

The Estates at Tour 18 Homeowners Association

Architectural Standards
Landscaping and Site Improvement Guidelines and Requirements
Architectural Review Process

December 12, 2005

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SECTION I – ARCHITECTURAL STANDARDS

Introduction

The community of Tour 18 is intended by the Homeowners of the Estates at Tour 18 to embody the finest standards in single-family detached housing. Incorporating many of the design elements and attitudes found in traditional neighborhoods, Tour 18 is designed to be a true community having the distinctiveness of well built homes and the continuity of traditional forms, materials and details.

Landscaped greens provide focal points. Elevating the house above the street level contributes to a gracious image of the residence that was historically achieved with a different foundation technology. Sizes of houses, their placement on lots and locations of driveways and garages are determined to develop a community-wide sense of elegance in the street space/yard space.

In contrast to other subdivisions in which house designs are used "off the shelf" without regard for the qualities and characteristics of specific building sites, Tour 18 focuses attention on design opportunities which can make each residence responsive to its particular surroundings. Careful site planning and architectural design can allow each house to take advantage of scenic views or offer residents a pleasant invitation to outdoor living in their own yard.

In addition to these considerations, concepts of style and image of the individual residences are critical in developing the sense of quality, graciousness and elegance, which the Tour 18 affords. Exterior design of houses should be based upon the use of traditional architectural elements, the great popularity of which attests to their evocative power. There should be design latitude to allow for fresh interpretation of the concept of "traditional house" but the essential and identifying aspects of the archetype will be faithfully portrayed. The idea of elegance, a prime consideration in the image of the houses, includes in its meaning a sense of propriety and refinement; therefore, design overstatements in either the architecture of the houses or the landscape treatment of their lots should be strictly avoided.

In accordance with the intent to develop the Property as a distinguished residential environment, architectural control standards have been compiled as a guide to residents, architects, designers and builders. These standards elaborate upon the Homeowners general commitment to quality by dealing especially with numerous elements of the residential environment.

Intent

The intent of these Architectural Guidelines and Requirements is to establish continuity in the residential design of Tour 18. In addition, these criteria promote differentiation among the homes of Tour 18 as well as distinctiveness in visual character and quality that is unique to this community. Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the community. These guidelines allow diversity in design while insuring the architectural integrity of the community as a whole.

Site Planning

Building Size

The minimum finished floor area for a single-family dwelling unit on an individual site shall be 5,000 sq. ft. on golf course lots and 4,500 sq. ft. off course sites. Minimum square footage requirements exclude garages, porches, unattached structures and basements.

Building Height

Height limitations will be 45 feet for a single-family dwelling. Height of one-story homes must not exceed 35 feet measured from the first floor line to the ridgeline. Height of one and one half story homes must not exceed 40 feet from the first floor line to the ridgeline.

Building Lines

Typical setbacks of building lines from property lines, as well as utility and drainage easements are determined by ordinance of the Town of Flower Mound. In addition to these requirements, further setbacks are enforced by deed restrictions for aesthetic reasons. The front building line has been established as 58' in order to add more space from the street, and 25' from joining property lines and golf courses. All driveways and/or courts, and sidewalks must remain at least 15' or greater from joining property lines. All approved fencing must remain at least 20 feet from any street. The Design Review Committee (DRC or Committee), may in special cases, grant variances to building lines not specifically determined by City Ordinance. A variance will be allowed only if it can be demonstrated to the satisfaction of the Committee by the designers of the particular house that the variance will allow a significant positive contribution to the house design or more importantly, to site design of the community as a whole.

Staking Approval

In making its determination regarding the appropriateness of a site plan, the Committee has the authority to require that houses, driveways and garages be staked out and that such siting be approved by the Committee before any tree cutting is done or any construction site work is begun. In addition, staking approval will be required on all "wooded" Lots identified on the development plan. In lieu of staking approval, builder may submit a site exhibit laid out at 1:30 scale locating existing trees, house, all flatwork and out buildings for Committee approval.

Tree Removal

No trees measuring six inches in diameter at a point two feet above ground level, no flowering trees, shrubs or evergreens may be removed without prior approval of the Committee, unless located within ten feet of an existing building, within ten feet of the approved site for a building or within the approved right-of-way of a driveway or walk.

Site Maintenance During Construction

General Maintenance

Each Lot shall be maintained in a neat clean, orderly condition by the builder during construction and until the house is closed. The builder must remove stumps, felled trees, building debris, etc. from each Lot as often as necessary to maintain attractiveness of the construction site. Debris may not be dumped in any area of the development unless the Committee approves a specific location for such a purpose in writing. The builder must use hay bales, soil erosion net netting or other satisfactory means to prevent mud from flowing into the street. The builder will keep all debris within the boundaries of the Lot on which the house is being constructed.

Signs

The only sign that shall be allowed on the Lot within the Property shall be the Committee approved sign identifying the approved Property builder for the applicable Lot within the Property. This sign shall be the standard sign approved for such use by the Committee. For builders who are not approved Property builders, this sign shall be the standard Property address sign approved by the Committee. Information on the address signs can be obtained through Committee. All signs must comply with the Town of Flower Mound ordinances. At the time of adoption of this Standard, such ordinances provide that an Owner may erect only one sign advertising the property for sale, and the sign may not exceed two feet by three feet in area, fastened only to a single stake in the ground and extending not more than three feet above the surface of the ground. A Committee representative will remove any unauthorized signs found on a Lot.

