

FULSHEAR RUN RESIDENTIAL DESIGN GUIDELINES

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I. General Information

Fulshear Run is unique to communities in the western Houston region. While most of Fulshear Run is adjacent to the prestigious, country estate area known as Bois d' Arc, it also borders on the growing Fulshear commercial district along FM 1093. The community has been carefully planned and developed to seamlessly link both areas with thoroughfares, trails and open space.

These Residential Design Guidelines ("RDGs") have been created to provide design guidance and to assist in the protection of Fulshear Run's natural characteristics that include rolling hills, mature woods, vast meadows, dry creeks and large ponds. The abundance of open space, creativity of the land plan, distinct landscaping and hardscapes, and these guidelines will promote virtues such as environmental sensitivity, neighborliness, respect for the land and an appreciation of small town values.

In addition to these primary requirements, the RDGs that follow should be considered in the development of each Lot. During the design process for a Lot (structures, landscaping, etc.) the Declaration of Covenants, Conditions and Restrictions ("CCRs") and Supplemental Declaration of Covenants, Conditions and Restrictions ("SCCRs") must be adhered to in conjunction with these RDGs. The CCRs and SCCRs may override any terms in these RDGs. As stated in the CCRs for Fulshear Run, the Residential Design Review Committee ("RDRC") shall have jurisdiction over all construction activities on the Lots within Fulshear Run. These RDGs may be revised from time to time by the Board of Directors of the Fulshear Run Homeowners Association ("HOA"). Variances to any of these RDGs may be granted by the RDRC on a case by case basis.

*As of this date the community development status included 54 Lots in Sections One and 19 Lots in Section Two.

II. Guidelines for the Home

A. Style of Homes

The home designs should be of a traditional small town or country estate style, of a high-quality befitting Fulshear Run, and not commonly found elsewhere in Fulshear and west Houston. The following home styles are encouraged:

- Farmhouse
- Rural Mediterranean
- Texas hill country
- Prairie style
- Craftsman
- In general, homes with rambling floor plans, steep-sloped roofs, and front porches.

The following home styles are discouraged:

- Victorian
- Colonial
- Contemporary
- In general, homes with square or rectangular floor plans, flatter-sloped roofs, and primarily stucco exteriors.

The homes should complement the characteristics of the Lot, neighborhood and surrounding open space. Front porches are strongly encouraged.

B. Home Sizes

The minimum size of any one-story home, exclusive of porches and garages, shall be 2,250 sq. ft. and the minimum size of any two-story home, exclusive of porches and garages, shall be 2,800 sq. ft. Minimum and maximum sizes of home may vary according to platted section and in some areas of Fulshear Run, within a platted section, as recorded in the CCRs or SCCRs 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.

C. Proximity of Similar Homes

Homes that are too similar in appearance may not be permitted to be in close proximity of each other. A home style and/or floorplan should not be repeated on the same block in less than four (4) Lots on both sides of the same street between two (2) intersecting streets that define a block.

D. Foundations

All building foundations shall consist of either concrete slabs or pier and beam, unless a different type of foundation is approved due to special or unusual site conditions. The topography of a Lot could influence the type of foundation to be considered. The top of slab elevation shall generally be a minimum of 18” above finished grade, high enough to allow for proper drainage away from the house, and 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, applicable government authorities, or dictated on the recorded plat. Minimum top of slab elevations in some platted sections may be required to be higher, and shall be noted in the SCCRs or on the recorded plat.

Notwithstanding the above, the RDRC will consider a minimum of less than 18” on a portion of the foundation in conditions where severe grades produce extremely tall foundations on down grades. The RDRC 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 in the first ten feet can be accomplished.

E. Primary Exterior Materials

The number of different **primary** materials on the exterior walls of a home shall be limited to three. A primary material is defined as a material used on more than 30% of the exterior front or side elevations’ wall surfaces. Permitted materials shall include:

- Brick:* “wood mold” type modular brick is preferred; no wire cut brick; “King & Queen size” bricks are acceptable; acceptable color range includes mid-range colors and buff tones but bright and highly contrasting colors are discouraged other than for use as detail such as in a cornice, pediment or archway.
- Mortar:* natural colors; some contrasting colors maybe used to accent sections of the exterior.
- Stone:* should be laid up in dominantly horizontal courses and not applied in a two-dimensional “flagging like” or “peanut brittle” appliqué fashion.
- Stucco:* sand float finish or light texture is preferred; heavily textured stucco is strong discouraged.

