



Residential Builder Guidelines

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Residential Builder Guidelines



Woodway, TX

***** THESE GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE *****

All improvements to a property are required to be submitted to the Architectural Construction Committee (ACC) or the Architectural Modification Committee (AMC) for review and approval prior to the inception of any construction. It is the Applicant's responsibility to ensure compliance with the latest revisions to these guidelines. Copies will be made available upon request to the ACC or AMC.

I. INTRODUCTION

"Lake Forest" is a Planned Unit Development (PUD) developed by LFRP, LTD. The information contained within this document provides guidance to Builders in planning their various construction projects. The objective of these guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results. The guidelines define and address certain items and areas which are common to Lake Forest as a whole, as well as, items over which LFRP, LTD. (Developer), as the primary land developer, will exert strict control.

A.) Project Description

When completed Lake Forest will encompass approximately 240+/- acres of land which will be developed primarily into single-family residential home sites. A conceptual plan has been designed that establishes the long-range intent of the Developer (see EXHIBIT "A"). As with all conceptual development plans, the conceptual development plan for Lake Forest is a dynamic document that may be subject to refinement and/or modifications, without notice, as the development of Lake Forest occurs.

It is anticipated that Lake Forest will provide a wide variety of residential home sites, and single-family detached residences should be the dominant land use within Lake Forest.

B.) Intent of Guidelines

These "Residential Builder Guidelines" are intended for the use of the various Builders and/or Property Owners within Lake Forest and the design professionals they employ. The guidelines are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each project, however, certain standards have been adopted for key elements to provide continuity and ensure that various development phases reinforce each other's quality.

The guidelines within this document contain the construction and development standards adopted by LFRP, LTD and the Lake Forest Architectural Construction Committee (ACC), but do not necessarily represent all of the restrictions that may be imposed on a specific lot or parcel of land. Prior to commencing design of a project, the property deed, the recorded subdivision plat, these guidelines, the "Declaration Of Protective Covenants For Lake Forest", and the "By-Laws Of The Woodway Lake Forest Homeowners Association" should be referred to.

In addition, Lake Forest is located within the corporate city limits of the City of Woodway and is, therefore, subject to the City of Woodway Zoning Ordinances, Subdivision Ordinances, Building Codes and all other applicable development regulations. Furthermore, Lake Forest is located in McLennan County. All appropriate departments within McLennan County should be contacted regarding any required plan and/or permit procedures and approvals.

The Builder shall develop and maintain individual lots in a manner prescribed by the "Declaration Of Protective Covenants For Lake Forest", recorded plats/replats, rules and regulations of the Woodway Lake Forest Homeowners Association, and by these builder guidelines and standards. Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, wiring requirements, ties to utilities, etc. are the responsibility of each Builder and/or Property Owner.

Builders and/or Property Owners within Lake Forest are responsible for compliance with all applicable city, county, state and federal regulations.

C.) Architectural Construction Committee

Woodway Lake Forest Homeowners Association is the homeowners association formed by the Declarant to serve as the representative of the residents and property owners of properties within Lake Forest.

The Woodway Lake Forest Architectural Construction Committee (ACC) is a committee of the Woodway Lake Forest Homeowners Association, and it is composed of representatives selected by the Declarant. In addition to primary authority over the initial planned development, the ACC has authority to promulgate and administer standards, rules, and regulations governing the planned development and improvement of all tracts within Lake Forest.

Upon receipt of proper documentation, the ACC has the authority to grant variances to criteria established by these guidelines.

The approval of the ACC of any and all submittal packages is limited to compliance with the criteria established by these builder guidelines. The ACC is not responsible for ensuring Builder and/or Property Owner compliance with city, county, state and federal requirements.

II. SUBMISSION AND APPROVAL

A.) General

The purpose of the official submittal of plans and specifications to the ACC is to provide a review process for conformance to guidelines and standards adopted by the ACC.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved in writing by the ACC prior to commencement of any on-site building or construction activity.

The ACC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of Builders and Property Owners.

All submittals are to be sent to:

Lake Forest Architectural Construction Committee
c/o Gary Tully
8300 Old McGregor Road, Suite 1A
Woodway, TX 76712

B.) Requirements

The Builder is required to submit complete and accurate design and construction documents. All submittals are to be made prior to the construction of or any exterior improvement upon any residential lot or parcel.

Minimum submittal requirements are as follows (additional information is encouraged):

- ACC – “Application To Begin Construction”
- Schematic site plan including:
 - ❖ Building lines
 - ❖ Easements
 - ❖ Right-of-way widths
 - ❖ Utility service locations
 - ❖ Foundation placement

- ❖ Fencing location
- ❖ Driveway location
- Plans including:
 - ❖ Floor plans @ 1/8 in. = 1'-0" minimum scale (1/4 in. = 1'-0" is preferred)
 - ❖ Exterior elevations 1/8 in. = 1'-0" minimum scale (1/4 in. = 1'-0" is preferred)
 - ❖ List of exterior materials specifications only
- Construction documents and specifications including:
 - ❖ Final architectural plans
 - ❖ Final site plan at appropriate scale
 - ❖ Exterior final materials specifications only
 - ❖ Foundation designed and sealed by a Registered Professional Engineer
 - ❖ Landscape planting plan
- Each submittal shall consist of two (2) sets of prints and supplementary specifications. Only complete sets will be reviewed.
- The Builder will have complete responsibility for compliance with all governing codes and ordinances.
- The Builder is responsible for obtaining all required permits.

C.) ACC Approval Time Lines

The ACC shall review and approve, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder guidelines within thirty (30) days of submittal of a complete application package.

Construction shall proceed only after written approval of the final set of drawings and specifications. Changes that occur during actual construction that differ from approved drawings will require alterations at the Builder's expense to restore compliance with approved drawings. No drawings are considered approved unless approved in writing by the ACC.

III. SITE MAINTENANCE DURING CONSTRUCTION

Each lot in Lake Forest shall be maintained in a neat, clean and orderly condition by the Builder during construction. The Builder shall place a minimum of one (1) wire basket large enough for trash and construction debris containment within the boundaries of the lot on which the house is being constructed and such debris must be removed from each lot as often as necessary to maintain attractiveness of the construction site. Construction debris, including excess

concrete, may not be burned, dumped or disposed of in any area of the development unless a specific location for such a purpose is approved in writing by the ACC.

A.) Sediment Control

Upon closing, the Builder is required to obtain coverage under the current U.S. Environmental Protection Agency's NPDES General Permit for Storm Water Discharges from Construction Activities and any Texas Commission on Environmental Quality (TCEQ) requirements. The Builder must implement and/or maintain the best management practices necessary to minimize storm water runoff pollution from entering the existing storm water facilities including, but not limited to, storm sewers, channels, detention ponds, and lakes. Each Builder shall use every effort and method to ensure that no muddy or silted water, trash, concrete washout or debris enters any waterway or channel environment.

Each Builder is responsible for compliance with any and all applicable governmental regulations regarding sediment control. Each Builder is also responsible for sediment control compliance by all of its Sub-Contractors.

As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, one of three basic sediment control methods shall be installed in such a way as to filter all storm water run-off from the tract into the public street. The sediment control system shall remain in place and in good repair until construction and landscaping is complete. If the ACC determines that a Builder has not adequately maintained its sediment or drainage control devices, the Builder will be assessed the cost of clean up.

Builders may choose any of the following sediment control methods:

- 1.) Standard rectangular bales of hay, firm bound, may be placed as described below and behind the curb of the street along the entire frontage of the lot. Bales shall be placed in a continuous row, with ends tightly abutting the adjacent bales. Vehicular access to the construction area should be limited to designated entries, where gaps may be created by off-setting and overlapping rows in such a way as to intercept the storm water sheet flow. Each bale shall be embedded in the soil a minimum of four (4) inches. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale to force the bales together (see Illustration III-1). Daily inspection should be made the Builder. Repair or replacement shall be made promptly as needed;
- 2.) Temporary sediment fencing may be constructed on the site out of wire mesh and burlap (see Illustration III-1), or a commercially manufactured fencing product (such as Enviro-Fence) may be used. Whichever fencing material is selected, it shall be securely anchored below the surface elevation of the ground so that any storm water sheet flow must pass through the fence material or be trapped behind it; and,

- 3.) A continuous strip of solid grass sod, three (3) feet in width, may be planted behind the curb and along the sides of driveways (if existing). Also, side yard swales should be fully sodded to accommodate sheet flow drainage from the rear lot area.

B.) Protection of Existing Trees and Development

Trees existing on individual building sites should be evaluated carefully to determine their desirability and suitability to the proposed design. No trees measuring six (6) inches in caliper at a point six (6) inches above ground level may be removed without prior approval of the ACC unless located within an approved building site, driveway or walk. The ACC has the authority to require that houses, driveways and garages be staked out and that such setting be approved before any tree cutting is done or any construction site work is begun. Trees that are selected to be preserved on building pads must be adequately protected from damage during construction. Work done in landscape reserves (to connect utilities, etc.) must protect existing plantings, berms, etc. If applicable, existing adjacent properties must be protected by erecting a temporary fence along or parallel to the property line. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc., damaged during construction.

Trees must be protected as follows:

- A tree protection fence shall be erected around all trees as far from the trunks as possible, ideally at the drip-line of the tree. The tree protection fencing is to be constructed prior to the beginning of any construction including clearing and grubbing.
- Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches, or foliage. No nails, bolts, ropes or guy wires shall be attached to any trees.
- No materials or equipment of any sort may enter or be stored within the fenced protection area and/or the drip-line of the tree.
- Potentially toxic materials, such as solvents, paints, gasoline, etc., shall not be poured on the ground near the drip-line of the trees.
- Protection fences shall not be removed without approval of the ACC.
- If at all possible, trenching or boring near protected trees should be avoided. When necessary, care should be taken to avoid damaging a tree's root system by hand trenching.

C.) Temporary Buildings

Temporary buildings are permitted for use only during construction of permanent buildings, streets, utilities and driveways. The temporary buildings may be used only for construction offices, security offices, storage of tools and equipment and toilets. The location, design and general appearance of all temporary buildings must be approved by the ACC. All temporary

buildings must be placed a minimum of 25 feet off of the street ROW. No temporary building may be located in a landscape setback. Any temporary building must have access to a public street by way of a hard paved or temporary gravel driveway.