Foundations

Height

The elevation of the first level finish floor shall be 1'-6" to 2'-0" above finish grade at the front entry to that residence, unless otherwise approved by the Committee. This standard is enforced for aesthetic reasons. The required steps at the front entry of each residence serve to develop a sense of graciousness in the relationship between yard and residence. The aesthetic purpose of these required steps makes them more than functional. Therefore, the tread of the step should be surfaced with brick or stone or some other masonry material acceptable to the Committee and approved by them in writing. Moreover, the scale of the residence, especially at the first level, is augmented, allowing the use of the extra height above grade to establish a stronger base table and connection to the ground.

Finish

Foundation concrete shall not be visible above the finish grade. The masonry ledge for all foundation work shall be dropped to grade level. Where the grade is sloping, the masonry ledge shall be stepped so that no more than 6 inches of concrete is visible above grade at anyone point along the grade. Where stucco is used as a

veneer material, the stucco shall either come in contact with a masonry base or come within 6 inches of the grade.

Wall Treatment

Masonry

Masonry and Type of Brick

The dominant material of this development shall be masonry. Masonry is the essential material in the perceived continuity of the Property; however to the extent not in conflict with the express terms of provisions of this Standard, the Committee may approve other materials for use. Any brick used shall be a domestic hard-fired modular brick. Queen size brick is acceptable if the variety modulates and is used in its modulated combinations. Other brick sizes are not permitted. Flash finished bricks are preferred over slurry-finished brick. Bricks used within the Property shall be "blended" bricks (blend meaning a mixture of darks and lights including some flashed and/or slurried) with an earth tone hue. No solid colors shall be used. Wire cut, wood mold, tumbled and antique bricks may be used but no embossed or molded distress will be allowed. The Committee must approve brick sample panels. The Committee may vary from the brick requirements if the Committee determines that another brick size is appropriate for the architectural style being portrayed.

Mortar Joints

All mortar joints shall be tooled; "slump" joints or "weeping" joints are unacceptable. Only natural or light colored mortars shall be used. Colored mortars can only be used if approved by the Committee in a sample panel of the actual brick and mortar being proposed.

Stone

Type of Stone

To create a stronger sense of a picturesque streetscape, stone (rustic, shipped, finished or concrete cast stone) is encouraged as a veneer or accent material. When stone is used in conjunction with brick, the stone shall be used to enhance a discrete architectural form (such as a turret or other subordinate mass), to articulate openings (such as a window or door surround). In other applications of stone, it shall be limited to the ground connected elements of the facade (such as a water table). In addition to the above, finished stone or concrete cast stone may be used for belt courses, corner articulation (such as quoins or 'pilaster columns) or cornice and gable/pediment articulation. Brick may be used as an accent with stone in the same relationships as described above.

Artificial Stone

Concrete or other artificially manufactured naturalistic stones are prohibited. This prohibition does not include "cast stone" with a smooth limestone finish and color. Cast stone proposed for use within the Property must be approved by the Committee for application, color, texture and compositional quality.

Wood

Siding

Siding may be used as accent material only. Siding shall only be wood horizontally applied lap siding or tongue and groove siding or cementations siding product such as "Hardiboard" used in a similar manner. No diagonal siding shall be used. Vertical siding, wood shingle or wood shake siding may be used if it essential to a particular style and approved by the Committee. Rough-sawn wood siding shall not be used, except in the case of cedar shakes or shingles used as siding in the manner specified above. No masonite, composition wood product, such as particleboard, shall be used as siding in any exterior application. All wood siding shall be primed on the "back side" before installation. If "Hardiboard" or like product is utilized, it must be smooth finished, used in lengths of wall that do not exceed 24 feet and all framing installation must be checked for plumb; no "Hardiboard" may be visible from the street.

Trim

All wood trim shall be smooth, high quality finish-grade wood stock, stained or painted as approved by the Committee. No composition wood products shall be used for exterior trim with the

Exception that exterior grade finished veneer plywood or other smooth finish soffit board can be used for soffits, Columns may be of a material other than wood so long as that material IS a pointed iron or stone,

Stucco

Stucco may be used as an exterior wall finish only when approved by the Committee because the use of this material is better suited to the particular style being portrayed in the design, When stucco is called for as an exterior wall material, its detailing should be consistent with the style of the architecture. The Committee has the right to require that stucco be painted-if it is not uniform in color, unless such non uniformity is an element of the design approved by the Committee, Stucco must be an authentic lath and stucco technology; Dryvit type systems or Styrofoam products may not be used. The intent of the Committee is to establish a solid substrate and discourage wall sections that do not convey the attributes of permanence and quality, Therefore, EFS coatings may be used if used over an authentic lath and stucco or masonry substrate; control joints n stucco must be coordinated with the architectural design and should be indicated on the plans submitted

Synthetic Materials

Synthetic materials, such as metal siding, masonite, Styrofoam and vinyl siding may not be used.

