

# FULBROOK

AT HOME WITH NATURE

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## **New Home Construction Approval Process Guidelines**

**Section A: Introduction**

**Section B: New Home Construction Plan Approval**

## **Section A: Introduction**

*The Purpose of this book is to provide guidance to a Fulbrook Property owner and builder at the beginning of, and during, the planning process of a new home. By following the rules and suggestion detailed in the Declaration of Covenants and Restrictions, Supplemental Declaration of Covenants, Conditions and Restrictions, the Architectural Guidelines and the New Home Construction Approval Process Guidelines, the process can run smoothly. A New Home Construction Approval is required before the start of any construction on a lot.*

“The Homestead Plans” Shall mean and refer to any or all of the following. If any plans are revised after Approval they will need to submit a change request.

- A. A “Site Plan” showing the location of the proposed residence and all other proposed improvements (including driveway, fences, swimming pools and patios) as well as drainage of the lot.
- B. An “Exterior Elevations Plan,” which shall show the dimensions and gross area of each structure, including drawings and details of all building exterior elevations, including the roof (showing elevations) and describing the color, quality, and type of all proposed exterior construction materials.
- C. A “Landscaping Plan,” which shall include a tree survey showing the location of all existing trees on the lot with a caliper of 8 inches or more at the point one (1) foot above the ground which are within the footprint of the driveway, and a drawing depicting the type, quantity, size, and placement of all exterior plant materials including irrigation to support such landscaping.

\*The Landscaping Plan should be submitted on or before 60 days following the closing of a home by the homeowners.

\*\*The Landscape Installation Contract should be submitted on or before 90 days following the closing of a home and landscaping should commence on or before 120 days following the closing.

- D. A “Lighting Plan,” shall include the type, style, size, and foot-candle power of all proposed exterior lighting fixtures.

## **Section B: New Home Construction Plan**

## **New Home Construction Application**

The New Home Construction Plan may be considered for approval only after the ARC receives the ARC Checklist with all items required included. The plans must meet all of the requirements of a.) Declaration of Covenants and Restrictions, b.) Supplemental Declaration of Covenants, Conditions and Restrictions, c.) Fulbrook Architectural Guidelines, and d.) any other public agency requirements as provided by law.

[Declaration of Covenants and Restrictions](#)

[Supplemental Declaration of Covenants and Restrictions](#)

[Fulbrook Architectural Guidelines](#)

### **Submitting plans:**

- Submit all items for review via email
- In the subject line type the physical address then the property owner's last name

### **Please send the Following Documents to KPM Management**

[mgmt@kpmmanagement.com](mailto:mgmt@kpmmanagement.com)

1. Stamped Engineered Foundation Plan
2. Site Plan
3. Exterior Elevations Plan (with roof and exterior material samples)
4. Tree Survey (from Arborist)
5. Variance Letter (If indicated yes in question 11)
6. New Home Checklist (pages 7-10)

\*\$5,000 made payable to Fulbrook HOA, Inc. is required when submitting for approval.  
*\$1,000 fee will be withheld as an inspection fee from deposit amount.*

### **Please send the following documents to Elizabeth Witte**

[elizabeth@calvertlindsay.com](mailto:elizabeth@calvertlindsay.com) - 713-306-6158

1. Landscaping Plan
2. Lighting Plan (Please refer to [www.darksky.org](http://www.darksky.org) for information regarding light fixtures.)

**Complete the Checklist**  
**(Submit Pages 5-10 to KPM Management)**

Date \_\_\_\_\_

1. Owner Name or Builder Spec Home: \_\_\_\_\_

2. Physical address of home: \_\_\_\_\_

3. Legal Description: Section \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_

4. Date Closed on Lot: \_\_\_\_\_

5. Property owner mailing address: \_\_\_\_\_

6. Property owner email address: \_\_\_\_\_

7. Builder name: \_\_\_\_\_

8. Builder email address: \_\_\_\_\_

9. How many Sq. Feet is the home \_\_\_\_\_

10. Number of stories: \_\_\_\_\_

11. Variance Needed?

YES            NO

If yes, what variance is needed? \_\_\_\_\_

12. Setback:

Front Setback Requirement \_\_\_\_\_

Front Setback: \_\_\_\_\_

Side Setback Requirement \_\_\_\_\_

Side Setback: \_\_\_\_\_

Rear Setback Requirement \_\_\_\_\_

Rear Setback: \_\_\_\_\_

13. Material Termination:

Do all transitions (whether horizontal or vertical) of differing exterior wall materials terminate only on an inside corner, such corner being a minimum of 2' deep?