IV. NEIGHBORHOOD PLANNING ELEMENTS

Residential development within Lake Forest is encouraged to produce "street scenes" that are visually unique in characteristics and reflect the feeling of a community. Creating a "street scene" requires Builders to coordinate their architectural designs and landscaping styles in a manner that promotes street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance.

A.) Site Massing and Exterior Elevations

If possible, corner lots should be single story residences, or the single story portion of a double story residence is to be placed nearest the corner. Where a single story occurs next to a double story residence, the common single story elements should be adjacent to each other. Whenever possible, all single story residences should include some variation of the ridge line.

B.) Housing Plan and Elevation Repetition

Unless otherwise approved by the ACC, the following three scenarios represent guidelines to be used within Lake Forest for determining when a plan and elevation can be repeated within any phase.

- When building the same plan, different elevation, on the same side of the street, three (3) lots must be skipped (see Illustration IV-1).
- When building the same plan, different elevation, on both sides of the street, two (2) full lots must be skipped (see Illustration IV-1).
- When building the same plan, same elevation, on the same side of the street or on both sides of the street, four (4) full lots must be skipped (see Illustration IV-1).

C.) Building Setback Lines

Minimum building setback lines are established by the City of Woodway's Zoning Regulations and reflected on each recorded subdivision plat. The "Declaration of Protective Covenants For Lake Forest", the "Residential Builder Guidelines" and the Final Recorded Plat (or Amended Final Recorded Plat(s) if applicable) should be referred to in determining the appropriate setback line for a specific building site. If there is a discrepancy between these documents, the document specifying the greater setback lines shall apply. If necessary, consult further with the ACC regarding such matters. Encroachment upon any applicable setback lines with residential structures and/or garages is prohibited. The ACC may, in special

cases, grant variances to building lines not specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the Architect/Home Designer/Engineer of a particular home that the variance will allow a significant positive contribution to the home design or, more importantly, to the site design of Lake Forest as a whole.

- Pools, spas, decks and walkways located in the rear yard are not considered building encroachments to the side setback lines; however, a planted landscaped area (of a minimum three (3) feet in width) must be maintained between the fence line and the aforementioned structures.

Typical setback lines for residential lots are as follows, or as may be approved by the ACC:

- Front yard setback lines as shown on the recorded plat(s);
- Unless shown otherwise on the recorded plat, a minimum five (5) foot wide side yard setback line shall apply for all lots unless approved otherwise by the ACC, however, in any case there shall not be less than ten (10) feet, as required by the City of Woodway, between any structures on any adjoining lots.
- Unless shown otherwise on the recorded plat, a minimum ten (10) foot wide rear yard setback line shall apply for all lots unless approved otherwise by the ACC, however, in any case there shall not be less than ten (10) feet, as required by the City of Woodway, between any structures on any adjoining lots.
- Detached garages, when approved by the ACC, shall be allowed to have a five (5) foot side yard building setback line, however, in any case there shall not be less than ten (10) feet, as required by the City of Woodway, between any structures on any adjoining lots.
- For properties approved by the ACC with front entry garages, the front setback line for the garage shall be either the greater of the front yard setback line as shown on the recorded plat(s) or a minimum of twenty (20) feet, unless approved otherwise by the ACC.

D.) Garage Placement

- Generally, and unless otherwise approved by the ACC, all lots, excluding Lots 1-28, Block 1 in Phase 1 and Lots 1-15, Block 3 in Phase 2, shall have either side or rear entry garages. Front entry garages are permitted on Lots 1-28, Block 1 in Phase 1 and Lots 1-15, Block 3 in Phase 2.
- Front entry detached garages which are similar to the architectural design of the home are permitted, and unless otherwise approved by the ACC, all garage doors on any detached garages shall be situated behind on the main structure of the dwelling.

- When a lot sides to a neighborhood entry street or collector/loop street, driveways and garages are to be placed near the property line farthest from the entry street.
- Lots that back to or have a side exposed to a Common Area or Greenbelt Area may have detached garages positioned on either side of the lot.
- On corner lots, detached and attached garages shall not face the side street and must be placed on the opposite lot side from the side street, unless otherwise approved by the ACC.
- Under no circumstances shall a garage face and/or have driveway access off of Lake Forest Parkway, Stonewood Drive or Lake Stone Drive, or other future streets in future phases as determined by the ACC.
- On all lots that front on Stonewood Court, garage and driveway access is permitted from Stonewood Court only. On all lots that front on Lake Stone Court, garage and driveway access is permitted from Lake Stone Court only.

E.) Utility Easements

- All single-family residential lots contain a utility easement(s) for the distribution of electrical, telephone, gas and/or telecommunication services. This easement(s) generally falls within the front ten (10) feet or fifteen (15) feet of all lots. In some cases, there may be side and/or rear utility easements of varying sizes. In some instances, sanitary sewer and/or water lines are also placed within the utility easement(s).

Both the recorded subdivision plat and an individual lot survey should be consulted to determine the size and location of utility easements on a specified lot. Encroachment of structures upon any utility easement is prohibited.

F.) Grading and Drainage

- In general, each lot shall be graded so that storm water will drain from the rear property line through the side yard and front yard to the abutting street and not across adjacent lots. Minimum grade shall be 1.0 percent (see Illustration V-1). Exceptions will be made in those instances where existing topography dictates an alternate lot grading plan or for lots which back or side to a street, ravine or Lake Waco. The ACC must approve all exceptions.

G.) Driveways

- The Builder is required to build driveways into the street right-of-way. All driveway and/or curb cut locations must be approved by the ACC. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.

- Concrete driveways must conform to City of Woodway standards. They shall be a washed (exposed aggregate) unless otherwise approved by the ACC.
- Driveways should not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with county and city regulations, which may require inlet adjustment and/or upgrade, will be necessary.
- Where possible, driveways should not be situated side-by-side.
- Driveways serving residences with attached side or rear loaded garages and/or detached garages shall be 12 feet in width (see Illustration V-2)
- Driveways serving attached two car garages facing the street, where approved by ACC, shall be 20 feet in width (see Illustration V-2).
- Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- The use of circular drives will only be allowed by the ACC in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. Under no circumstance may an entire front yard be paved as a driveway.

H.) Walkways

- Walkways should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape.
- A walkway at least four (4) feet in width and no more than five (5) feet in width shall be provided from the front door of the residence to the street curb or the driveway.
- Expanded landing areas may be proposed where the walkway abuts the back of curb and are to be constructed of washed exposed aggregate concrete, pavers or colored concrete (see Illustration V-3). ACC approval is required.
- Walkways shall be constructed with unit masonry, quarried stone or concrete. The use of alternate materials shall require the approval of the ACC. Asphalt walkways are prohibited. Concrete walkways shall have a washed (exposed aggregate) finish.
- In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum two (2) feet in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover.
- Meandering walks, fountains and statuary within the walk and front yard require ACC approval.
- Walkways may not be visually or physically broken by crossing walkways.

- Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.

I.) Public Sidewalks

- The installation of public sidewalks within Lake Forest by either Builders and/or Property Owners is not required, and unless otherwise approved by the ACC it is not permitted.

J.) Mailboxes

- Mailbox structures for each individual residence shall be constructed of the primary masonry material that is used on each residence, i.e., brick, stone, cultured stone. These structures shall have a consistent general size and shall incorporate both an ornamental light and a street address plaque. Where applicable, the ornamental light shall be consistent with house mounted exterior lighting (see Illustration V-4).

K.) Street Address Markers

- Street address numbers are required to be inset into the street-side fence of the mailbox structure. The size, material and placement of numbers shall be consistent throughout Lake Forest (see Illustration V-4).

L.) Pools, Decks and Other Structures

Following review and approval of the construction documents by the ACC, swimming pools, spas, decks, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines:

- Pool walls may not extend into any side or rear setback lines. Pool decks may extend beyond the established side setback lines so long as an adequate area (minimum 3 feet) for landscaping and fencing remains between the deck and the property line.
- Pool walls and decking shall not encroach on any recorded utility easements. It is recommended that contact be made with the appropriate utility coordinating entity prior to construction in or near utility easements.
- Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable.
- Swimming pools, spas and accompanying decks and equipment must be screened from public view, including public streets and common areas.
- All other structures including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc. must be approved by the ACC and may require screening from public view.

- Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed six (6) feet in height.
- Pool structures that enclose the swimming pool area are discouraged and must receive approval from the ACC or AMC.
- All pools or spas must be within a fenced area. Fencing around a pool or spa must meet all applicable regulations regarding spacing of pickets and must contain self-closing or locking gates.

M.) Lot Fencing

Lot fencing within Lake Forest is addressed separately in that attached EXHIBIT "B". Please refer to "Exhibit B" prior to the installation of any fencing within Lake Forest. Prior to installation, all fencing must be approved by approved by the ACC or AMC.

N.) Lighting

All outdoor lighting must conform to the following standards and be approved by the ACC.

- Floodlighting fixtures shall be attached to the house or architectural extension. Floodlighting shall not illuminate areas beyond the limits of the property line.
- Ornamental or accent lighting is allowed but should be used in moderation and compliment the associated architectural elements.
- Moonlighting or up-lighting of trees is allowed, but the light source must be hidden.
- Colored lens on low voltage lights, colored light bulbs, fluorescent and neon lighting is prohibited.
- Mercury vapor security lights, when the fixture is visible from public view or from other lots, is prohibited. Mercury vapor lights, when used for special landscape lighting affect (such as hung in trees as up and down lights) is permissible.

O.) Screening

Mechanical and electrical devices, garbage containers and other similar objects visible from a public street or common area, or located on property boundaries, must be screened from view by either fences, walls, plantings, or a combination thereof. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity.

P.) Landscape Design Criteria – Landscape Easements and Rights-of-Way (ROWs)

If a Builder adds shrubs or groundcovers within a landscape easement at a street or driveway entrance, the Builder is required to modify any existing irrigation system to serve the additional landscaping.

Builder installed shrubs and groundcovers placed within landscape easements and street ROWs must be maintained so as not to exceed 24 inches in height.