Changes in Material

The location of external wall material changes (e.g., brick to wood siding) should have a logical relationship to changes in the form of the house and not be dictated by simple economy, Material changes in the same wall plane are prohibited unless it is part of a detail that is characteristic of an historic architectural style or the dominant material is terminated with an architectural element (such as a pilaster column) that clearly implies structural termination, Material changes at corners are prohibited, All materials must wrap the corner and change in one of the manners described above.

Window Treatment

Type of Windows

Windows are a primary means for visually conveying "quality" in construction. In addition, wood windows have the visual "heaviness of mullion and jamb that is characteristic in most historic archetypes, Therefore, except as otherwise approved by the Committee, only wood or wood clad windows (vinyl or aluminum over wood) will be permitted on the front windows of the property.

Sill

To maintain the sense of order and purposeful design, It is important that the windows of an elevation have a common reference line that addresses the sill or head, Therefore, the random placement of windows is discouraged, including the practice of raising the sill of windows used in baths, closets, laundries, and kitchens. Where such windows are on the front elevation, the use of a window without a sill is encouraged. Windows without a sill include round, elliptical, octagonal or square decorative windows. The Committee will disapprove windows on the front elevation that do not conform to a common sill line unless the deviation is visually explained by the design of elevation.

Head

All windows shall be below the cornice detail. Windows may abut the cornice detail or be engaged with it if the design of the window surround modulates with the banding or detailing of the cornice, In all cases where windows are visible from the street; a cornice detail shall exist between the windows and the soffit.

Attached Windows

A wood mullion shall divide Windows that are adjoined horizontally and/or vertically. When adjoined both vertically and horizontally, both mullions shall be wood.

Masonry Separations

Brick or stone detail used to vertically divide adjoining windows shall be at least 8 inches wide, When specially shaped cut stone or concrete cast stone masonry is

used to divide adjoining windows, the distance between windows can be a dimension that is appropriate to the design and approved by the Committee. Brick or stone can not be used as a horizontal division between adjoined windows. Cut stone or concrete cast stone may be used as a horizontal division between adjoining windows.

Glazing

No reflective glazing will be allowed on any front or side facade, or on any facade that is exposed to the public view. Tinted glass and dark adhesive film is not encouraged by the Committee and will not be permitted on any windows exposed to the public view where the transmission coefficient exceeds 27%. Stained, and leaded glass is allowed provided that the glass is crafted according to one of the following techniques:

- Soldered coming
- Lead "H" coming
- No acrylic or "pourable" techniques will be allowed

Window Ornamentation

Shutters must be operable, and be wide enough so that when closed, they cover any window on which they are used. The use of burglar bars on the exterior of any windows is prohibited,

Roof Treatment

Roof Massing

To the extent possible, roofs shall be massed with an orderly sequence of subordinate roofs extending from a dominant roof mass, ridge lines shall be straight and not interrupted by intersecting ridges that create a bump in the ridge line,

Roof Pitch

The minimum roof pitch, exposed to the public view shall be of 10:12 for composition (laminated) roofs and 8:12 for tile roofs on the front elevation, unless approved by the Committee. Certain architectural styles (such as Georgian or Mediterranean) do not require a steep minimum roof pitch and the appropriateness of a pitch less than that specified above will be analyzed on a case-by-case basis to determine if it is an important historical expression of the style being portrayed.

Roof Projections

No plumbing stacks, venting stacks, skylights or attic ventilators shall penetrate roof surfaces facing the street or visually dominant in the street view. All such roof penetrations must be mounted straight and perpendicular to the ground plan (except for skylights and attic ventilators) and be painted to blend with the roof color. Plans submitted for review shall identify the areas of the roof intended for roof penetrations. No solar collecting frames or satellite dishes shall be mounted to any roof unless

specifically approved by the Committee. Turbine attic vents may not be visible from the street.

Materials

Roof materials shall be a high quality minimum 40 year rated with a high definition ridge composition shingle. Roof materials equal to or better than "ELK Capstone Premium Choice" are encouraged. No three tab shingles shall be allowed. Other permitted roofing materials may include natural slate, high quality clay or concrete tile in a gray blend or dark color range. All asphalt shingle roofs shall have closed valleys. Standing seam metal (factor finished steel, or copper) and metal shingles used in applications other than accent roofing over a canopy or bay, require special consent of the Committee Galvanized metal or metal roofs with a seam other than a standing closed seam are not allowed. Wood shingles are not allowed, except that true (fire treated) wood shakes will be allowed if consistent with the historic style proposed in the design. "Hardy" slate will be permitted so long as it meets other standards set forth for slate in this document. Single sample panels must be approved by the Committee. Slate roofs shall have mitered hips. Where concrete or clay tiles are used, the roof forms should be as simple as possible to eliminate the visual distraction of many protruding hop and ridge tiles.

Roof Color

Like brick, roof color is an important element in the visual conveyance of continuity. Therefore, the roof colors shall be limited to those approved by the Committee.