YES            NO

14. Are swales and drainage indicated on the site plan?

YES            NO

15. Roof Types: (List all manufacturers, types, and colors). \_\_\_\_\_

\_\_\_\_\_

16. Roof Pitch / Gables:

Is primary roof dominantly gable type construction with a minimum pitch of 8:12?

YES            NO

17. Shutter Width:

Are there shutters on this home?

YES            NO

18. If yes, are the shutters the correct size? (The shutters are to be of equal size to the openings they are intended to protect.)

YES            NO

19. Chimney Heights:

Does the chimney extend a minimum of 4' above the roof line or is it 2' higher than required by the International Building Code? (Exterior fireplaces and chimneys shall be constructed of masonry materials.)            YES            NO

20. [Driveway Location:](#)

The section of the driveway located between the asphalt road and the property line must be constructed of either asphalt or black tinted concrete.

Does the site plan reflect that the driveway will be constructed in this fashion?

YES            NO

21. Is the driveway area by the garage sufficiently sized for vehicular access?

YES            NO

22. What materials will be used for the driveway? \_\_\_\_\_

\_\_\_\_\_

23. [Slab Elevation:](#)

Is the height shown required per the plat or per Fulbrook's Supplemental Declaration of Covenants, Conditions and Restrictions?

YES            NO

24. [Fencing for lakefront lots:](#)

Is this property a lakefront lot?

YES                    NO

25. If yes, please note that lot fencing may not run down to the lake and the 20' easement will be preserved. Who will be responsible for fencing on this lot?

\_\_\_\_\_

26. [Garage Doors:](#) What are the location, material & style of the garage doors?

\_\_\_\_\_

27. [List all Exterior Colors:](#) (please include sample, along with name of paint manufacturer, colors and color numbers and please specify color for trim,



siding, stucco, shutters, etc.): \_\_\_\_\_  
\_\_\_\_\_

28. List all Exterior Materials to be included on home: \_\_\_\_\_  
\_\_\_\_\_

29. Lighting: Please list manufacturer, style number and name for coach lights and any other lighting proposed for the home (please note that only fully shielded fixtures will be approved): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

30. Gate: Please include the gate style, color (black, green or taupe) and if any decorative objects will be placed on the gate. If using a gate style similar to another home in Fulbrook, please indicate which home: \_\_\_\_\_  
\_\_\_\_\_

31. If the gate has artwork does it fit within a 30 inch circle and if it has a design in the circle what is it \_\_\_\_\_

32. Please list proposed Gate Lights – fully shielded coach lights\_(manufacturer, style name/number): \_\_\_\_\_  
\_\_\_\_\_

I am submitting the completed Checklist for review by the Fulbrook Architectural Review Committee.

\_\_\_\_\_  
Builder Signature

\_\_\_\_\_  
Lot Owner Signature(s)

\_\_\_\_\_  
ARC Committee Final Approval

\_\_\_\_\_  
Date

## **FULBROOK ARCHITECTURAL GUIDELINES**

**February 1, 2012**

Fulbrook is a unique residential community in that it has been planned and developed to celebrate the integrity and simplicity of regional Texas rural values. These values, demonstrated through the thoughtful land planning and meticulous attention to details, have been married with the natural environment, thus fulfilling Fulbrook's original vision statement, *At Home with Nature*.

Fulbrook is unlike any other urban, suburban or exurban community in the Houston area. The abundance of open space and creative village designs allow for the promotion of certain virtues including environmental sensitivity, family togetherness, neighborliness, respect for the land, and the appreciation of rural simplicity and functionality. These values are reflected in the understated, yet meaningful, composition of the community structure, landscape and architecture. Thus, homesteads in Fulbrook will be urged to reflect the architectural principles of the recent past. Homes should have simple geometry and restrained details. Landscaping should be simple. It should not compete with either the woodlands preservation or prairie grass restoration programs in progress on the conservation corridors.