Q.) Landscape Design Criteria – Residential Lots

The Builder/Property Owner is responsible for landscaping all areas on its property and the portion of the street ROW between the property line and the street curb. Installation of all landscaping must occur immediately upon occupancy of the home or within 30 days after completion of construction, whichever occurs first.

Plant material used for landscaping shall equal or exceed the requirements of the ANSI Z60.1 “American Standard for Nursery Stock” and shall be installed in accordance with the standards established by the American Association of Nurserymen.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity.

Front Yards – All Lots

- Minimum planting bed specifications include:
 - Minimum planting bed width is five (5) feet from the house foundation. Curvilinear planting beds are encouraged.
 - Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 12 larger plants (minimum three (3) gallon), 15 smaller plants (minimum one (1) gallon) and two (2) 15 gallon plants.
 - The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of eight (8) different plants of planting may be utilized within a front yard.
- Planting bed edging is not required, but it is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc. are not in character with the desired landscape effect and are prohibited. Acceptable edging is Ryerson steel, brick set in mortar, horizontal timber (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches), stone set in mortar laid horizontally and continuous and concrete bands.
- All planting beds are to be mulched with decomposed shredded hardwood mulch.

- The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.
- The front and side lawn areas of each completed residence shall be completely sodded with St. Augustine, Common Bermuda or similar type grass. Seeding, sprigging and/or hydro-mulching are prohibited.
- Two (2) trees, one of which must be a hardwood, with a minimum two and one-half (2 ½) inch caliper when measured six (6) inches above grade shall be planted in the front yard. Minimum tree height is 10 feet.
- Tree stakes must be made out of wood, two (2) inches in diameter by six (6) feet long.
- Except for lots abutting to common/greenbelt areas. Builders and/or Property Owners are not required to landscape the rear yards with trees and shrubs. Sodding, sprigging and/or hydro-mulching (using St. Augustine, Common Bermuda or similar type grass) is required for rear yard areas. For lots that exceed 180' in depth or that have natural terrain which may back to a ravine or lake area, the ACC shall determine at what point sodding, sprigging and/or hydro-mulching (using St. Augustine, Common Bermuda or similar type grass) is required for the rear yard area and at what point the rear yard may be left in a natural state.
- At all times, landscaping is required to be maintained in a healthy and attractive appearance.
 - Proper maintenance includes, but is not limited to:
 - a. adequate irrigation;
 - b. appropriate fertilization;
 - c. pruning;
 - d. mowing;
 - e. weed control in lawns and planting beds;
 - f. seasonal mulching of planting beds;
 - g. insect and disease control;
 - h. replacement of diseased or dead plant materials;
 - *In addition to the landscaping requirements for typical lots, and as may be determined by the ACC, the lot types listed below may require upgraded or supplemental landscaping as follows:*

Interior Lots - 100'+ Wide Lots

- Upgraded shrubbery for planting beds:
 - 25, three (3) gallon plants

- 20, one (1) gallon plants
- Four (4), 15 gallon plants

Corner Lots - 100'+ Wide Lots

- Supplemental landscaping specifications for all corner lots include the following:
 - Three (3) ornamental or hardwood trees in 15 gallon containers are to be planted along the side street portion of corner lots. The trees are to be planted beginning at a point 10 feet from the rear property line or driveway, if applicable, on fifteen (15) foot centers, equidistant between the sidewalk and fence along the side yard (see Illustration V-5). The trees shall not extend beyond the front elevation of the house.

R.) Master Plant List

Attached "EXHIBIT C", which is a residential lot master plant list, can be used by Builders and/or Property Owners in providing assistance in selecting plant species for landscaping lawns and landscape easements. The plants listed are generally suitable to conditions in the McLennan County area. However, in selecting plants from this list, careful consideration should be given to their cultural requirements as compared to any specific conditions which they must endure in a given location. Any soil, water, or other tests necessary to determine the existing conditions on a particular site are the sole responsibility of the Builder and/or Property Owner.

S.) Irrigation

Within the front and side yard areas of all lots, the installation of an automatic irrigation system by the Builder and/or Property Owner is required. For rear yard areas of all residential lots, the installation of an automatic irrigation system by the Builder and/or Property Owner is encouraged, but not required.

For all installed irrigation systems, the following specifications should be utilized:

- Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc..
- Head to head coverage of system providing 100% coverage.
- Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic.
- All pressure mains should be Schedule 40 PVC with slip joint connections.
- Backflow preventer should be placed out of sight in shrub mass when possible.
- Separate valve sections should be utilized for shrub and lawn areas that have different water requirements.
- Automatic controllers should be used.
- Trenching should be avoided within drip line of existing trees.
- Choose best head type for particular application.

- Irrigation by bubbler or drip system is appropriate for some situations.
- It is recommended that all irrigation systems receive proper maintenance and testing on an annual basis.
- Installation of any irrigation system shall be completed by a State Licensed Irrigation Installer.

In the event any stated landscape or irrigation requirement may conflict with any specific foundation design recommendations or requirements by a Geo-Technical Report, Geo-Technical Engineer or Foundation Design Engineer for a particular property, such conflicting landscape or irrigation requirement, upon approval by the ACC, may be modified to accommodate such foundation design recommendation or requirement. Final determination regarding any conflicting landscape or irrigation requirement is the sole responsibility of the Builder and/or Property Owner.

V. HOMES

It is the intent of this section to establish basic criteria for the construction of residences within Lake Forest. Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the various phases of Lake Forest. The dwelling footprint and the roof design/form should work together to provide variety and interest when viewed from the street. These guidelines allow for diversity in design and should produce a climate of individuality, while insuring the architectural integrity of Lake Forest as a whole.

A.) Living Area

- Living area requirements, unless otherwise modified by the ACC, must meet or exceed the minimum requirements set forth in the "Declaration of Protective Covenants For Lake Forest".
- Living area is to be calculated as the total square footage of any single-family residence exclusive of open/covered porches, open/covered patios, open/covered balconies, attics and garages.

B.) Foundations

- All foundation design and construction must meet all City of Woodway Building Code regulations and must be signed and sealed by a Texas Registered Professional Engineer.
- Prior to foundation construction, an area soils test should be undertaken to ensure foundation quality.

C.) Exterior Materials

- Single-Family residences within Lake Forest must be, at a minimum, comprised of at least 80% masonry products exclusive of windows, doors and other building openings. Changes in materials should have a logical relationship to the changes in the form of the home.

Exceptions to the 80% masonry requirement must be reviewed and approved by the ACC on an individual basis.

- The number of primary materials on the exterior will be limited to three (3) not including roof shingles.
- Artificial, simulated or imitation exterior materials shall not be permitted without written approval of the ACC.
- Changes in building materials should have a logical relationship to the changes in the format of the home. No material change should ever occur on an outside corner, whether front or rear of a residential unit.
- Exterior building materials for single-family residences within Lake Forest must comply with the following standards and/or guidelines:

Masonry

➤ Stone

The use of any type of stone on the exterior of a residence must be approved by the ACC in order to ensure architectural compatibility within Lake Forest.

➤ Brick

Brick used on residences in Lake Forest shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C21 6-87.

Wood

All wood must be painted or stained. Naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized.

➤ Siding

Wood siding may be either horizontal or vertical lap type. The use of diagonal siding is strongly discouraged but may be allowed by special consent of the ACC.

➤ Trim

All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the ACC.

Stucco

- Stucco may be used as an exterior wall finish, provided the detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing materials.

Metal

- Exposed metals shall be anodized aluminum, bronze, copper or painted galvanized steel.

Synthetic Materials

- Synthetic materials such as metal siding/trim, masonite siding/trim and/or vinyl siding/trim may only be used with the approval of the ACC.

D.) Privacy Walls

- Privacy walls must match dwelling unit materials and shall be no more than 8 feet in height. All privacy walls must be approved by the ACC.

E.) Window Treatment

- Wood, vinyl or metal windows may be used. When metal windows are utilized the finish shall compliment the color and architectural style of the home. Mill finished metal windows are prohibited.
- No reflective glass or glazing will be allowed on any front or side facade, or on any facade that is visible from a public street or common area.
- The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of the ACC.

F.) Roof Treatment

Materials

- Unless approved by the ACC, roofing material used on any home or garage shall be a minimum of 25-year dimensional designed weathered wood colored composition shingle. With the exception for use as starter or ridge cap shingles, "3-Tab" shingles are prohibited. Wood shingles are strictly prohibited.
- The use of alternate roofing materials (such as clay, slate, tile or metal) must receive the approval of the ACC.

Form

- Gabled and hipped roofs of varying pitch throughout the residence are preferred. The minimum allowance of roof pitch shall be 7/12 except where an ACC approved garden or deck is called for. Mansard roofs and other types of raised roof forms may only be used with special permission of the ACC.

Chimneys

- Fireplace chimneys must be constructed of materials that match the home in style and color and must meet or exceed the chimney standards set forth in the City of Woodway Building Code. Approval of the ACC is required for chimney materials.

Exposed Roof Metal

- All exposed metal roof accessories, including stack vents, roof flashing, attic ventilators, etc. shall match roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plate. In cases where metal roofing is employed (following ACC approval), roof accessories may be made of the same metal.

Skylights and Solar Collectors

- The location and design of all skylights and solar collectors must be approved by the ACC. No solar collectors shall be allowed on any roof slope visible from a public street.

Rain Gutters and Drains

- The installation of rain gutters and drains is required on all roof sections where runoff occurs which may affect pedestrian entrances and walkways. Rain gutters and drains shall be integrated with the architectural design in color, shape and location. If applicable, drainpipes tied into the rain gutter downspouts must be screened from public view either by suitable material or by planted shrubs or ground cover. The use of a splash pad or hidden drain pipe is required.
- Unless otherwise approved by the ACC, gutters shall be required for homes situated on lots which have front lot widths that are less than eighty (80) feet. Water shall be collected from downspouts into an underground drain system extending to the front yard back of curb. For such lots which may back to a street, and with approval of the ACC, the underground drain system may extend to the rear property line.
- In no case, shall roof runoff water fall directly from any structure onto an adjacent lot.

Antennae and Satellite Dishes

- Any antennae utilized in receiving or transmitting signals of any frequency are not allowed on, or attached to, the roof or chimney, and it must be screened from public view when placed anywhere on a lot.
- Satellite dishes no larger than eighteen (18) inches in diameter are allowed and may be attached to the roof as long as the satellite dish cannot be seen from the public street ROW that fronts, sides or backs to the residential unit.