Chimneys

All fireplace chimneys shall be brick or stone. Whenever possible, chimneys shall be used to enhance the architectural variety of the Property. Attention shall be given to the complexity and form of the cap detailing. In addition, the shaft of the flue shall be distinctively detailed so that the chimney has a complexity in plan as well as elevation. Prefabricated metal fireplaces and metal flues may not be used. All Chimneys must be masonry clad to present the appearance of traditional masonry chimneys. All metal chimney flue caps must be enclosed inside a decorative envelope of brick or fabricated metal and match the cap detail of and full masonry firebox chimneys in the same house. Any chimneys visible from the street must have the appearance of a full masonry firebox with a "chimney breast" at least 6 feet wide and a flue of a size consistent with a full masonry flue.

Entry Form

Visual Significance

Entries are hierarchically significant. Therefore, the architectural form which embodies the entry shall be, with or engaged by, the dominant roof mass. This principal shall apply unless a deviation from the principal is essential to accuracy of an historic style.

Entry Enhancement

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Whenever permitted by the architectural massing of the house, the entry form shall be enhanced with coach lights. Gas coach lights shall have a minimum length of 30 inches and shall be mounted at a six-foot minimum mounting height. In all cases, the entryway of a house shall be lighted at night from a down light soffit, automatically switched by a photocell is encouraged.

Exterior Lighting Fixtures

Where possible, decorative fixtures should be complement to the architectural features of the residence. No pole-mounted lighting or building mounted high intensity lighting will be allowed. Exterior lighting fixtures shall have a maximum 175-watt bulb per fixture, except where otherwise approved by the Committee. Foundation mounted facade lighting is prohibited. Landscape up lighting in new trees and down lighting in existing trees is encouraged. The lamps in exterior entry lighting shall be incandescent bulb or natural gas only.

Garages

Relation to Street

Garages shall face the side Lot line or rear of the property, unless the garage is screened by a Porte-cochere, privacy wall or detached behind the front side of the house in relation to the street.

Garage Doors

No garage doors visible from the street, except as approved by the Committee.

Garages Which Have to Face the Street

In cases where garage doors are visible or have to face the street, approval by Committee is required. If approved, the doors shall be a 9 ft. maximum width and door openings shall be enhanced with such enhancements as brick/stone surrounds deep insets and/or coach lights. Adjacent doors shall be separated by at least 12 inches of masonry material. The garage door facing the street shall be set back from the plane of the house closest to, and most parallel with, the right of way line of the street, a minimum distance of 30 feet.

Gables

To the extent possible, gables shall be varied with anyone block by the use of a detailing that is historically appropriate for the style. The treatment of the gable shall be designed so that elements of craftsmanship are fully employed. Hipped roof styles are not meant to be discouraged by these criteria.

Doors

For quality, continuity and to address security issues, all exterior doors and transoms visible from the street shall be approved by the Committee.

Single Doors

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When single doors are used, jambs and headers framing the door shall be used to subdivide and order the entire entry. To accomplish this, heads and jambs must be made of iron and be of a dimension compatible with the entry. In this way, the doors are a logical subdivision of the system that divides the entry.

Double Doors

When double doors are used, the transom can sit on the door header and the doors must be at least 8 feet tall.

Door Height

All entry doors must be a minimum of 8 feet in height.

Cornice and Plate

Cornice

Cornices shall be enhanced with more than one course of projected brick, stone or stucco (used in conformance with item Number IV, above) which creates a shadow, texture and visual complexity where the wall plane meets the soffit.

Plate

85% of the plate height of the front elevation shall be 10 feet or greater.

Exterior Color Scheme

The Committee must approve all exterior paint and stain colors. The palette of exterior paints and stains for each residence shall be selected to complement, coordinate or harmonize with the colors of buildings which are used in their "natural" state, such as brick, stone, copper, etc. As deemed appropriate by the Committee, exterior colors selected for a residence may be modified or changed in order to respond to existing color palettes of adjacent residences.

Mechanical Equipment

All air conditioning compressors, power and meter boxes, satellite dishes and pool equipment shall be completely screened from public view. Screening may consist of architectural elements to be approved by the Committee.

Recreation Equipment

All recreation equipment shall not be visible from any street as viewed from 6 feet above centerline of any street. Permanent or moveable recreation equipment such as basketball goals are not allowed in front and/or side yards within 20' of any property line on any Lot less than two acres in area or within 40' of any property line on any Lot equal to or greater than two acres in area. The Committee may prohibit the placement of recreational

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equipment such as basketball goals in front or side yards where, in the determination of the Committee, such location interferes with the architectural harmony of Tour 18.

Ornamental Iron Gates

All ornamental iron driveway gates shall be a maximum of 14 feet wide. Gate tops shall be ornamental and not flat. If ornamental gate wider than 14 feet, two (2) gates shall be required. All ornamental iron gates to be approved by the Committee.

Maintenance

Each residence shall be maintained in a neat, clean, orderly condition by the Owner. Periodic repairs shall be made to correct broken shingles, peeling paint, broken brick and any other condition which suggests visual deterioration of a residence.

SECTION II – LANDSCAPING AND SITE IMPROVEMENTS

Intent

The intent of the landscaping and site development guidelines is to clarify the necessary components in the creation of a distinguished residential community. Through uniform application of these components, Tour 18 will become a showplace of fine homes, set on private, tree-line streets. The desired landscape character is one of simplicity: emphasizing tree placement and layers of shrubs at the building foundation. The landscape and site elements should be understated, creating a setting for the homes, rather than competing with the architecture for visual attention.

