



After Recording Return to:

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STEINER RANCH MASTER ASSOCIATION, INC.

FIRST AMENDMENT TO DESIGN GUIDELINES/SUPPLEMENTAL CONDITIONS

[PHASE ONE, SECTION 10D]

Cross Reference to Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended by that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2000143255, in the Official Public Records of Travis County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2002057508, in the Official Records of Travis County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004027474, in the Official Public Records of Travis County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004036580, in the Official Public Records of Travis County, Texas, that certain Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document 2004092278, in the Official Public Records of Travis County, Texas, that certain Sixth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005091740 in the Official Public Records of Travis County, Texas, that certain Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005163691 in the Official Public Records of Travis County, Texas, that certain Eighth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005231870 in the Official Public Records of Travis County, Texas, that certain Ninth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2006019332 in the Official Public Records of Travis County, Texas, that certain Tenth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2006244529 in the Official Public Records of Travis County, Texas, that certain Residential Design Guideline Manual, recorded as Document No. 2007042877, in the Official Public Records of Travis County, Texas, and that certain Design Guidelines/Supplemental Conditions – Phase One, Section 10D, attached as Exhibit B to that certain Notice of Addition of Land to Steiner Ranch Development Area Declaration [Golf Course Residential] [Phase One, Section 10D] recorded as Document No. 2009011306, Official Public Records of Travis County, Texas,.

**FIRST AMENDMENT TO ARCHITECTURAL GUIDELINES/SUPPLEMENTAL CONDITIONS
[PHASE ONE, SECTION 10D]
STEINER RANCH MASTER ASSOCIATION, INC.**

Pursuant to Article VI, Section 6.02(a) of that certain Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended (collectively, the “**Declaration**”), the Master Architectural Committee has the authority to adopt procedural and substantive rules and guidelines which pertain to property encumbered by the Declaration. The Master Architectural Committee has adopted supplemental guidelines entitled “Design Guidelines/Supplemental Conditions” (the “**Original Supplemental Guidelines**”), which were attached and incorporated as Exhibit B in that certain Notice of Addition of Land to Steiner Ranch Development Area Declaration [Golf Course Residential] [Phase One, Section 10D] recorded as Document No. 2009011306, Official Public Records of Travis County, Texas and that certain Notice of Addition of Land to Steiner Ranch Development Area Declaration [Golf Course Residential] [Lot 1, Block D, Phase One, Section 10D] recorded as Document No. _____, Official Public Records of Travis County, Texas (collectively, the “**Notice**”).

Article VI, Section 6.02(c) of the Declaration permits the Master Architectural Committee to amend, modify and supplement the Original Supplemental Guidelines.

The Master Architectural Committee desires to amend and modify the Original Supplemental Guidelines applicable to all Lots 295 through 305, 307 through 316 and 318 through 342, Block A located in Steiner Ranch, Phase One, Section 10D, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 200700003, Official Public Records of Travis County, Texas and Lots 281, 282A, 282B, 283A, 283B, 284, 285, 286A, 286B, 287, 288A, 288B, 289, 290A, 290B, 291, 292A, 292B, 293, 294, 343A, 343B, 344, 345, 346, 347, 348, 349A, 349B, 350, 351, 352A, 352B, 353, 354, 355A, 355B, Block A and Lots 1, 2A, 2B, 3A, 3B, 4A, 4B, 5, 6A, 6B, 7, 8A, 8B, 9, 10, 11A, 11B, 12, Block D located in Resub of Lots 280-94, Lots 343-355, Block A and Lots 1-13, Block D of Steiner Ranch, Phase One, Section 10D, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 200800341, Official Public Records of Travis County, Texas (collectively, the “Phase One, Section 10D Lots”), and hereby amends and restates the Original Supplemental Guidelines in their entirety as set forth on Exhibit “A”, attached hereto and incorporated herein by reference, (the “Phase One, Section 10D Supplemental Guidelines”). In the event of any conflict between any provisions of the Residential Design Guideline Manual and the Phase One, Section 10D Supplemental Guidelines, or any previously adopted supplemental guidelines affecting all or any portion of the Phase One, Section 10D Lots, the terms and provisions of Phase One, Section 10D Supplemental Guidelines will control.

[SIGNATURE PAGE FOLLOWS]

Approved this ____ day of _____, 2011.