G.) Garages

- All garages must conform to the requirements stated within Section IV – D (Neighborhood Planning Elements - Garage Placement) of this document.
- Garages cannot exceed the residential lots main dwelling in height or number of stories.
- Unless otherwise approved by the ACC or AMC, detached garages must be connected to the residence by a breezeway or covered walk.
- Carports (porte-cochere), when allowed, shall be constructed of the same building materials as the main dwelling. All carports or porte-cocheres must be approved by the ACC.
- Garages, at a minimum, must be able to accommodate the storage of two (2) full size automobiles at the same time, and, at a maximum, accommodate the storage of three (3) full size automobiles at the same time unless approved by the ACC. Extensions in the length of a garage which permits additional storage space is permitted.
- At a minimum, all garage doors should be of metal designed material and colored to complement the adjacent wall. Unless otherwise approved by the ACC, all garage doors which may face any street shall be an architectural designed garage door(s) which compliments the dwelling. The design, color and materials of any architectural designed garage door(s) must be approved by the ACC.
- Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- Windows with shutters or blinds may be required on the facade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.

H.) Electric Service Meters, Gas Meters, Exhaust Vents, Etc.

- No electric service meters, phone service boxes, cable television boxes, wall placed exhaust vents, exterior tankless water heaters, gas meters, etc. shall be placed on the front side of any dwelling.

I.) Decks/Balconies

- The design and materials used in the construction of any decks or balconies must be approved by the ACC and/or AMC.

J.) Exterior Lighting Fixtures

- All exterior lighting fixtures visible from a public street, Lake Waco, or common area must have the approval of the ACC and should complement the architectural features of the residence.

K.) Exterior Color Schemes

- All exterior colors must be submitted to and approved by the ACC and/or AMC. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by special approval of the ACC and/or AMC. Paints or stains should be limited to three (3) complimentary colors per residence.

L.) Mechanical Equipment

- All air conditioning compressors, power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements as approved by the ACC.

M.) Maintenance

- Each residence shall be maintained in a neat, clean, orderly condition by the Builder/Property Owner prior to and after the sale of such residence. Periodic repairs shall be made to correct any condition which suggests visual deterioration of a residence.

VI. MODEL HOMES / MODEL HOME PARKS / SALES CENTERS

A.) Location

The location of all proposed model homes, model home parks, sales centers and/or free-standing sales offices (not in a model home) within Lake Forest must be approved by the ACC. Proposed sites and/or improvements will be reviewed on an individual case-by-case basis and, therefore, no specific criteria have been developed.

B.) Site Improvements

Model homes, model home parks and sales centers should be representative of the type of neighborhood environment the Builder/Developer hopes to achieve. The project image is established by the way in which the model homes and sales office are handled. The following items should be considered when establishing a model home, model home park and/or sales office.

- Adequate off-street parking should be provided to accommodate prospective buyers and sales personnel. Traffic generated by model home parks and sales offices should not interfere or conflict with the traffic of the surrounding occupied homes.
- Parking lot paving must be concrete with concrete curbs. Parking lanes are to be delineated for an orderly appearance and are to be kept free of trash and debris.
- The architectural controls and design guidelines established for all residences in Lake Forest shall be maintained in model homes to ensure compliance when the models are eventually sold. Temporary exceptions related to non-standard driveways, sidewalks, lighting, flags and flagpoles, and/or other marketing techniques will be considered by the ACC on an individual basis.
- Free-standing sales offices must be of permanent-type construction and comply with these design guidelines. The use of temporary structures or portable buildings is prohibited, except in the interim time period preceding the completion of a permanent sales office. The relocation of temporary sales offices are subject to the approval of the ACC.
- Signage for model home parks shall conform to the City of Woodway sign ordinance and must be approved by the ACC.

VII. SIGNAGE

The control and placement of all signs is especially important to the aesthetic harmony of Lake Forest and must receive the approval of the ACC (except official signage by government agencies). Any sign that has not been approved and/or constructed in accordance with the approval of the ACC may be removed by the ACC without liability. In addition to these Lake Forest Builder

Guidelines requirements, signs must also conform to all applicable City of Woodway, McLennan County and State of Texas laws.

VII. PROJECT INFORMATION

Developer:

LFRP, LTD
c/o Gary Tully
8300 Old McGregor Road, Suite 1A
Woodway, TX 76712
(254) 772-6525

Project Management / Marketing / Lot Sales:

Garner-Millard
c/o Mike Millard
720 Lake Air Drive
P.O. Box 7690
Waco, TX 76714-7690
(254) 776-3734

Project Engineer:

Barnett Engineering
c/o Tony Tomchesson
7703 Bagby Avenue
Waco, TX 76712

EXHIBIT "B"

Lot Fencing

Builders and/or Property Owners are not required to install fencing on any lots within Lake Forest.

In event that a Builder and/or Property Owner shall desire to install fencing on any lot within Lake Forest, such fencing shall be approved by the ACC or AMC and shall additionally be completed based on the following standards. These standards represent minimum fencing requirements. To ensure compatibility of any applicable fence design throughout Lake Forest, all fences visible from the public street that depart from the standards must be approved by the ACC or AMC. The ACC may establish separate standards for future phases of Lake Forest.

- Unless otherwise approved by the ACC or AMC, only wood fencing or tubular metal fencing is permitted. The design and color of any tubular metal fencing that may be utilized must be approved by the ACC or AMC. If columns are utilized as part of any fencing, the materials (brick, stone, etc) used within the construction of the columns must be similar and match the materials used within the construction of the home. All fence columns must be approved by the ACC or AMC.
- Wood fence sides that are visible to the public must be the "finished" side. In addition, any wood fence that is visible from a public street shall be an upgraded cap railed wood fencing.
- All fencing is to be staggered or stair-stepped down slopes. The tops of these fences are to be level with the horizon. Height levels should be changed at normal column spacing. Fences running parallel to the slope are not acceptable. For areas with significant change in elevation, other options may be required based upon review by the ACC.
- One single-sided, hinged gate shall be installed in the most appropriate side yard (see Illustration EB-1). For detached garage product, this gate requirement can also be satisfied by the installation of an appropriately sized gate in the breezeway fence located between the detached garage and house.
- Side yard fences should be setback from the front elevation of the house a minimum of four (4) feet and be coordinated to avoid offsets with the fencing on the adjacent lots.
- Fencing with diagonal and horizontal pickets is prohibited.
- Chain link fencing and barbwire fencing are prohibited.
- With the approval of the ACC or AMC, the usage of black vinyl coated chain link fencing may be permitted for the back side areas and/or rear areas of lots that exceed 180' in depth or that have natural terrain which may back to a ravine or lake area. In all

approved situations, the ACC shall determine at what points on any specific lot that such black vinyl coated chain link fencing may be utilized.

- Used fence materials are prohibited.
- **The following information represents the fencing standards for the different lot types:**

Typical Interior Lot

- Typical interior lot wood fences of six (6) feet in height are to be constructed with quality (no used fencing) treated cedar pickets, treated pine and metal post in accordance with the specifications (see Illustration EB-2).

Typical Corner Lot

- The upgraded cap rail wood fence is to be located on the property line and constructed from the rear lot line parallel to the public street to a point located a maximum of 15 feet past the rear elevation of the house (see Illustration EB-3).
- Corner lots containing driveways that have access to the side street shall be fenced in accordance with the options shown in Illustration EB-3.
- Additional fencing for corner lots shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.

Fencing – Special Exceptions

- In special circumstances, i.e., where common area, lake view and/or ravine view sight lines dictate, wildlife considerations may dictate, etc., the ACC may require that the Builder and/or Property Owner install a fence type that deviates from what may be desired by the Builder and/or Property Owner.
- *See Illustrations EB-4 and EB-5 for additional fence specifications.*

EXHIBIT "C"

Master Plant List

TREES

Botanical Name

Carya illinoensis & vars.
Fraxinus pennsylvanica vars.
Liquidambar styraciflua & vars.
Quercus shumardia
Quercus nigra
Quercus phellos
Quercus shumardi
Quercus virginian
Quercus laurifolia
Ulmus crassifolia
Juniperus virginiana
Quercus macrocarpa

Common Name

Pecan
Green Ash
Sweetgum
Shumard Red Oak
Water Oak
Willow Oak
Shumard Oak
Live Oak
Laurel Oak
Evergreen Elm
Eastern Red Cedar
Bur Oak

SPECIMEN SMALL TREES

Botanical Name

Betula nigra
Cercis canadensis & vars.
Ilex vomitoria
Lagerstroemia indica vars.
Myrica cerifera
Pyrus calleryana & vars.
Ligustrum japonicum (tree form)
Prunus mexicana
Cornus drummondii
Ilex deciduas

Common Name

River Birch
Redbud
Yaupon Holly
Crapemyrtle
Southern Waxmyrtle
Callery Pear
Wax Leaf Ligustrum
Mexican Plum
Rough Leaf Dogwood
Possumhaw

SHRUBS

Botanical Name

Berberis thunbergii "Crimson Pygmy"
Buxus microphylla japonica
Cleyera japonica
Eriobotrya x "Coppertone"
Ilex cornuta vars.
Ilex vomitoria & vars.
Juniperus spp. & vars.
Lagerstroemia indica (dwarf vars.)
Ligustrum japonicum & vars.
Ligustrum sinense "Variegatum"
Myrica cerifera
Nandina domestica & vars.

Common Name

Crimson Pygmy Barberry
Japanese Boxwood
Japanese Cleyera
Coppertone Loquat
Chinese Holly
Yaupon Holly
Juniper
Dwarf Crapemyrtle
Wax Leaf Ligustrum
Variegated Privet
Southern Waxmyrtle
Nandina

Pittosporum tobira & vars.
Raphiolepis indica vars.
Viburnum tinus & vars.
Yucca spp. & vars.