Site Elements

Coverage

Total site coverage of building, driveways, walks, decks, pools and other structures may not exceed eight percent (80%) of the area within the property lines.

Driveways and Motor Courts

Intent

To the highest extent possible, automobile circulation and storage areas are to be de-emphasized, highlighting the landscape and pedestrian environment.

Location and Configuration

Driveways shall be located to minimize the amount of payment. Driveways shall be a minimum of 14 feet and a maximum of 16 feet in width except as required for garage access, and shall be located a minimum of 15 feet from the side property line to allow for planting and/or fencing. Driveways shall have a meandering rather than straight alignment whenever possible.

Driveways shall extend from the sidewalk to garage. The driveway shall not visually or physically break the sidewalk. Broom finish concrete aprons will transition the area from the curb to the sidewalk.

Materials

Decorative brick bands, which may occur in the driveway, may only occur between the sidewalk and the house. Driveways shall be hard paved with permanent materials such as natural color broom-finished or sandblasted concrete. Brick edged concrete or brick arrival areas are encouraged. Any other materials, finishes or colors must have the approval of the Committee. All driveway materials must be maintained in a manner to retain original structure, texture and color characteristics.

Circular Drives/Motor Courts

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Drives should be "cut" slightly into the raised fill area of the Lot. All driveway slopes should be as uniform as possible with smooth transitions between areas of varying pitch. Planting should screen the direct view of the drive area from the streets as much as possible.

Builders must submit a grading plan (with spot elevations and slopes indicated), and landscape plan for approval of circular drives and retaining walls. All exposed faces of any retaining walls must be faced in stone and an architectural section of the wall submitted with the landscape plan.

Walks and Steps

Sidewalks

No sidewalks, edging at road, chains, stakes or reflectors are permitted,

Front Walks

The steps/walk should be a complementary component of the site architecture and should not compete visually with the house and landscape. The steps shall be flanked by retaining plinths measuring a minimum of 16" in width x the length of step run x the height of the elevation change. The plinths should be built out of the house brick with all solids for the cap or out of stone with natural stone or cast stone cap.

Fountains, statuary and planters within the walk are strongly discouraged but may be located within the front yard, behind the building line.

Front walks may be natural brushed or sandblasted concrete, colored concrete or masonry units such as brick or stone. The Committee must approve all front walk material.

Front steps and porch must be constructed of masonry, either brick or stone. If bricks are utilized, solids must be used where brick holes would be exposed. Paver bricks are required for all horizontal surfaces. Other masonry material may be used if approved by the Committee.

All walks crossing from the building site to the street across swales or bar ditches shall have 8' wide landscaped areas on both sides,

House and Mailbox Numbering

House numbers of cast stone shall be of a consistent style on each house. Location of mounting on the house is up to the builder, however, a 5' mounting height is recommended.

Mailbox numbers shall be of cast stone consistent with the existing style.

Pools, Decks and Other Structures

Coverage

Total coverage of all elements (such as house, paving, pool and other structures) may not exceed sixty percent (60%) of total Lot area.

Swimming Pools and Spas

Pools may be constructed within the architectural building lines of each Lot. Pool decks may extend beyond the building line, but must allow adequate room for landscaping and fencing. Pool surface, deck and equipment must be screened from public view, including public streets, common areas and reserves

Other Structures

All structures must have designed concrete foundations and match the finish of primary residence.

All structures, including gazebos, arbors, trellis or shade structures must be submitted to the Committee for specific approval.

All playhouses and storage buildings must be submitted to the Committee for specific approval and may require screening from public view.

No portable storage units are allowed.

Mailboxes

Mailboxes for the Property are of standard design consistent with the existing neighborhood. Specific details for construction can be obtained through the Committee.

Mailboxes to be located adjacent to driveway or front walk.

Walls and Fences/Fencing

The Public View

Of special concern throughout the community comprising the Property is the view of private areas from public view areas. Public view areas include streets, reserves and parks. Walls and fences are an extension of the house architecture and must convey the same sense of quality and permanence. The Committee must approve all walls and fences.

Privacy Walls/Fencing

Walls visible from public areas must be of masonry construction and not more than 6 feet in height and restricted to rear and side yards only. Materials shall match building materials or follow the wall design approved by the

Committee. Where the Committee deems appropriate, brick will match common area amenity, and a landscape buffer may be required.

Iron Fence

All other fencing, publicly visible or not, shall be iron fencing. If a homeowner between lots requires privacy, it shall be accomplished through landscape screening such as Nellie Stevens Hollies, Red Cedars, Leyland Cypress or other live screening material. Please refer to landscape section for permitted materials.

Wood Fences

Wood fences are not allowed.

Locations and Heights

All fences and walls behind the front building line must be a minimum of 6 feet with a maximum of 8 foot Fences or walls other than described above are prohibited. No fences or walls over 48" high may extend beyond the front building line.

Lighting

Floodlighting

The Committee must approve all exterior lighting.

Floodlighting fixtures must be attached to the building or other architectural elements floodlighting shall not illuminate adjacent public or private property. Light fixtures and source shall be hidden from public view across property lines with 175 watt maximum per bulb.