**THE MASTER ARCHITECTURAL COMMITTEE OF
THE STEINER RANCH MASTER ASSOCIATION, INC.**

By: _____
Printed Name: James D. Plasek
Title: MEMBER

By: _____
Printed Name: Robert Long
Title: MEMBER

By: _____
Printed Name: Scott Selman
Title: MEMBER

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of _____, 2011, by James D. Plasek,
Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL)

Notary Public Signature

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of _____, 2011, by Robert Long,
Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL)

Notary Public Signature

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of _____, 2011, by Scott Selman,
Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL)

Notary Public Signature

EXHIBIT "A"

STEINER RANCH
DESIGN GUIDELINES / SUPPLEMENTAL CONDITIONS

Golf Course Residential

Phase One, Section 10D

January 9, 2009

**STEINER RANCH
DESIGN GUIDELINES / SUPPLEMENTAL CONDITIONS**

This information is supplemental to the **Steiner Ranch Residential Design Guidelines Manual that was adopted by the SRMA Architectural Committee on February 21, 2007 and recorded on March 09, 2007 and any future amendments to the guidelines. Please refer to that document for all general Architectural Guidelines.*

ANY TERM OR PROVISION OF THESE DESIGN GUIDELINES MAY BE AMENDED OR MODIFIED IN ACCORDANCE WITH ARTICLE VI, SECTION 6.02(C) OF THE MASTER DECLARATION. THESE GUIDELINES MAY ALSO BE MODIFIED FOR PROPERTY ADDED TO THIS DECLARATION IN ACCORDANCE WITH SECTION 8.01 OF THE DEVELOPMENT AREA DECLARATION FOR GOLF COURSE RESIDENTIAL. THESE GUIDELINES MAY BE MODIFIED AS TO ANY PROPERTY PRESENTLY ENCUMBERED BY THE DEVELOPMENT AREA DECLARATION, FROM TIME TO TIME AND AT ANY TIME. SPECIFICALLY, AND NOT BY WAY OF LIMITATION, THESE GUIDELINES WILL BE MODIFIED AS NECESSARY TO ACCOMMODATE ZERO LOT LINE RESIDENCES.

IN ADDITION, IN ACCORDANCE WITH ARTICLE VI, SECTION 6.02(F) OF THE MASTER DECLARATION, THE SRMA ARCHITECTURAL COMMITTEE MAY GRANT VARIANCES FROM THE TERMS AND PROVISIONS OF THE MASTER DECLARATION, THE DEVELOPMENT AREA DECLARATION, THE STEINER RANCH RESIDENTIAL DESIGN GUIDELINE MANUAL, OR THESE SUPPLEMENTAL CONDITIONS.

The Golf Course residential lots in this phase have been planned with four (4) different lot and housing sizes. The following Supplemental Conditions are separated into the four (4) different lot size neighborhoods, as described by the Lot and Block shown on the recorded subdivision plat. Additional lot and housing sizes may be developed, and the Development Area Declaration, Steiner Ranch Residential Guideline Manual, and/or these Supplemental Conditions may be amended or changed to accommodate those plans. No assurance is given regarding the lot or housing sizes or housing types to be incorporated into the property made subject, from time to time, to the terms and provisions of the Development Area Declaration.

With the views of the golf course and preserve in this subdivision of Steiner Ranch, consideration should be taken when choosing a site for the home to be constructed. Many factors determine the best location for the home, including topography, landscaping, proximity to the golf course and other lots. In some cases, the Architectural Committee may dictate the exact location of building structures on the lot. Views are not protected.

For the purposes of this document, lots adjacent to the golf course will be defined as: **Resubdivision of Phase One, Section 10D, Block A, Lots 350, 351, 352A, 352B, 353, 354, 355A, & 355B.**

Site Work

- No trees may be removed on the Golf Course or within any Buffer Easement areas, without written approval from The Varsity Golf Club, Ltd. and the Steiner Ranch Architectural Committee.
- Prior to lot clearing, silt fence must be installed on all downhill sides of the lot, but not outside of any fences or within any Buffer Easements on the lot.
- Prior to lot clearing, permanent fencing, if required, with construction fencing attached on interior side of fence must be installed on lots, property lines, or Buffer Easement lines on the lot, abutting any greenbelt or open space lot, golf course lots, or lots with a completed residence thereon.
- Builder construction access, parking, construction staging, materials/debris storage, or construction activity is prohibited on greenbelt lots, open space lots, golf course lots, or any vacant residential lots.

Architectural Submissions

- No specific design style is required for each neighborhood; however, a meeting between the builder, architect, and Architectural Committee is recommended before completion of plans.
- Existing contours and proposed final grades of the lot must be shown on and approved by the Architectural Committee with the plot plan application.