Pittosporum
Indian Hawthorn
Laurustinus Viburnum
Red Yucca

GROUNDCOVERS

Botanical Name

Berberis thunbergii "Crimson Pygmy"
Hedera canariensis & vars.
Juniperus spp. & vars.
Liriope muscari & vars.
Ophiopogon japonicus
Trachelospermum asiaticum & vars.
Trachelospermum jasminoides & vars.
Ruellia brittoniana "Violet"
Liriope Muscari "Aztec"
Vinca major

Common Name

Crimson Pygmy Barberry
Algerian Ivy
Juniper
Liriope
Monkey Grass
Asian Jasmine
Confederate Jasmine
Violet Ruellia
Aztec Grass
Vinca

GRASS

Botanical Name

Cynodon dactylon
Cynodon hybrids
Lolium multiflorum
Stenotaphrum secundatum & hybrids
Schizanthus litoralis

Common Name

Common Bermuda
Hybrid Bermuda
Annual Rye Grass
"Raleigh" St. Augustine Grass
Little Bluestem

VINES

Botanical Name

Campsis radicans
Ficus pumila
Gelsemium sempervirens
Milletia reticulata
Rosa banksiae
Wisteria sinensis

Common Name

Trumpet Creeper
Climbing Fig Vine
Carolina Jessamine
Evergreen Wisteria
Yellow Lady Banks' Rose
Chinese Wisteria

PERENNIALS

Botanical Name

Aster frikartii
Chrysanthemum maximums vars.
Coreopsis spp. & vars.
Cyrtomium falcatum
Fern spp.

Common Name

Frikarti Aster
Shasta Daisy
Coreopsis
Holly Fern
Fern

Gerbera jamesonii vars.
Hymenocallis spp.
Hemerocallis vars.
Iris vars.
Tulbaghia violacea
Cuphea spp.
Salvia spp.

Gerbera Daisy
Basketflower
Daylily
Louisiana Iris
Society Garlic
Mexican Heather
Salvia

ANNUALS

Spring Planting

(March/April)

Geraniums
Lantana montevidensis vars.
Periwinkle
Petunia (last only through May)
Purslane
Scarletta bogonia
Marigolds

Fall Planting

(October/November)

Calendula
Pansy
Snapdragons
Dianthus
Mums

WILDFLOWERS

Botanical Name

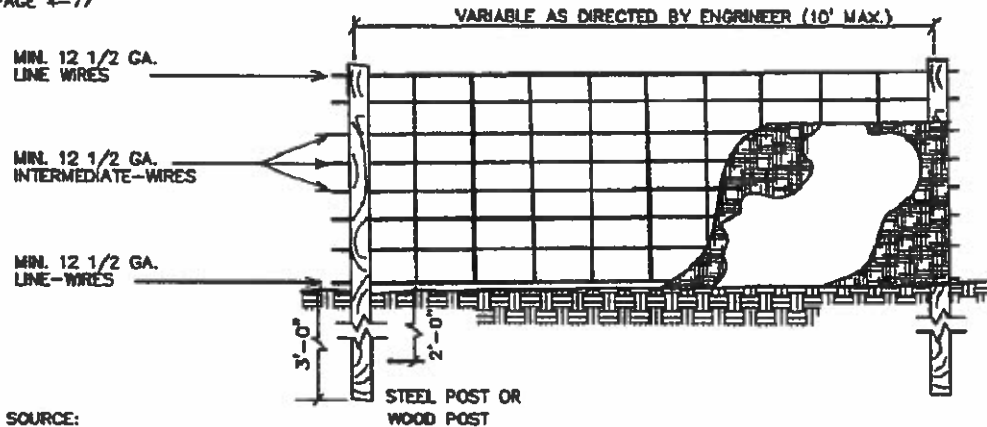
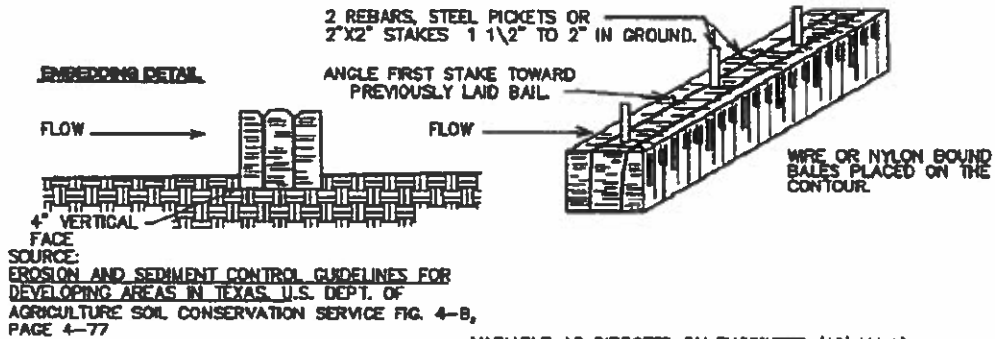
Rudbeckia hirta
Coreopsis
Trifolium incarnatum
Phlox drummondii
Liatris pycnostachya
Gaillardia pulchella
Monarda citriodora
Monarda citriodora
Verbena tenuisecta
Cassia fasciculata
Echinacea purpurea
Lupinus texensis
Castilleja indivisa
Coreopsis lanceolata
Penstemon cobaea
Oenothera speciosa
Callirhoe involucrata
Thelesperma filifolium
Engelmannia pinnatifida
Gaillardia pulchella

Common Name

Black-eyed Susan
Coreopsis varieties
Crimson Clover
Drummond Phlox
Gay Feather
Indian Blanket
Lemon Mint
Mexican Hat
Moss Verbena
Partridge Pea
Purple Coneflower
Texas Bluebonnet
Texas Paintbrush
Tickseed
Wild foxglove
Pink Evening Primrose
Winecup
Greenthread
Cutleaf Daisy
Indian blanket

Illustration III-1

Temporary Sediment Control



GENERAL NOTES:

FENCE FABRIC SHALL BE MINIMUM 32" WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

BURLAP SHALL BE 7-1/2 oz. WEIGHT AND A MINIMUM OF 32" IN WIDTH. BURLAP SHALL BE FASTENED ADEQUATELY TO THE FABRIC AS DIRECTED BY THE ENGINEER. MIRAFI 140 OR EQUIVALENT MAY ALSO BE USED.

STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

WOOD POST SHALL BE 6 TO 7 FEET IN HEIGHT AND 3 TO 4 INCHES IN DIAMETER.

SOURCE:
CITY OF GREENVILLE, N.C.
MANUAL OF STANDARD DESIGNS AND DETAILS
STD. NO. 20.05

NOTE FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

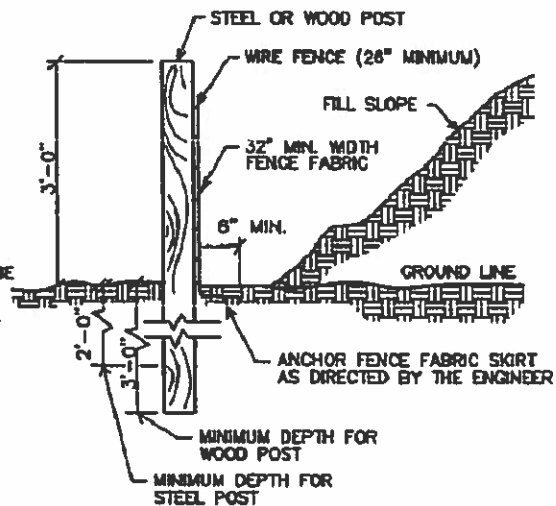
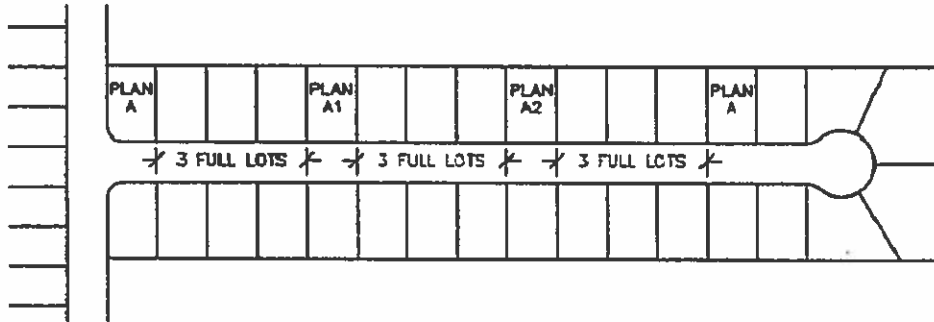


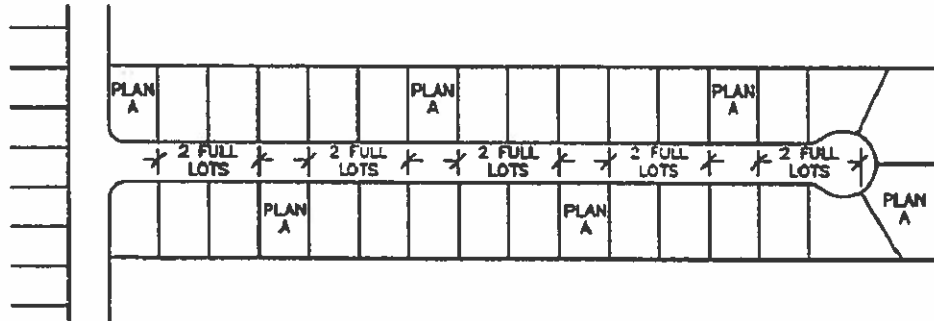
Illustration IV-1

Housing Plan and Elevation Repetition

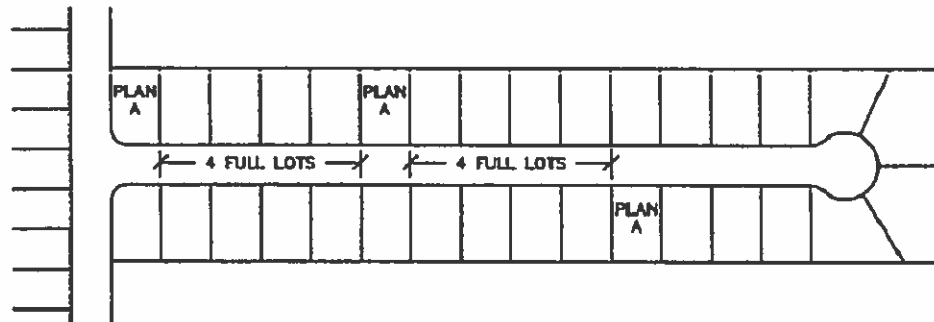
1 SAME PLAN, DIFFERENT ELEVATION, SAME SIDE