In addition to these primary requirements, the architectural guidelines which follow should be considered in the development of each home site. As stated in the Declaration of Covenants, Conditions and Restrictions for Fulbrook, the Architectural Review Committees ("ARC") shall have jurisdiction over all construction activities on the lots within Fulbrook. These Architectural Guidelines may be revised, as necessary, by the Board of Directors of the Fulbrook Homeowners Association. Variances to any of these Guidelines may be granted by the ARC on a case by case review basis.

### **I . GUIDELINES FOR THE HOME**

#### **A. Style of Homes**

The home styles should be simple and restrained. Asymmetrical "rural" elevations are preferred to symmetrical, formal and more urban or "Neo-Classical" plans and elevations. The combining of various exterior building materials, the use of gable roofs of various colors and the construction of front porches are strongly encouraged.

Architectural styles such as ante-bellum, French renaissance, Italian renaissance, southern colonial, Tudor or other styles commonly found in the city or suburbs are not appropriate.

#### **B. Home Sizes**

The minimum size of any one-story home, exclusive of porches and garages, shall be 2,200 sq. ft. and the minimum size of any two-story home, exclusive of porches and garages, shall be 2,500 sq. ft. Minimum and maximum sizes of homes shall vary according to platted section and in some areas of Fulbrook, within a platted section, as recorded in the Supplemental Covenants, Conditions and Restrictions for that platted section. The intent of these guidelines, with respect to size, is to ensure that the various home sizes complement each other and do not compete with each other, within a defined neighborhood or village.

### **C. Proximity of Similar Homes**

Homes that are too similar in appearance may not be permitted to be in close proximity of each other.

### **D. Foundations**

All building foundations shall consist of concrete slabs, pier and beam, or crawlspace, unless a different type of foundation is approved due to special or unusual circumstances. The topography of a lot could influence the type of foundation to be considered. The minimum top of slab elevation shall be an average 24" above surrounding natural grade (18" in Fulbrook Creeks), but in no circumstances below the 100-year flood plain elevation or such other levels as may be established by the Commissioners Court of Fort Bend County or other applicable government authorities.

The minimum allowable slab height shall be 18". Notwithstanding the above, the ARC will consider a minimum of less than 18" in conditions where severe grades produce extremely tall foundations (exceeding 36") on down grades. The ARC is primarily concerned with the front elevation condition and will look at variances on the rear where steep grades occur and where site grading can assure that proper drainage away from the foundation (+/- 5%) in the first ten feet can be accomplished.

Continuous "suburban" foundation landscape planting is discouraged. Front stairs should be prominent. Minimum top of slab elevations in some platted sections may be required to be higher, and shall be noted in the Supplemental Declaration of Covenants, Conditions and Restrictions or on the recorded plat.

An engineer's certificate must be provided to verify foundation quality and slab elevations.

### **E. Primary Exterior Materials**

The number of different primary materials on the exterior walls of a home shall be limited to three. Permitted materials shall include:

*Brick*: "wood mold" type common brick; no wire-cut brick; acceptable color range include mid-range colors and buff tones, while bright and highly contrasting colors are discouraged

*Mortar*: natural colors; some contrasting colors maybe used for accents to sections of the exterior

*Stone*: laid up in dominantly horizontal courses and not applied in a two-dimensional "flagging like" or "peanut brittle" fashion

*Stucco*: sand float finish or light texture; heavily textured stucco is discouraged

*Wood or wood-in-appearance* Hardy-plank, ship lap, lap board and board & *cladding*: batten  
All transitions of differing exterior wall materials shall terminate only on an inside corner, such corner being a minimum of 2' deep.

## **F. Exterior Colors**

The number of dominant colors for the main elevation materials on the exterior walls of a home is limited to two. Permitted colors include white, earth tones, pastels and restrained colors. Contrasting darkness but complementary accent colors may include subdued blues, browns, warm grays, greens and reds.

## **G. Roofs and Roof Materials**

Unless otherwise approved, primary roofs shall be dominantly gable type construction with a minimum pitch of 8 in 12. A minimum pitch of 6 in 12 for primary roofs may be permitted in Fulbrook Creeks. Secondary roofs throughout Fulbrook may have a minimum pitch ranging from 4 in 12 to 8 in 12. Simple roof shapes are preferred.

