

THE ESTATES OF FANNETT

Residential Design Guidelines

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1.0 INTRODUCTION

The Estates of Fannett (EOF), a development of Summerfield Corporation, is a 1,200 acre master-planned, multi-use community, located in Fannett, Texas.

A conceptual master plan has been adopted to establish the long-range goals for the development of this community. The basic development framework for the property is a network of major thoroughfares, collector/loop streets, and minor streets. This network is designed to provide covenant and efficient vehicular access to the various land parcels located throughout the community. Single-family detached housing will be the dominant land use, developed as series of residential villages arranged in identifiable neighborhoods, each with its own distinct character. A continuous system of landscaped walks and green belts will link each residential village, providing a pedestrian network connection the various villages, schools parks and activity centers.

An Architectural Review Committee (ARC) has been formed to implement the design philosophy of EOF.

The committee is composed of three to five resident members. The ARC reviews and approves the plans and specifications of each building, structure, alteration, addition or renovation proposed, conducts periodic site inspections and is charged with the responsibility of enforcing the guidelines and restrictions. The goal of the ARC is to create an overall community with high design quality standards that still allows for creative site design and architectural solutions. They are intended to ensure the creation of a pleasant physical environment both during and after construction.

There are various county and utility district regulations, policies or ordinances that will apply to development in EOF, which should be reviewed prior to commencing design. Compliance with all governmental regulations is the obligation of the third party builder/developer.

It is the intention that all building construction in the EOF is of high quality; builders are required to warrant compliance with the Southern Building Code. Items not covered by this code should be constructed according to the standards of other master planned communities.

As the development matures, there will likely be changes made to the design guidelines and to the master plan. EOF reserves the right to modify changes and grant variances to the design guidelines where necessary. The property owner should familiarize themselves and their building team with the requirements of these guidelines and confirm that the team has the latest edition. It is not the intention to lay down an inflexible design formula that restricts individual creativity or preferences.

2.0 DESIGN REVIEW REQUIREMENTS

A simple two step design review process has been established to ensure compliance with the design guidelines. To avoid the possibility of delays resulting from later changes in plans, it is suggested that the property owner has an informal discussion with members of the ARC at the earliest possible moment while the project is still in the conceptual design phase.

The first step is the submission of preliminary architectural, engineering and site plans and shall include building elevations, exterior colors and materials. The preliminary submission shall be complete enough to convey the intent of the design.

The final step is a design review submission that incorporates all of the requirements of the design guidelines stated within this document, together with comments from the preliminary design review and any other informal meetings. It is preferred that each building proposal is designed and prepared by professional designers and architects. In any event, each submission in the final design review must include, at a minimum; the drawings listed below and should illustrate a professional level of competence.

Site Plan - 1" = 20' -0"

Showing the location of all the buildings and other structures, slab elevations, dimensions, all areas to be graded or altered, building and roof outlines, drives, walks and fences and existing trees of 4" caliper or larger located within 15' of any proposed construction.

Floor Plans - 1/4" = 1' -0"

Showing all dimensions, total floor area, air conditioning and utility screening electric and gas meter locations, security and cable television prewire locations and materials and finishes of the proposed building.

Elevations - 1/4" = 1' -0"

Showing articulation of building materials, colors, finish, window types, trim and fascia details. The roof material and color location of all roof vents, projections, skylights and solar collectors are to be shown. The proposed finish grades against the exterior elevations must be indicated, as well as the maximum building height from finished grade to the uppermost roof peak.

Incomplete final submission packages will be rejected. Plans submitted to the ARC will be reviewed as quickly as possible. In no case will the review take more than ten working days. Once final approval has been granted, the homebuilder shall stake the lot for a layout inspection.

Conditional approval may be given in those cases where minor changes are requested by the ARC and agreed upon by the applicant. This type of approval allows a project to proceed subject to the resubmission of plans, modified as required, within 15 days of the date conditional approval was granted. The ARC approval is valid for six months; if construction has not started by that time the plans must be resubmitted to the ARC for reevaluation, subject to any new guidelines or regulations.

Homes may be inspected during construction or at any time after completion up to the point of occupancy. Construction not in compliance with the approved plans will be required to be changed or altered to achieve compliance.

3.0 INDIVIDUAL LOT AND HOUSE REQUIREMENTS

Requirements which apply to each individual lot include those that control the location of the house on the lot, and those that control its exterior appearance. These requirements are intended to ensure harmonious relationships among buildings and the streets they face, and use of a compatible range of colors and materials. By encouraging attention to detail and design quality throughout the community, the aesthetic harmony of EOF will be enhanced and property values preserved.

3.1 Minimum Setbacks

SFD

Front 50' min.

Side 25' min.