House front elevations may not be floodlighted and no floodlighting of the front yard may occur.

Moonlighting or up lighting existing trees is permitted, but the light source must be hooded. Each Lot shall have a minimum of 8 floodlights to light landscape and residence located in front yard for consistent level of lighting.

Tree lighting mounted in new trees less than 6" in caliper is prohibited. Smaller trees may be up lighted by way of staked mounted ground fixtures. Fixtures must be recessive in color and hidden from view by other landscaping. Lighting bulb types may be mercury vapor or metal halide only.

Ornamental Lighting

Accent lighting should be integrated with the building or architectural elements. Excessive accent lighting is discouraged. Freestanding pole light fixtures are prohibited, unless approved by Committee Sconces or carriage

Section II - Landscaping and Site Improvements

lamps are encouraged near the front door. Front doors may have recessed lighting above the door or pin spots in trees.

Screening

Mechanical Equipment

All mechanical and electrical equipment (pool, air conditioners, satellite dish*, antennae*, etc.) must be completely screened from public view. A combination of trees, hedges, or walls should be used to screen equipment and mechanical areas.

No radio or television towers shall be constructed or installed on any Lot or the exterior of the living unit or any structure on the Lot*.

(*FCC protection limits enforcement of this statement.)

Rear Yard

Pools, play structures, play equipment, barbecue areas and lawn furniture shall be screened from public view by a combination of trees and shrubs within 20' of the property line on all Lots less than two acres in size and within 40' of the property line on all Lots equal to or greater than two acres in size.

Exposed Foundations

All exposed foundations shall be screened from public view.

Grading and Drainage

Slope

Retaining walls, if used, must be stone masonry construction materials. Retaining walls must be submitted to the Committee for approval.

Site and Roof Drainage

Surface run-off shall not flow onto adjacent Lot areas.

Gutter downspouts must dump onto gravel or drain block, or be camed underground to the swale in SD35 piping or better. ADS piping is not permitted.

There must be positive drainage away from the house.

Berms

Berms over 24" high in front yards are prohibited, unless determined by the Committee to be in harmony with the other landscaping and structural design elements of the subject Lot and adjoining Lots.

Side Yard Retaining Walls

Side yard retaining walls may be required between lots. If required, they must be constructed of Millsap sandstone dry stack walls or other material specified by the Committee. No vertical dimensions may exceed 4' in height

Planting

Front Yards

Intent: The intent of these guidelines is to produce a refined and elegant landscape setting for Tour 18 houses. The landscape should not compete *with* the architecture for attention, but should provide the setting. The emphasis, again, is upon those areas of the Lot visible from public areas in the community.

Front and Front Side yard Trees

In lots with no existing trees, a minimum of eight (8) additional trees in the front and side yards is required. Front yard trees may be selected from a short list of trees including the following. Trees are to be minimum 3" caliper.

Bur Oak	Cedar Elm
Chestnut Oak	Chinquapin Oak
English Oak	Live Oak
Loblolly Pine	Red Oak
Shingle Oak	Swamp Chestnut Oak
Swamp White Oak	White Oak

Other trees Approved by DRC.

Existing trees of 8" caliper may count for *the* required trees up to two.

Ornamental Trees

Each front yard shall have a minimum of 5 ornamental trees planted from the approved species list. These trees must be 6'-8' high when planted. Consideration can be given to reducing this requirement when native trees are present. See Committee for approval.

Shrubs and Groundcover Beds

Shrub planting shall consist of a minimum of 2 layers of shrubs planted at the foundation of the buildings with a minimum of 72" in depth for all visible areas. One layer of evergreen shrubs approximately 30"-36" in height and two lower layers of dwarf shrubs or groundcover are encouraged. Three layers are preferable.

Shrubs shall be 3-gallon container, planted 24 inches on center, triangular spacing

Groundcover or lower shrub layers shall be 1-gallon container, planted 12 inches on center, or 4" pots planted 8 inches on center for groundcovers, dwarf shrubs as

Section II - Landscaping and Site Improvements

groundcover shall be a minimum 3-gallon 18 inches on center or 1-gallon 12 inches-on center minimum.

Beds shall compliment the building architecture and shall have a minimum width of 6 feet. Rectilinear and curvilinear beds will be allowed if proper care is used in establishing pleasing forms. The number of plant species in the front yard beds should be kept to a maximum of five, varying only from one shrub layer to the next. Ornamental specimen shrubs and trees can exceed these five species. The number of plants shall be appropriate for the size bed. Plants shall be spaced to cover the entire bed within one growing season. No open mulch areas are acceptable.

Free-floating beds smaller than 200 square feet in lawn areas around trees are discouraged.

All beds shall be edged with masonry materials or Green Ryerson (or Committee approved equal) steel edging.

No shrubs shall be planted in front of windows which will ever exceed the sill height. Ornamental trees or shrubs in front of windows are discouraged.

All bed areas shall be a minimum of 6" of professional bed mix tilled into the top 10" of the soil.

For areas with native trees including post oaks, shrubs and groundcover with intensive irrigation needs should be avoided. Natural leaf mold, mulch, or native groundcover requiring no irrigation should be used.

