4) feet in height.
- Retaining walls must be constructed of stone or have a stone face.
- Wood retaining walls are not permitted.

FENCES

- Fences shall be wood, wood with stone columns, wrought iron or solid masonry.
- Fences at side street property line shall be located behind the sidewalk. Stone columns must be provided, at @ 16 ft. on center, on those portions of the fence that side along the public street on lots and blocks listed below:
Arbor Trail: Lot/Block 1/A
Creekside: Lot/Block 46/G
The Preserve: Lot/Block 10/K, 44/M, 41/M, 1/O, 13/O, 27/N, 28/N, 1/N & 47/N.
- No fences are permitted in the required front yard setback.
- Chain link fences require ARC approval.
- Barb wire and electric charged fences are not permitted.
- Fences at side property lines must have the finish side exposed to public view.

SIDEWALKS

- A four (4) foot wide public sidewalks shall be provided in accordance with the requirements of the City of Frisco.
- The ARC may vary the sidewalk location to enhance the landscape area between the street curb and the sidewalk.
- Sidewalks in the sidewalk easement shall be broom finish concrete.

ACCESSORIES

GAS METERS AND A/C CONDENSERS:

- Gas meters and A/C condensers shall not be allowed in front of the residence and must be screened from a public street.

ROOF TOP EQUIPMENT:

- **Roof mounted air conditioning units are not allowed.**
- **Satellite dishes and/or antennae must be located where they are not publicly visible.**
- **Pre-finished roof turbine vents are allowed and must blend in with the roof color.**
- **Low profile roof vents or ridge vents are recommended.**
- **All roof accessories and vent pipes must be painted to match the roof color.**
- **Roof flashing must be painted to match the roof or adjacent wall surface.**