2 SAME PLAN, DIFFERENT ELEVATION, OPPOSITE SIDE



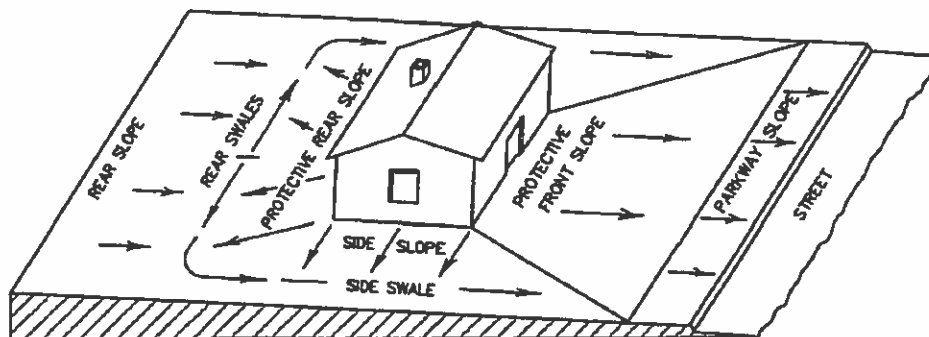
3 SAME PLAN, SAME ELEVATION, SAME OR OPPOSITE SIDE



NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

Illustration V-1

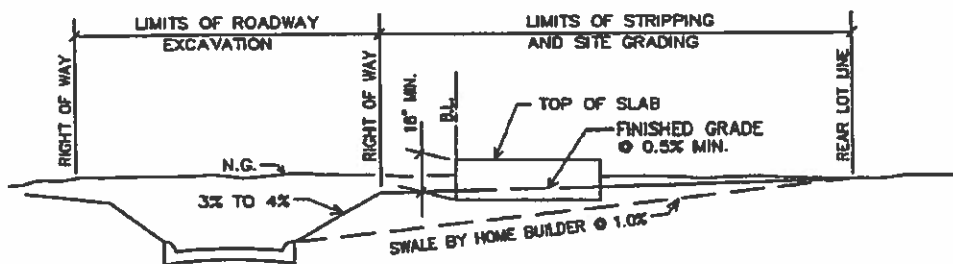
Lot Grading and Drainage



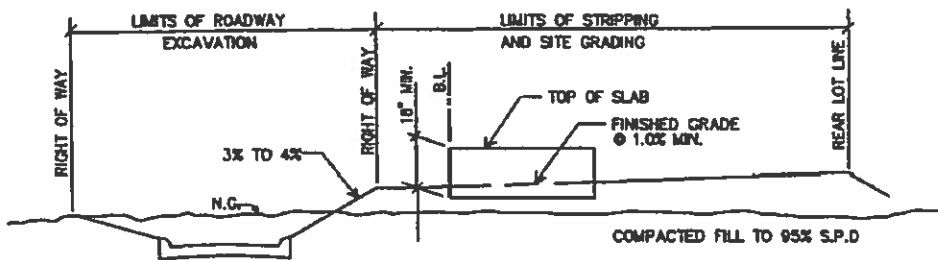
NOTE: ALL DRAINAGE TO STREET SWALES, SIDE SLOPES AND PROTECTIVE SLOPES BY HOME BUILDER

NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

FHA LOT GRADING TYPE "A"



TYPICAL GRADING ON LOTS WITH TOP CURB CUTS GREATER THAN 18"
FHA BLOCK GRADING, TYPE "A"

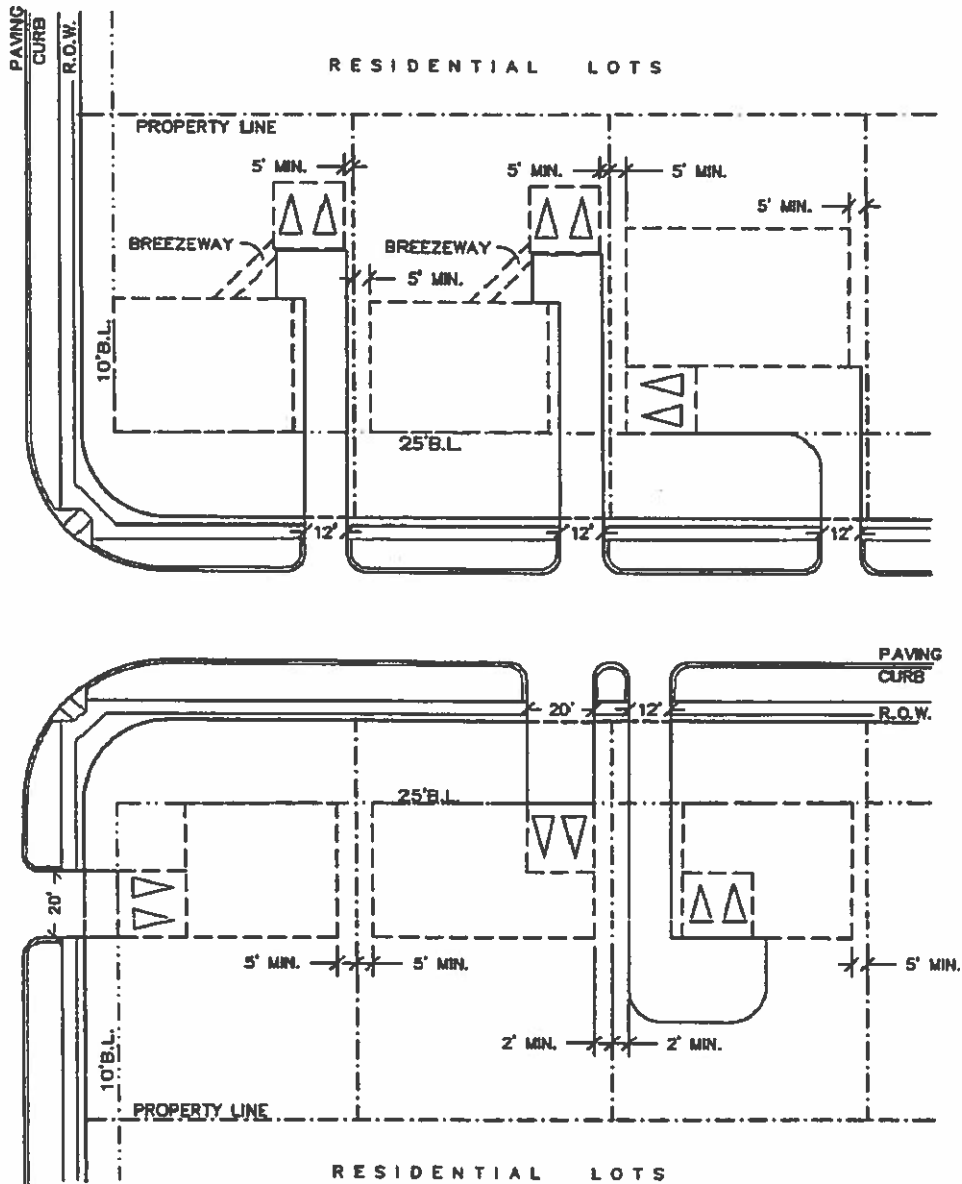


TYPICAL GRADING ON LOTS WITH TOP CURB CUTS LESS THAN 18"
FHA BLOCK GRADING, TYPE "T"

NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

Illustration V-2

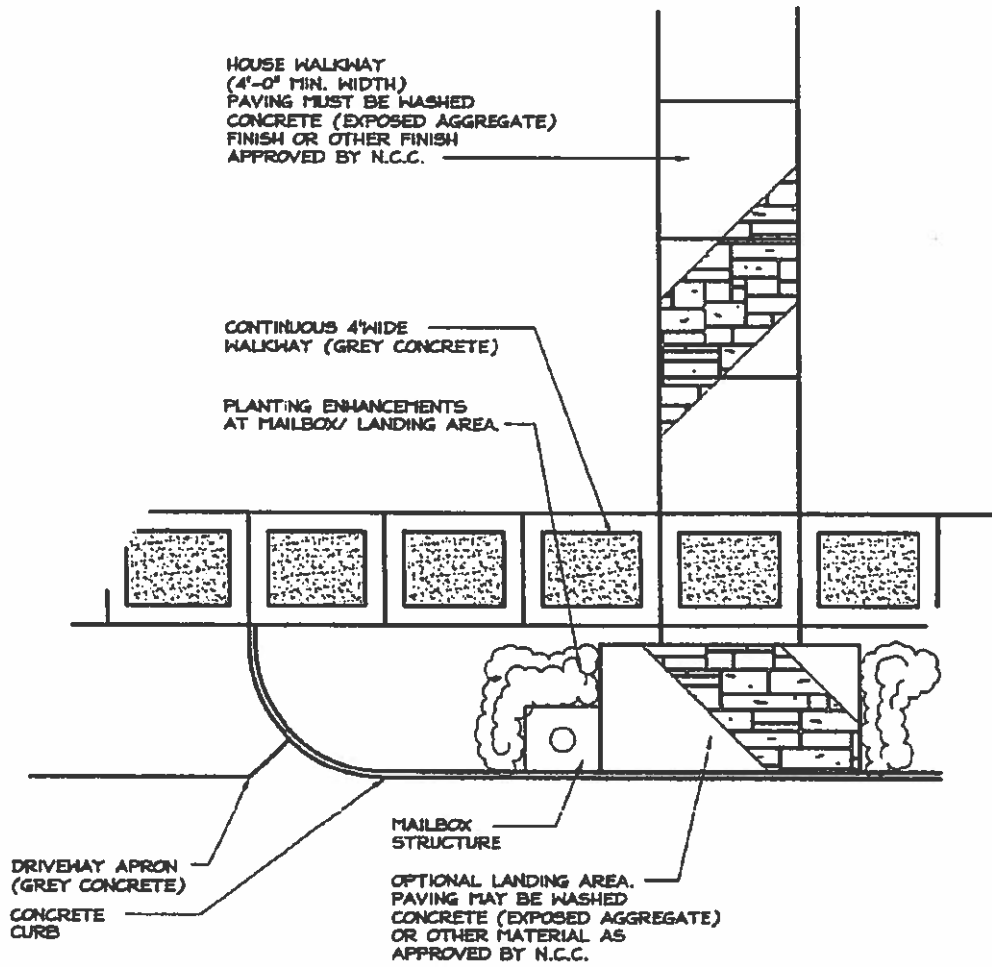
Garage and Driveway Placement



NOTE FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

Illustration V-3

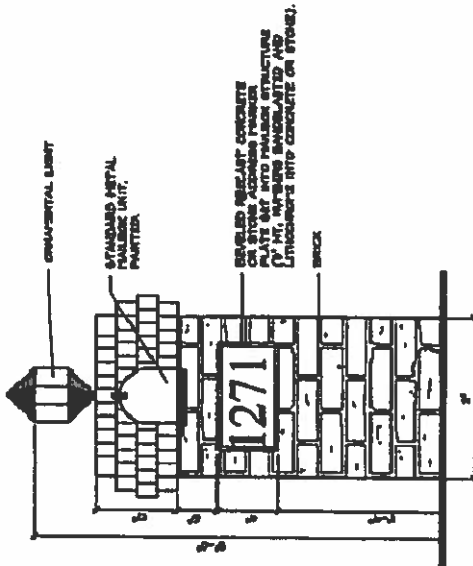
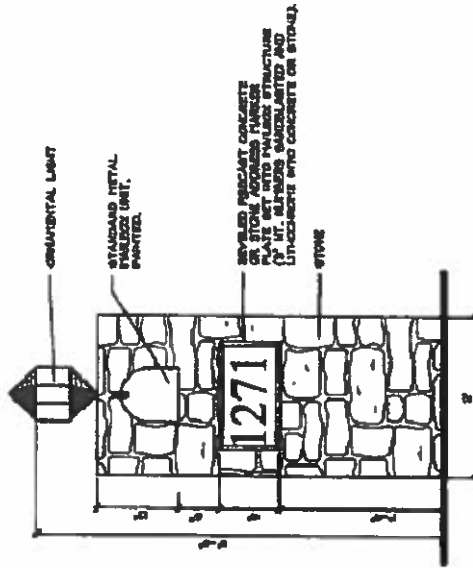
Walkways



NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

Illustration V-4

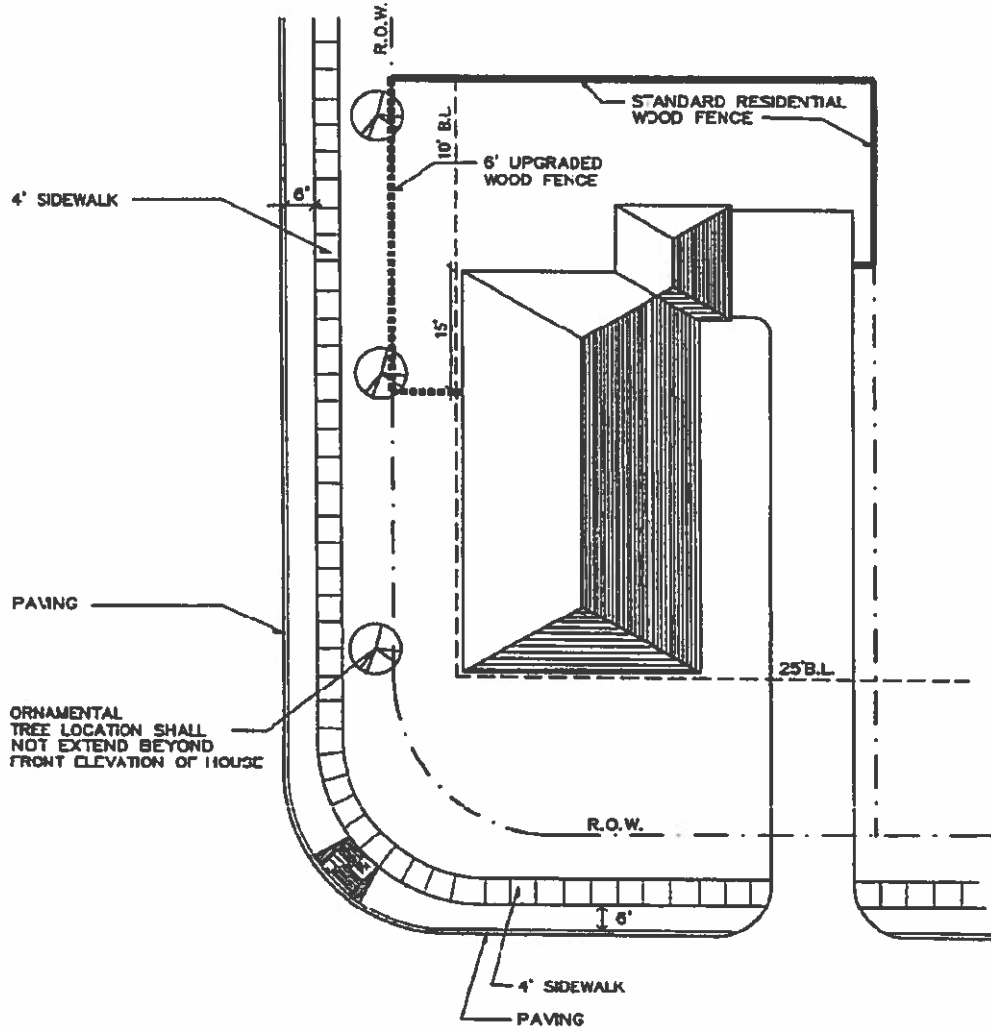
Mailboxes and Street Address Markers



NOTE FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

Illustration V-5

Corner Lot Landscaping



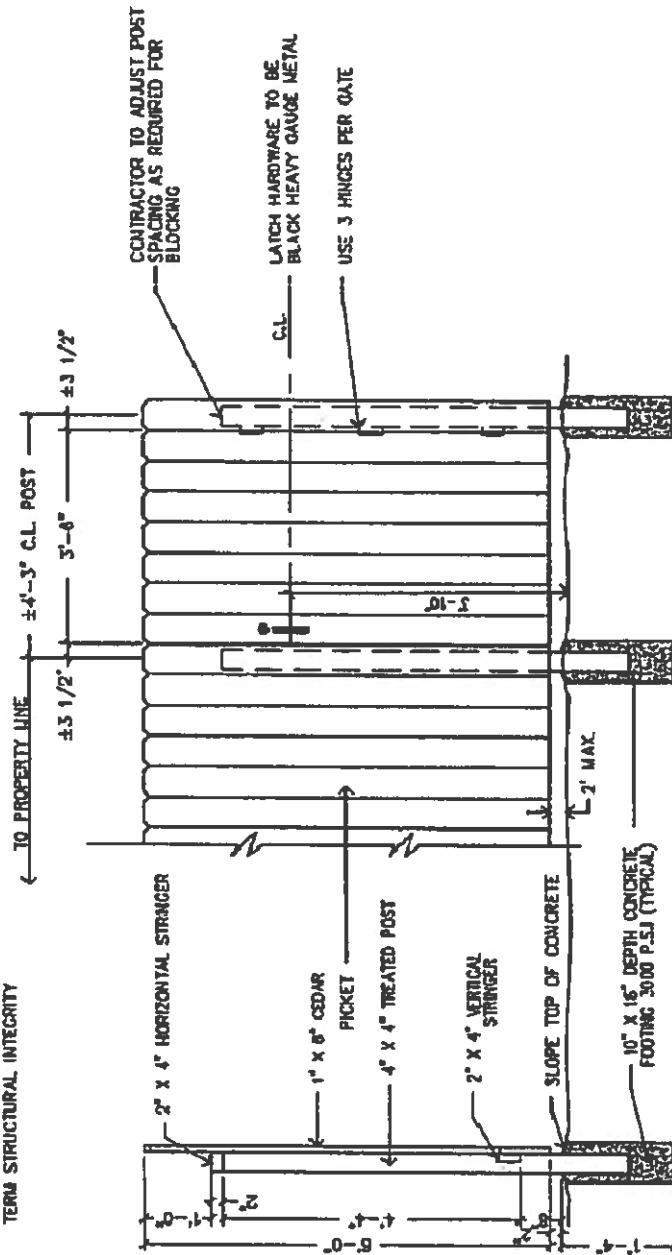
NOTE FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

Illustration EB-1

Standard Residential Hinged Gate

NOTES:

- 1) VERTICAL PICKETS TO BE NO.1, 1" X 6" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) PICKETS ARE TO BE ATTACHED WITH 3d GALVANIZED SCREW SHANK NAILS
- 4) ADD VERTICAL SUPPORTS, CROSSBRANCHING & METAL PLATES AS REQUIRED FOR LONG-TERM STRUCTURAL INTEGRITY