Lawn

Front Yards

Front yards shall be solid sod if not in shrub beds. Seeding and hydro-mulching front lawns is prohibited. On corner lots, solid sod is required on both front and side yards.

Rear Yards

In all areas not exposed to public view, the homeowner may landscape as they please. Total landscape coverage may not exceed 50 percent of the Lot area and building setbacks for structures must be observed.

Lawn

Landscape areas not in shrubs or hedges may be solid sod, sprigged or hydro mulched.

Screening for Privacy

Screening for privacy and from public view may be accomplished by the use of hedges or ornamental evergreen trees. Please refer to "Approved Plant List" below for species.

Approved Plant List

Shade Trees:

Bald Cypress	Bigaice Oak
Black Jack Oak	Bur Oak Chinquapin
Cedar Elm	Chestnut Oak
Chinese Pistachio	Durrand Oak
English Oak Loblolly	Lace Bark Elm
Live Oak	Monterrey Oak
Oak American Elm	Pecan
Pine	Post Oak
Red Oak	Shingle Oak
Slash Pine	Swamp Chestnut Oak
Swamp White Oak	Texas Ash
White Oak	

Ornamental Trees:

American Holly	Cherry Laurel
Crape Myrtle	Deciduous Holly
Dogwood	Downy Hawthorn
East Palatka Holly	Eastern Red Cedar
Eve's Necklace	Foster Holly
Japanese Maple "Bloodgood"	Magnolia Species
Mary Nelly Holly	Mexican Plum
Nelle R. Stevens Holly	Redbud
Savannah Holly	Wax Myrtle

Medium Shrubs - Sun:

Boxwood	Chinese Holly
Cleyera	Dward Buford Holly
Dwarf Abelia	Indian Hawthorn
Juniper Species	Nanina Compact
Soft Leaf Yucca	Spirea
Texas Sage	

Medium Shrubs - Shade:

American Beautyberry	Aucuba Species
Boxwood	Elaeagnus
Fatsia	Hesperaloe
Hydrangea	Mahohia
Nandina	

Low Shrubs:

Carissa Holly	Dwarf Chinese Holly
Dwarf Hydrangea*	Dwarf Yaupon

Section II - Landscaping and Site Improvements

Holly Fern*
Nandina Harbor Dwarf
* Denotes Shade

Hypericum*
Nandina Moonbeam

Groundcovers:

Ajuga*
Blue Rug Juniper
Linioppe*
Purple Wintergreen
* Denotes Shade

Asian Jasmine
English Ivy
Ophiopogon/Monkey Grass*
Vinca Major

Perennials:

Gazania
Lantana
Mealy Blue Sage
Variegated Hosta *
* Denotes Shade

Green Hosta
Louisiana Iris, Butterfly
Salvia Greggii Iris
Wood Ferns' Uatris

Perennials/Sun:

Chrysanthemum
Daylily, Stella D'Oro
Miscathus
Purple Coneflower

Coreopsis
Iris German
Pennesetum Aster
Rebecca "Goldstrum"

Screening for Privacy Plants (Rear Yard):

East Palatka Holly
Eastern Red Cedar
Magnolia
Savanna Holly
Wax Myrtle

Nellie R. Stevens Holly
Laurel
Mary Nell Holly
Species Cherry

Note: Use of other plants or trees requires Committee approval.

Irrigation

All lawn and landscaped areas must be irrigated with an underground irrigation system. Lawn and trees must be on separate controller zones.

Landscape Installation

Installation of landscaping and site improvements is to be executed in a high quality manner, consistent with the image of Tour 18.

The Committee may reject any improvement where the material or workmanship fails to meet acceptable industry standards.

Section II - Landscaping and Site Improvements

Upon occupancy of the house, or 90 days after completion of construction (whichever occurs first), street trees, irrigation and lawn must be installed. The remainder of the front yard and rear yard landscape (where publicly visible) must be installed within 120 days of occupancy.

Signage - Landscape contractor and subcontractor signs are prohibited within Tour 18 at all times.

Maintenance

Maintenance and proper care of installed landscaping is critical to the appearance of the Property community and the health and beauty of the plant materials.

All landscaped areas are required to be maintained in a healthy and beautiful appearance by the builder or homeowner.

Proper Maintenance Includes:

- Adequate irrigation for proper plant health.
- Fertilization of trees, shrubs, hedge and lawn.
- Pruning of all trees Including street trees.
- Pruning of hedges as appropriate.
- Mowing of Grass
- Seasonal weeding of shrub beds.
- Weed control in lawns.
- Seasonal mulching of shrub beds.
- Insect and disease control.
- Replacement of plant material, dead or diseased, with original species and siz

SECTION III - ARCHITECTURAL LANDSCAPING AND SITE REVIEW PROCESS

Architectural Control Committee

Authority

This design standards document is promulgated pursuant to authority granted Design Review Committee by Section 4 the Covenants, Conditions and Restrictions.

Purpose

Architecture, grading and landscape and all other site development plans for all improvements requiring Committee approval must be submitted to and approved by the Committee pursuant to these design standards for the sole and exclusive purpose of assuring that all structures and landscape improvements within the development are in harmony of design in terms of exterior space, planting, massing, general styling, use of detail and size as well as conform to a high standard of quality construction as set by the common property improvement and existing standards of the neighborhood. Differing conditions exist on many lots and therefore, the Committee will use the design standards as a guide to interpreting the application of this document and to the extent possible achieve the purpose stated herein. The Committee may vary its application of the design standards (in approving plans submitted to it) in those cases where (in the sale opinion of the Committee) site conditions or view conditions, style and/or aesthetic considerations warrant such a variation.