Facade Design

- 100% masonry required. This includes brick, stone or stucco. The Architectural Committee may consider a variance to this requirement for unique architectural design, in keeping with a "Texas Hill Country" style, that uses cement masonry siding as an integral part of the design.
- Variation of color and pattern of stone and stucco will be reviewed during plot plan approval. No more than two of the same color and pattern of stone or stucco will be allowed in a four-house block, as defined in the Residential Design Guidelines Manual.
- Only wood garage doors will be allowed. Design and color must be submitted to the committee for approval. No metal garage doors will be allowed.
- Due to the high visibility of these homes to the golf course, special consideration should be given to the design of the front and rear elevations of the homes. Flat or "boxy" elevations (front and rear) will not be allowed. Variation in the planes, both horizontally and vertically, are required.
- The brick ledge on all four elevations shall not exceed 12" above finished grade. In the event that this requirement is violated, applicable fines will be assessed and the builder/owner will be required to screen the area in a manner decided by the Architectural Committee.
- Outdoor living areas are encouraged. Interior courtyards, large porches, verandas, terraces and trellises are a few ways to create an appealing outdoor environment.
- To create an interesting and attractive product, the following should be kept in mind when designing homes for construction:
- "Boxy" and flat elevations (front and rear, and sides of corner lots) will not be approved.

- Break up rooflines to create interest and flow in the design, making each house appear unique. Variation in plate heights to be used to break up the vertical plane.
- The roof area of two-story homes should include one-story elements.
- Fireplace chimneys should be incorporated into the overall design of the home, and must be faced with stone, stucco or brick. The Architectural Committee may make exceptions, if it fits in with the overall approved design of the home.

Roofing

- Concrete, slate, or clay tile; or painted, non-reflective, metal roofing is required. No composition shingles will be allowed.

Fencing and Walls

- Consistent “wrought iron” style fencing will be required at rear property lines on lots adjacent to the golf course. Consistent “wrought iron” style fencing or masonry perimeter fencing will be required at side or rear property lines on lots adjacent to greenbelt lots. “Wrought iron” style fencing, consistent with installed golf course fencing in gauge, color and style, or masonry perimeter fencing is optional at all other lot lines. Fencing at rear lot lines, not adjacent to the golf course or greenbelt lots, is optional. **Solid, wood privacy fence is not allowed at any property lines.** Installation of fencing may not commence until written approval is received from the Architectural Committee. Gates in the fencing that is adjacent to a golf course or greenbelt lot are prohibited.
- If trash containers are to be stored outside, a masonry wall to match the exterior of the house must be constructed to shield the containers from view at the street, the golf course, and from adjacent lots.

Flat Work

- No plain broom finish concrete allowed, except for street sidewalks. Only concrete with brick or stone banding, stained concrete, salt finish with color, or other special finish concrete allowed.
- Flatwork design, plot plan and specifications, to be submitted with architectural plans. Acceptable flat work materials may be, but are not limited to, aggregate concrete, stained concrete, or brick/stone pavers.
- Driveways required to be set back off the side property line a minimum of 5’.
- On lots adjacent to the golf course, driveways will not be allowed to extend into the rear yard setback.

Decks

- All deck plans must be submitted to the architectural committee for review. These plans should follow the guidelines for submission on decks found in Section 7.8 of the Residential Design Guidelines Manual.

Pools

- All pool plans must be submitted to the Architectural Committee for review. These plans should follow the guidelines for submission on pools found in Section 7.7 of the Residential Design Guidelines Manual. Pool and associated pool deck setbacks for lots adjacent to the golf course must be at least 10’ from property line.

- For lots adjacent to the golf course, draining pools or pool equipment into the golf course is strictly prohibited. Any washout from pools on lots adjacent to the golf course must be directed toward the street and the storm drainage system.