Rear 10' min.

3.2 Maximum Lot Coverage

3.3 Minimum Unit Size

One Story

Two Story

1500 s.f.

2,300 s.f.

3.4 Height Limit

38'

45'

3.5 Exterior Cladding

No more than two basic building materials, in addition to glass, may be used as exterior cladding. Single family residences must have, at a minimum, at least 50 percent masonry cladding, exclusive of windows, doors and other building openings. Exterior Insulation Finish Systems (such as Dryvit, etc.) may be used subject to the strict adherence to the product manufacturer's requirements for substrate and control joint specifications. All wood siding must be painted or stained and may either be horizontal or vertical in orientation. Changes in materials should have a logical relationship to the changes in the form of the house. All exterior colors must be included with the final plan submission, with earth tones being strongly encouraged. No reflective finishes should be used on exterior surfaces with the exception of hardware items.

The following materials are prohibited:

Aluminum and vinyl siding, imitation stone, raw aluminum and galvanized steel metalwork.

3.6 Windows

Wood or metal windows finished to complement the color and architectural style of the house. may be used. No mirrored glass or brightly tinted glazing is permitted.

3.7 Roofs

Acceptable roofing materials shall be natural slate or composition shingles, architectural style equal to Elk/Prestique II, Genstar or GAF Timberline and Woodline

Color ranges for roofing materials shall be limited to intermediate ranges of warm earth tones.

All roof structures such as attic vents, plumbing vents, etc. should be treated or painted to match the roof color, and vented to the rear of the ridge of the house.

Roof may be either gabled, hipped or a combination of the two. They shall have a minimum slope of 5/12.

All chimneys shall be constructed of masonry or stone.

Roof mounted satellite dishes and TV/radio antennae are prohibited. Satellite must not be seen from the front of the house.

The location and design of all skylights and solar collectors shall be included in the submission package.

3.8 Exterior Lighting

Ornamental or accent lighting is permitted but should be used in moderation and complement the associated architectural elements.

The installation of post-mounted and bollard lighting in the front yard is subject to ARC approval.

Low ground level landscape lighting is encouraged.

Colored lenses on low-voltage lights, colored light bulbs, fluorescent and neon lighting are prohibited.

Obtrusive HID security lighting fixtures are prohibited, unless adequately screened from the neighbor's view.

3.9 Driveways, Garages and Accessory Buildings

Driveways may be paved with either concrete blacktop or unit masonry. The use of stamped or colored concrete, interlocking pavers, brick pavers and brick borders is encouraged but must be approved by the ARC.

Driveways shall be located no closer than two and a half (2-1/2) feet from the side property line. Maintain a 5' separation between adjacent driveways.

Garages, at a minimum, must be able to accommodate the storage of two (2) full-size automobiles at the same time. Extension in length of the garage for additional storage space is permitted.

Front entry garages are permitted, but designs incorporating side or rear garages are encouraged to break up the monotony of multiple garage doors facing the street. Garages with doors that parallel the street shall be set back a minimum of ten (10) feet behind the main front façade of the house.

Garages with doors that are at right angles to the street may be built on the front building line (and side building line on corner lots).

Garden sheds and other small accessory buildings are subject to review by the ARC. Accessory buildings shall be built on a slab and designed and constructed to harmonize with the general style and color of each home. Locate them on the lot where they do not adversely affect neighboring views.

Swimming pools, spas, decks and other ancillary structures are restricted to the rear yard and may be placed a minimum of 25' from the side property lines.

Fencing in accordance with local regulations is required for pools and spas.

Permanent above ground swimming pools is prohibited.

4.0 CONSTRUCTION ACTIVITY REQUIREMENTS

The EOF Homeowners Association has vested interest in maintaining a neat and orderly appearance to the overall development. All construction activity must be performed in a competent, safe and considerate manner, as soils and vegetation are fragile and often take years to recover when disturbed. Construction requirements are designed to minimize such disturbance.

4.1 Layout Inspection

The ARC reserves the right to conduct a site inspection prior to the start of clearing, grading and construction.

Clearly stake the proposed building(s), driveways, parking areas, walks and property lines. Flag trees to be removed.

4.2 Clearing and Grubbing

Clearing operations shall be staged so that only land which will be developed promptly is void of vegetative protection.

4.3 Grading and Drainage

The homebuilder must accept the lot as rough graded by the developer and is responsible for the future fine grading of the lot.

Proper erosion control during construction is the responsibility of the homebuilder. Each site plan submission must show proposed site grading and drainage. Concentrated drainage runoff and sheet flow onto adjacent properties is prohibited.

Grading approval must be obtained from the ARC prior to moving or removing any soil from the site, or adding any fill material to the site.