Final Architectural Submittals

Requirements

The Committee requires that each final design submittal consist of three (3) sets of the following:

Site Plan and Roof Plans

- a. Locations, dimensions and material notations for walks, drive and all other exterior flatwork
- b. Proposed location for exterior mechanical equipment
- c. Percentage of Lot coverage.
- d. Height and material of any exterior fence or wall shown.

Floor Plans and Electrical Plans

Elevations at 1/4"= 1'0" Scale

- a. Notation of locations of all exterior wall materials.
- b. Roof Plan with notation of roof materials and roof penetrations.

Section Drawings

Appropriate building sections, wall sections, details and other drawings as required in receiving a building permit to construct the residence.

Color, Lighting and Exterior Materials

In addition to the above, architectural submission shall also include:

- a. **Color Samples:** Samples of all exterior and roof colors must be submitted applied on an actual sample of the materials to be used.
- b. **Exterior Lighting:** Catalogue sheets showing the type fixture at each location and specifying the bulb type to be used.
- c. **Exterior Material Panels:** Sample of all exterior materials, especially masonry shown in an actual sample panel with includes the mortar to be used.

Landscape Plan Submittal (see next section).

7. The Lot, block number, phase number and Owner must be clearly printed on the first page of the submittal. Two s submissions must also include the samples described above (of all materials and colors to be used on the building exterior) or specifications which will positively (to the satisfaction of the Committee) identify materials. An address of an existing residence where a submitted material is already in use (such a brick or roof shingles) is also acceptable.

Architectural Plan Submittal shall be sent to:

Michael Macphail
Community Manager
The Estates at Tour 18 Homeowners Association
C/o Principal Management Group
6707 Brentwood Stair, Suite 110
Fort Worth, TX 76112
817-654-4242 Ext. 208

Note: Architectural submittals will not be approved without the corresponding grading and landscape design. Notice stating the new address filed in the Real Property Records of Denton County, Texas may change the address of the Committee.

Notice of Approval

The design for each residence must be approved by the Committee as provided in SECTION FOUR of the CCR's before construction of the residence can begin. Deviation from approved construction documents during construction (without written approval by Committee) constitutes a violation of the CCR's. On the Committee's authority, corrections of such deviations will be required.

Review of Construction

The Committee reviews construction within the Property on a weekly basis to insure that each residence is built as approved. This also allows builders to address any

difficulties of compliance with the Committee, thereby insuring the design integrity of the residence and the community as a whole.

Landscape Plan Submittals

Timing and Procedure

Landscape plans shall be submitted to the Committee prior to or with final application for architectural approval.

The Committee shall review plans and respond within thirty (30) calendar days. If revisions are required, plans shall be resubmitted and the Committee will review and respond within fourteen (14) calendar.

Landscape Plans Submittals shall be sent to the Committee at the address set forth above for Architectural Plan Submittal.

The Committee will meet with Owners, builders or Contractors to discuss proposed site improvements but will not grant verbal approval prior to plan submissions

Requirements

Three sets of all plans (to scale), drawings and specifications necessary to describe and construct the proposed improvements. Plans will not be reviewed unless all of the following information is shown:

Site Plan to scale, showing:

1. Owner or builder name, address and telephone number.
2. House, block, Lot and phase number.
3. House address with all adjacent street names.
4. Landscape architect or contractor name, address and telephone number.
5. Date of drawing.
6. North arrow and scale of drawing.
7. Property lines, easements, setbacks lines, curb lines, streetlights (if any), building footprint and existing vegetation. Drainage plan shown with arrows to capture swale water flow. Location of all existing and proposed walks, walls, drives, fences, pools or other site improvements.
8. Locations, sizes, types and quantity of plant materials and critical dimensions of shrub beds.

Material samples, color swatches, catalogue cuts, etc., for paving, lighting, tile, etc.

Irrigation plan showing layout, location and type of equipment proposed for new construction and system installations. This is not needed for existing system modification and reroutes. However, system must be restored and modified to be in compliance.

Section III – Architectural, Landscaping and Site Review Process

If motor courts or circular drives are proposed, a grading plan with 1 foot contours and spot grades are required.

Fence plan showing location of any proposed fencing. Plans must include material selection, elevation rendering and construction details.

Any additional elevations, section, structural details or sketches to completely describe the proposed site improvements.

Notice of Approval

Notice of Approval shall be a letter from the Committee to the party submitting the plans.

Copies of approved plans and approval letters will be kept on file at Committee's office and thereafter with the Association.

No construction shall begin until receipt of written approval.

Review of Construction

The Committee will conduct regular review of construction to ensure compliance with the guidelines and conformity to the approved plans.

All Other Site Improvement Plans

Swimming pools, cabanas, sport courts, detached garages, fencing and all other improvements to the site whether for initial home construction or existing homes will be required to be reviewed in the same manner consistent throughout this document.