Landscaping Requirements

- Hardscape, softscape, turf and landscape materials should create a balanced picture, with no one item dominating the front or rear yard. Using a landscape architect for design is strongly encouraged.
- Custom landscape plans for front, rear and side yards are required to be submitted to the Architectural Committee, so they may be approved no later than ninety days after the approval of the plot plan. The landscaping design must include turf, trees, shrubs and plant bed areas to enhance the architectural style of the home and the neighborhood. The minimum landscape requirements for trees, shrubs, grasses, and ground cover are dependent on the lot size, and can be found in the corresponding section for the lot size.
- The following items must be submitted for landscape review by the Architectural Committee:
 - Materials list for plants – include types and sizes at installation and maturity
 - Materials list for all other landscaping structures shown on site plan.
 - Tree survey showing all trees of 6” caliper or more.
 - Landscape site plans to include, but are not limited to, the following items:
 - Walls and fences
 - Decks, patios and all other flatwork
 - Meters, A/C units and other miscellaneous equipment
 - Pools and spas (additional applications are required for these features)
 - Fountains and other water features
 - Outdoor fireplaces or BBQ pits
 - Lighting schemes, with type, direction and intensity noted.
 - Elevation/detail drawings to include, but are not limited to, the following items:
 - Walls, fences and gates
 - Decks, gazebos, cabanas, trellises and other landscape accessory structures
 - Fountains and other water features
 - Outdoor fireplaces or BBQ pits
 - Any other architectural feature, such as columns or arches
 - Automatic irrigation system will be required for the entire yard. Excess irrigation and runoff into the golf course is prohibited.
- Landscape lighting is encouraged, however colored lenses or bulbs are not allowed. Lights must also be shielded, so as not to shine or glare onto adjacent lots, roads or golf course.
- **No seeded Bermuda varieties of grass are allowed (i.e. Common, Sahara or Coastal Bermuda). All lots adjacent to the golf course must use either Tiff Bermuda, Buffalo or Zoysia Grass Sod for all turf areas. The Architectural Committee must approve all other varieties of grass.**
- Landscape plans utilizing rock, crushed rock, or bark mulch, as the predominant element will not be permitted.

- All landscaping of front, side, and rear yards, must be installed concurrently with the completion of the home. Completion of the home is defined as all construction has ceased, with the exception of punch-out items or warranty issues. Erosion controls must remain in place until such time as landscaping has been established to prevent erosion.

55' Wide Lots

Lot/Block Description

Resubdivision of Phase One, Section 10D, Block A, Lots 281, 282A, 282B, 283A, 283B, 284-285, 286A, 286B, 287, 288A, 288B, 289, 290A, 290B, 291, 292A, 292B, 293, 294, and Block D, Lots 1, 2A, 2B, 3A, 3B, 4A, 4B, 5, 6A, 6B, 7, 8A, & 8B.

Building Area

- **1,800 square foot minimum to 3,000 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks

- **Front yard** setbacks shall be a minimum of 25 feet and will be measured as follows:
 - (a) if a joint driveway access easement is located across the front portion of the lot, the front yard setback will be measured from the edge of the existing pavement in the joint driveway access easement; or
 - (b) if no joint driveway access easement exists, the front yard setback will be measured from the front boundary of the lot.
- **Side yard** setbacks facing streets shall be minimum of 15 feet, or as shown on the plat.
- **Interior side yard** setbacks shall be a minimum of 5 feet on each side. In the event of a zero lot line development, the side yard setback shall be a combined minimum 10 feet if approved in advance by the Architectural Committee. In the event of a zero lot line development, the 10-foot minimum setback will be applicable to all lots in such development.
- **Rear yard** setbacks shall be a minimum of 20 feet.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall any structure or improvements, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.
- No playscape, storage, gazebo or any other roofed or trellised accessory structures will be allowed to be constructed in the rear yard setback of lots adjacent to the golf course. This will not apply to pools and associated decking, walls, or outdoor fireplaces, which may not be constructed any closer than 10' from the rear property line.

Landscape Requirements

- Two (2) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least two (2) existing hardwood trees of at least eight-inch (8") caliper in the specified yard, per required tree.
- One (1) ornamental tree at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Twenty (20) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Thirty (30) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

75' Wide Lots

Lot/Block Description

Resubdivision of Phase One, Section 10D, Block A, Lots 343A, 343B, 344-348, 349A, 349B, 350-351, 352A, 352B, 353-354, 355A, & 355B; and Block D, Lots 9, 10, 11A, 11B, & 12.

Building Area

- **3,000 square foot minimum to 4,200 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks

- **Front yard** setbacks shall be a minimum of 30 feet and will be measured as follows:
 - (a) if a joint driveway access easement is located across the front portion of the lot, the front yard setback will be measured from the edge of the joint use driveway; or
 - (b) if no joint driveway access easement exists, the front yard setback will be measured from the front boundary of the lot.

- **Side yard** setbacks facing streets shall be a minimum of 15 feet, or as shown on the plat.
- **Interior side yard Interior side yard** setbacks shall be a minimum of 5 feet on each side, with a combined total of 15 feet.
- **Rear yard** setbacks shall be a minimum of 25 feet.
- Plot plan submissions for lots that are located on a joint access easement must show the easement and the edge of pavement to be reviewed, so the front yard setback can be verified.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall any structure or improvements, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.
- No playscape, storage, gazebo or any other roofed or trellised accessory structures will be allowed to be constructed in the rear yard setback of lots adjacent to the golf course. This will not apply to pools and associated decking, walls, or outdoor fireplaces, which may not be constructed any closer than 10' from the rear property line.