Complex roof forms with elaborate ornamentation should be avoided. Gable or shed type roofs are permitted for porches, roof transitions and accessory buildings. Some styles of homes would not necessitate any gable roofs at all.

Acceptable roof materials include composite shingles (as herein described), metal, slate and simulated slate. Acceptable roof colors include copper, dark brown, deep charcoal gray, green, metal gray and red. As new roofing materials become available, the ARC will determine whether new materials may be used on homes.

If composite shingles are desired, it is recommended that they be “algae resistant treated.” Composite shingles should be color constant (such as Prestique II Raised Profile by Elk Premium Roofing). The recommended colors for this specific shingle are Antique Slate, Barkwood, Forest Green, Hickory and Sablewood.

## **H. Chimneys**

Exterior fireplaces and chimneys shall be constructed of masonry materials. Chimneys shall extend a minimum of 4’ above the roof line or be 2’ higher than required by the International Building Code. All chimneys on wood, coal, or charcoal burning fireplaces, stoves, etc. should have spark arrestors.

## **I. Garages**

Garages may be attached or detached. Each garage must be sized for at least two automobiles. Unless otherwise approved, garage doors must be located behind the rear face of the home and not visible to a road right-of-way. Garage doors not visible to a road right-of-way may be double garage doors and made of materials other than wood.

If the garage doors face the road on which the house is addressed, and are located in front of the “back line” of the house, they must be sized as single door and made of wood or made of materials that appear to be wood. This guideline would also apply on corner lots where the garage doors face the non-addressed street.

## **J. Windows**

Windows should be proportioned with heights approximately twice the width, excepting accent and special function windows. Burglar bars are not permitted on the exterior of structures and if installed on the interior, should not be visible from the exterior of the structure.

#### **K. Shutters**

When used, shutters are to be of equal size to the openings they are intended to protect.

#### **L. Exterior Lighting**

Exterior Lighting Plans must be submitted with the Exterior Elevations Plan when that plan is submitted to the ARC for Final Plan Approval. The Lighting Plan shall subsequently be delivered to the ARC Landscaping and Lighting Subcommittee (“LLS”) for review. Final Plan Approval of the Exterior Elevations Plan shall be withheld until the Lighting Plan has been approved by the LLS. Only fully shielded fixtures will be approved for exterior lighting which also includes landscape lighting.

Exterior residential lighting should convey a warm, inviting atmosphere. Care is to be taken in placement and selection of fixtures and types of light sources. Restrained exterior illumination of architectural features such as columns, entries, and landscaping is permitted by approval of the LLS. The builder/owner is to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly. Lighting should not conflict with the sight lines of pedestrians or motorists in a manner that endangers their safety and welfare.

#### **M. Satellite Dishes and Antennas**

Satellite dishes and antennas must comply with Federal Communications Commission guidelines and regulations.

#### **N. Wastewater Treatment Systems**

Individual lot wastewater treatment systems shall be installed by the homebuilder on each lot. “Old-fashioned septic tank” systems are not permitted. A system must be aerobic, automatic, pressure-dosage and self-contained. A system shall not produce odors, shall be serviceable through a surface level access opening and should be capable of producing a clean effluent that may be disposed of using drip or surface irrigation, or other accepted methods. A system must be permitted, approved and maintained in accordance with by the county’s regulating entity (Fort Bend County Environmental Health Department).

## **II . GUIDELINES FOR THE LOT, ACCESSORY STRUCTURES AND ADDITIONS TO HOME**

### **A. Setback Lines and Building Lines**

Front lot Setback Lines and/or Building Lines for all lots are outlined in the Supplemental Declaration of Covenants, Conditions and Restrictions. For structures in excess of 144 sq. feet, minimum rear lot Setback Lines shall be fifty (50') feet, otherwise the minimum side lot Setback Lines shall be twenty-five (25') feet. The area within any rear or side setback will be reserved for green space vegetation only -- no structures, pavement, etc. Special considerations will be given in situations where variances may be necessary due to unusual lot shape, tree preservation, or other site-specific determinants.