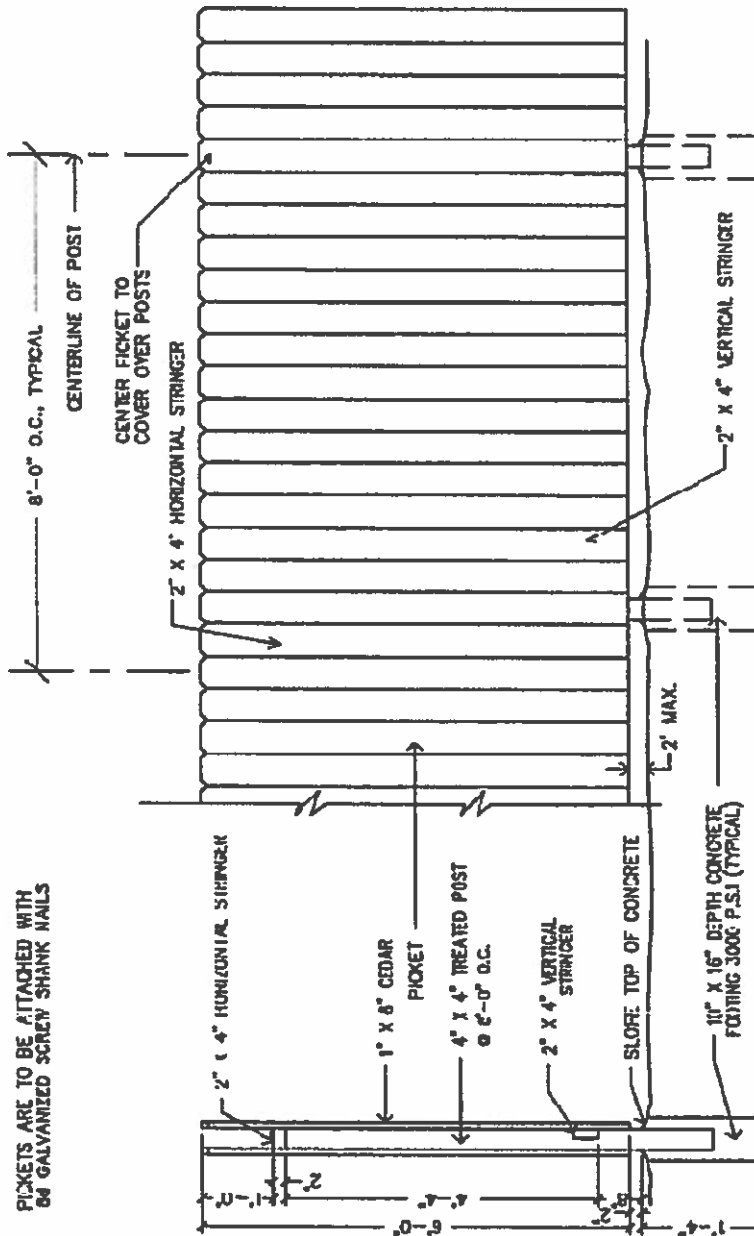
NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

Illustration EB-2

Standard Residential Wood Fence

NOTES:

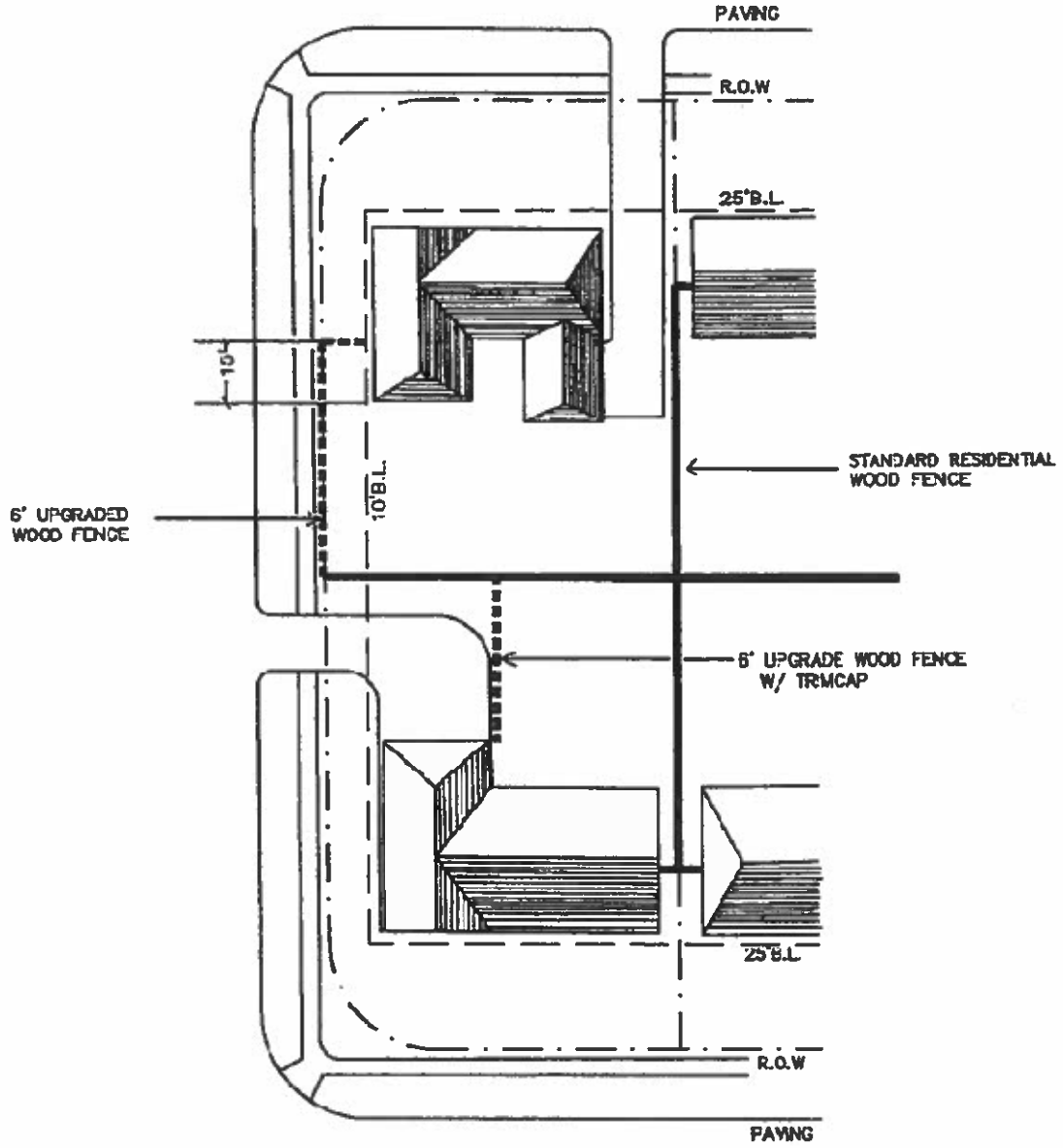
- 1) VERTICAL PICKETS TO BE NO.1, 1" X 6" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 8'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 6d GALVANIZED SCREW SHANK NAILS



NOTES FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

Illustration EB-3

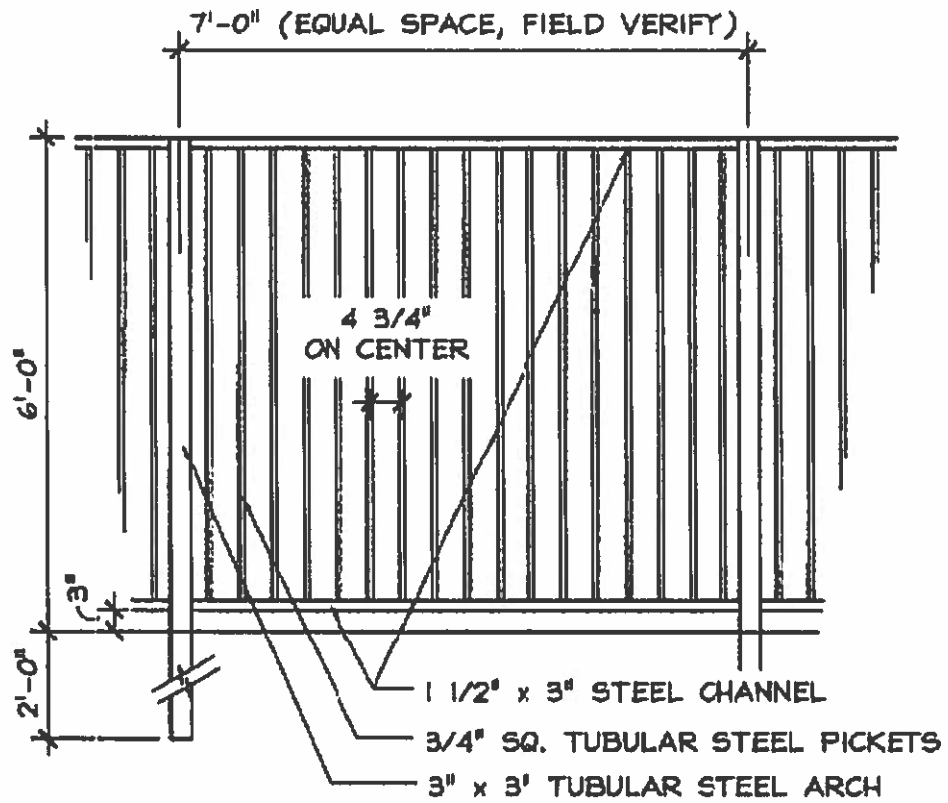
Side Lot Fencing Setback / Corner Lots



NOTE FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.

Illustration EB-4

6' Tubular Fence Detail



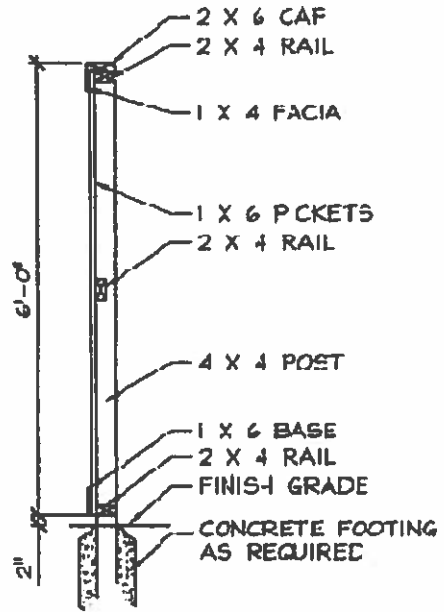
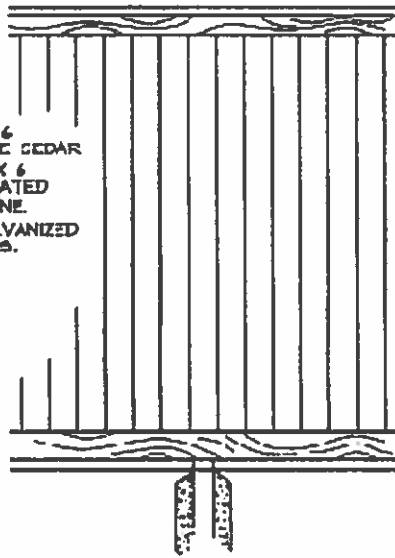
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
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Illustration EB-5

6' Upgraded Wood Fence

NOTES:

1. 1 X 4 FACIA AND 1 X 6 BASE MEMBERS TO BE CEDAR
2. 4 X 4, 2 X 4, AND 1 X 6 MEMBERS TO BE TREATED SOUTHERN YELLOW PINE
3. ALL NAILS TO BE GALVANIZED SCREW - SHANK NAILS.



NOTE FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.