Landscape Requirements

- Three (3) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least Two existing hardwood trees of at least eight inch (8") caliper in the specified yard, per required tree.
- Two (2) ornamental trees at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Thirty (30) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Forty (40) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

90' Wide Lots

Lot/Block Description

Phase One, Section 10D, Block A, Lots 295-298, and 334-338.

Building Area

- **3,500 square foot minimum to 5,403 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks

- **Front yard** setbacks shall be a minimum of 30 feet.
- **Side yard** setbacks facing streets shall be 15 feet.
- **Interior side yard** setbacks shall be a minimum of 5 feet on each side, with a combined total of 15 feet.
- **Rear yard** setbacks shall be a minimum of 25 feet.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument, unless otherwise specified.
- Plot plan submissions for lots that are located on a joint access easement must show the easement and the edge of pavement to be reviewed, so the front yard setback can be verified.
- In no case shall any structure or improvements, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)
- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.
- No playscape, storage, gazebo or any other roofed or trellised accessory structures will be allowed to be constructed in the rear yard setback of lots adjacent to the golf course. This will not apply to pools and associated decking, walls, or outdoor fireplaces, which may not be constructed any closer than 10' from the rear property line.

Landscape Requirements

- Four (4) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least Two existing hardwood trees of at least eight inch (8") caliper in the specified yard, per required tree.
- Three (3) ornamental trees at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.

- Forty (40) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Sixty (60) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.

120' Wide & 1-acre Lots

Lot/Block Description

Phase One, Section 10D, Block A, Lots 299-305, 307-316, 318-333, and 339-342

Building Area

- **3,500 square foot minimum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Building Siting/Structure Setbacks

- **Front yard** setbacks shall be a minimum of 30 feet and will be measured as follows:
 - (c) if a joint driveway access easement is located across the front portion of the lot, the front yard setback will be measured from the edge of the existing pavement in the joint driveway access easement; or
 - (d) from the front boundary of the lot.
- **Side yard** setbacks facing streets shall be 15 feet.
- **Interior side yard** setbacks shall be a minimum of 10 feet on each side, with a combined total of 25 feet.
- **Rear yard** setbacks shall be a minimum of 30 feet.
- Plot plan submissions for lots that are located on a joint access easement must show the easement and the edge of pavement to be reviewed, so the front yard setback can be verified.
- Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument, unless otherwise specified.
- In no case shall any structure or improvements, including overhangs, encroach into *easement* areas. (Building setbacks are not considered to be easements for this purpose)

- In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the AC, at times, may dictate the exact location of building structures on the lot. Views are not protected.
- No playscape, storage, gazebo or any other roofed or trellised accessory structures will be allowed to be constructed in the rear yard setback of lots adjacent to the golf course. This will not apply to pools and associated decking, walls, or outdoor fireplaces.
- Side entry garages are required on all 120' lots. Combination of front and side entry may be considered on an individual basis. Front entry garages will be allowed on all other lots.

Landscape Requirements

- Five (5) canopy trees at a minimum caliper of four inches (4") in each street yard, including the side and rear yards adjacent to and visible from roadways, and in the rear yards on lots adjacent to the golf course. The number of trees required **may** be reduced or waived, upon approval of a variance by the Architectural Committee, but only in a situation where there are at least Two existing hardwood trees of at least eight inch (8") caliper in the specified yard, per required tree.
- Four (4) ornamental trees at a minimum caliper of two inches (2"), and a minimum of six (6) feet in height, in each required yard, as stated above.
- Fifty (50) shrubs at a minimum of five gallon in size, in each required yard, as stated above. If shrubs are to be used for screening, they must be an evergreen, woody variety, and the appropriate size for the item to be screened. Shrubs in beds are to be arranged in a free-form bed, not in a straight line against the foundation of the home.
- Seventy (70) ornamental grasses, groundcover, or perennials at a minimum of one gallon in size, in each required yard, as stated above.
- Fully sodded yard (front, side and rear) including an in-ground automatic irrigation system. At least one floating landscape bed in the front yard, in addition to the beds around the house.
- Side yard landscaping will be required on the interior side of the lot when the combined side setbacks exceed 10'. For every four (4) linear foot on the side of the house, one (1) 5-gallon shrub will be required. However, these shrubs should not be planted in one row across the side, but should be clustered in groupings every 10-15 feet.

In the event of any disagreement regarding the application or determination of setbacks, the decision of the Architectural Committee will control.