### **B. Accessory Structures**

Accessory structures for uses such as guest house, guest quarters, and home occupation (See Article V. Section 1, of Declaration of Covenants, Conditions and Restrictions), etc. are permitted and encouraged. Small barns and sheds are permitted. These accessory structures must complement the colors and materials of the primary home. The grouping of the home and accessory structures in a "rambling" nature is encouraged. All accessory structures must be reviewed and approved by the ARC prior to construction.

Buildings may be rejected because of size or design. Buildings may be approved subject to screening and landscaping. All accessory structures, no matter the size, must be permanently placed on a concrete slab.

The following deposits are required for accessory structures and are to be submitted along with the Application for Home Improvements and Modifications: \$500 deposit on accessory structure up to 400 sq. ft.

\$3,500 deposit on accessory structure over 400 sq. ft.

### **C. Addition to Primary Home**

Primary home additions are permitted (See Article VI Section 3 of Declaration of Covenants, Conditions and Restrictions). These additions must compliment the colors and materials of the home. All primary home additions must be reviewed and approved by the ARC prior to construction. Additions may be rejected because of size or design.

A \$1,000 deposit is required for any addition and is to be submitted along with the Application for Home Improvements and Modifications.

### **D. Drainage**

Drainage must continue to flow in its preexisting natural direction, or into side lot swales excavated by the owner, and eventually to a drainage easement, road right-of-way swales, or through a system of inlets and underground piping. Drainage, structural or landscape, impediments to a lot should not cause additional drainage flows across adjacent lots and conservation corridors, unless approved by the ARC. The site plan must include the following notation: Implementation of the Homestead Plans for this lot will not cause additional drainage to flow on to a neighboring lot. All swales and drainage must be indicated on the site plan. In addition, prior to slab installation, a swale must be excavated by the property owner. The cost to restore and correct HOA property damaged by a homeowner will be the homeowner's responsibility. Property owners must submit a plan to the HOA of any proposed changes to drainage.

### **E. General Easements**

A lot may have easements for drainage, utilities, front or rear hiking trails, etc.

Easements will be designated on a recorded plat or in the Supplemental Declaration of Covenants, Conditions and Restrictions, or by separate instrument.

## **F. Conservation Easements**

To preserve certain tree or existing vegetation, a conservation easement may be placed on a lot prior to or after platting, but prior to a sale. The easement may be designated on the recorded plat or described in the Supplemental Declaration of Covenants, Conditions and Restrictions, or by separate instrument.

## **G. Wastewater Spray fields and Reserves**

Wastewater spray fields and reserves must conform to the standards set by the Fort Bend County Health Department and the Texas Commission on Environmental Quality (“TCEQ”) and the location may need to be designated on a lot by the Developer. No development may occur within this reserve. If required, the reserve may be designated on the recorded plat or described in the Supplemental Declaration of Covenants, Conditions and Restrictions.

## **H. Driveways**

Driveways shall have a minimum width of twelve (12’) feet and a maximum width of eighteen (18’) feet. These restrictions shall govern driveway widths from the public road pavement to thirty (30’) feet in front of the garage.

The driveway apron and section between the public road pavement and the property line may be constructed of either asphalt to match the road or of color integral concrete using a shade equal to that of L.M. Scofield Company “Dark Charcoal.” Patterned concrete is not permitted between the public road pavement and the property line.

Beyond the property line, permitted materials shall include asphalt, brick, cobblestone, concrete (but not bright white concrete), gravel and pavers. If a driveway is constructed with gravel, the border should be clearly defined by a hard edge material. The gravel should cover the entire area and be at least three (3”) inches deep.

Variances may be granted to allow driveway encroachments into side lot setbacks.

## **J. Driveway Gates**

Automatic driveway gates are permitted but must be approved by the ARC before installation. Gates may be black, green or taupe in color and may contain subtle gate decorations.

## **K. Landscaping**

Landscaping Plans shall be reviewed and approved by the LLS.