All grading must be contoured to blend with natural grades with maximum slopes for lawn being 4:1. All planted areas shall have a minimum slope of 2%.

Lending institutions may impose specific and more onerous lot grading requirements. It is the responsibility of the homebuilder to adhere to such requirements, if applicable.

5.0 LANDSCAPING, GRADING, AND SCREENING REQUIREMENTS

All open space within each community will be landscaped. The third party builder/developer is responsible for landscaping all areas on his/her property and the portion of the street right-of-way between the property line and street curb. All elements of landscaping, fencing, and screening should be designed to compliment adjacent properties so there is a smooth transition from one property to the next.

5.1 Front Yard Landscaping

Four (4) trees with minimum four (4) inch caliper when measured six (6) inches above grade shall be planted in the front yard. (Caliper means width of tree trunk)

A minimum of five (5) percent of the front yard shall consist of planting beds containing shrubs, ground covers, and bedding plants. Edging is encouraged and shall be steel, brick set in mortar, horizontal timber, stone set in mortar or horizontal and continuous concrete bands. All planting beds should be mulched.

The front lawn of each residence shall be completely sodden. Sprigging is permitted for use in lawn maintenance and repair, but not for the installation of new lawn.

Builders are not required to landscape the rear yards, except for lake and greenbelt lots. These special lot types, as well as oversized and corner lots, will require upgraded landscaping.

These requirements will be discussed with the individual property owners during the review process by the ARC.

5.2 Walls and Fences

Fences are mandated to provide structure and define the spaces between residences. All fences will be the same: which is a three-board fence painted white. All posts shall be on 8' centers and painted white also.

Permitted materials include wood, masonry or PVC. Wire, plastic panels, shiny reflective materials and cyclone fencing are prohibited. Fence sides visible to the public must be the "finished" side.

In order to give a consistent and visually cohesive appearance to the overall development, the top line of all fences and walls, regardless of height, must stair step down sloping grades and remain level with the horizon. Fences sloping with the fall are not acceptable.

Fences along property lines bounding common areas (parks, greenbelts, etc.) should be designed to frame and direct attention to good views. Avoid using continuous high screen fencing or walls along these boundaries. It is part of the overall plan to keep as much of an "open" look and feel to these areas as possible.

5.3 Screening of Service Elements

The location of all service elements, mechanical and communication equipment shall be shown on each submission. All air conditioning compressors, power and meter boxes and pool equipment should be completely screened from public view by landscaping.

6.0 BUILDING AND SITE MAINTENANCE

The homebuilder shall at all times properly maintain and keep the entire premises in a safe, clean and orderly condition, in a good state of repair, and shall comply in all respects with all governmental, health, fire and police requirements and regulations.

Construction materials are to be stored on site in an orderly manner that will not interfere with roadway traffic. Materials storage methods and locations, including the location and physical character of temporary structures, are subject to the review of the ARC. Trash must be removed daily and will be stockpiled in a woven wire mesh "basket", a Dumpster or any other manner approved by the ARC. Stockpiling trash or any material on adjacent sites or streets is not permitted.

To avoid vandalism, all buildings shall be secured as soon as possible during construction. EOF reserves the right to secure any property and assess appropriate expenses to the property owner. The homebuilder and property owner shall make periodic repairs to correct any condition which may suggest deterioration.

Private streets surrounding each property are to be maintained in a clean condition and should be swept and cleaned at least weekly (more often if needed) during the course of construction. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, fences utility lines, etc. will be repaired by EOF and such costs billed to the responsible third party builder/developer.

Each homebuilder is responsible for the maintenance of each lot, including the removal of weeds, the mowing of lawns at appropriate intervals and other general building and property maintenance. Vacant lots will be mowed a minimum of once a month between the 20th of the month and the end of the month. After the 1st of the month the Homeowners Association will have the lot mowed and bill the homeowner. If evidence of other deferred maintenance exists, the Homeowners Association reserves the right to take corrective action and assess the costs of required maintenance or repairs to the property owner.

7.0 A FINAL NOTE

These guidelines were prepared as a service to EOF third party builder/developers and homebuilders. No member of the Architectural Review Board shall be responsible in any way for any defects in any plan and/or specifications submitted in accordance with these guidelines.

In those cases where you need a special design solution for a specific problem on a particular site or lot that runs counter to the general aims of the design guidelines outlined here, feel free to discuss such ideas with ARC early in the design process. It is certainly not the intention to lay down an inflexible design formula that rules out unique design solutions, as these may well be the creative design features that collectively add richness and variety to the overall community.

However, do make sure that your designs meet or exceed all the legally recorded requirements of the guidelines, and remember that the EOF Homeowners Association has the legal right to take curative action against anyone who violates these requirements.