The landscaping materials for Fulbrook are to be dominantly Texas natives. The LLS may also require more hardy/drought tolerant plants in addition to Texas natives. Only mulches of natural plant product materials may be used in Fulbrook with no synthetic materials used on properties (such as rubberized mulch). The prairie restoration goals of the community call for the use of compatible species surrounding each of the Fulbrook home sites so that the residential landscape does not combat the goals of the native plant program instituted as a part of the overall community development plan. Yards that are planted and maintained to resemble golf course fairways and greens are not desirable.

Each home site has been divided into two distinct landscape zones described as Zone 1 and Zone 2. In general, Zone 2 is the area immediately surrounding the home, extending up to 40’ beyond the front of the home, up to 25’ beyond the sides of the home and up to 60’ beyond the rear of the home. However, a minimum of 25’ from the lot line towards the home must be reserved for native plants only regardless of the location of the home on the property. Zone 1 is the area on the balance of the lot and most directly related to Fulbrook’s prairie restoration program.

When a resident elects to simply maintain the existing grass cover, which is probably Coastal or Common Bermuda, minimum landscape requirements are to be satisfied. At least 1.5% of the price of the house must be spent on additional plant material, not including sod, which will include plant materials for the front yard and the sides of the home that are visible to the street, common areas and/or neighbors. As per the Architectural Guidelines, all air conditioning units and pool equipment (among other things listed in Section II (O) of the Architectural Guidelines) must be shielded.

#### **L. Fences**

The Developer's intent is for the fencing throughout Fulbrook to be uniform in type, material, color and level of maintenance. Fences along front lot lines and back lines may either be required or not permitted at all, depending upon the village fencing plan. At the Developer's discretion, vegetative hedges may be utilized as fencing. Solid wood fences or solid walls defining property boundaries are prohibited unless a variance is granted. Swimming pool fences must conform to Fort Bend County regulations, if any.

#### **M. Mailboxes**

Type 1 mailbox will have a black mailbox and black post. Type 2 mailbox will have a black mailbox and a Fulbrook Green stained post.

#### **N. Address Numbers and Names**

Lot addresses must be displayed on the mailbox and the numbering will be provided by the Developer or Builder. Residents may have family names or property names included, if they desire. Home business names are not permitted.

#### **O. Items to be screened**

The following items must be screened fully from the road right-of-way and any neighbor's yard with an evergreen vegetative hedge or a low rise fence as approved by the ARC and the LLS: non-natural wood colored playground equipment (variances may be granted for toddler's equipment);

- pet enclosures;
- air conditioning condensers,
- pool equipment,
- generators,
- water wells,
- lawn equipment and other mechanical equipment;
- propane tanks;
- swimming pools;
- trailers and utility wagons;
- boats;
- Jet Skis;
- golf carts;
- tennis courts; and batting cages.

#### **P. Swimming Pools**

Swimming pools must be in ground and in conformance with Fort Bend County regulations. Any slides or other playground type equipment in the pool must be of a neutral color. There is a required \$1,500 pool deposit payable to the Fulbrook HOA to be submitted along with the Application for Home Improvements and Modifications.

#### **Q. Utility Lines and Cables**

All power lines, telephone lines, cable lines, etc. must be underground on any portion of a lot except for Center Point Energy primary distribution lines which shall be approved by the Developer.



## **R. Lake Front Treatments**

Lake front property owners may construct docks consistent with the Declaration of Covenants, Conditions and Restrictions. Dock plans must be submitted to the ARC for review and approval before construction. Docks constructed in Fulbrook shall be designed to accommodate non-motorized vessels, with the exception of approved low speed electric boats. The visible storage and or use of “Jet Skis” and other powered marine vehicles are prohibited. Fixed dock lighting should be turned off at 10:00pm and be fully shielded. Any dock lighting must be approved by the LLS before installation.

Each homeowner shall be responsible for the maintenance and preservation of their respective “waterfront” consistent with the environmental philosophy of the community.

### **SUMMARY**

*It is the intention of the Developer to create a community where residents can live with the pride of knowing that Fulbrook is unique. The concept of Fulbrook, as discussed in the opening paragraph, will be protected and enhanced through thoughtful planning, creative but simple architecture and dedicated management. The cooperation of each resident is required for Fulbrook to meet its goals. Any items in the Architectural Guidelines must comply with the laws of the State of Texas, and Fort Bend County regulations, if applicable.*