Wood or wooden-appearance hardi-plank or cementations siding, ship lap, lapboard, shingle and board & batten *cladding* may be used, and when used, traditional wood details are required.

With the exception of the rear elevation wall, all vertical joint transitions between differing exterior wall materials shall terminate only on an inside corner, such corner being a minimum of 1' deep. Horizontal material transitions may be terminated by a change of plane or a trim detail consistent in proportion to other trim details on the front elevation of the home.

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, warm tones, muted primaries, pastels and other restrained colors. Contrasting but complementary accent colors may include blues, yellows, browns, warm grays, greens and reds. High contrasting accent colors should not be primary colors but rather muted tones.

G. Roofs and Roof Materials

Primary roofs may be either dominantly hip or gable type construction, preferably with a minimum pitch of 8 in 12. Secondary roofs throughout Fulshear Run may have a pitch ranging from 4 in 12 to 8 in 12.-Where used as a shed porch roof and depending upon materials used, a 3 in 1 pitch may be acceptable.

Acceptable roof materials include composite shingles (as herein described), metal, slate, simulated slate, and tile. Acceptable roof colors for metal, slate, and simulated slate roofs include copper, dark brown, deep charcoal gray, green, metal gray and red.

If composite shingles are desired, they should be "algae resistant treated". Composite shingles are preferred to be color constant rather than dappled. The recommended colors for shingles are black medium to dark gray, slate, forest green, and barn red. Tan and medium brown are strongly discouraged. The RDRC will consider other colors if and when additional colors are presented by the Homebuilder and if in the opinion of the RDRC, are consistent with the goals of these RDGs and the desired community architectural character.

H. Chimneys

Exterior fireplaces and chimneys shall be constructed of masonry, or masonry like materials. Chimneys should extend a minimum of 4' above the roofline or be 2' higher than required by the International Building Code. All chimneys constructed for fireplaces, stoves, etc. that burn wood, alternate wood products, coal, charcoal burning and or combustible materials other than natural gas or propane, should have spark arrestors.

I. Garages

Garages may be attached or detached. Each garage, or combination thereof, must be sized to accommodate at least two automobiles. Garage doors not directly facing the fronting street are preferred. Garage doors that face the street should be located a minimum of 5' behind the front face of the primary elevation of the home. In the case of an attached garage facing the street where a home has a generous front porch that terminates at the front face corner of home and garage, with a minimum of 5' of depth measured from the face of the building to the inside of the balustrade, a garage structure may be located a minimum of 2' behind the front face of the home for a total setback of about 7' from porch balustrade to garage structure. The garage door recess should not be used as a portion of the 7' requirement.

Carriage design garage doors are required, unless the RDRC determines that another design would be more appropriate for the specific home under consideration.

Auto courts are preferred. Two 8'-9' wide doors are preferred to one 16'-18' wide door, but the decision will be left to the Homebuilder.

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

The philosophy of exterior lighting, where used, is to minimize the impact to neighbors and to every reasonable extent possible, preserve the beauty of the "small town" night skies about which many residents enjoy. 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 consistent with these RDGs. Excessive light displays are strictly prohibited while the front yard lighting should be minimal and emphasize the home entry, driveway house corner and walkways only.

Exterior Lighting Plans must be submitted with the Exterior Elevations Plan when that plan is submitted to the RDRC for Final Plan Approval. Such plans shall be submitted in a systemic manner where approval given shall apply to all lighting installations for the same home footprint. Final plan approval of the Exterior Elevations Plan shall be withheld until the Lighting Plan has been approved by the RDRC. The areas of the residential exteriors that are permitted to be illuminated are depicted on Exhibit "C-1", Lighting Zones-Permitted. The types of lights that are acceptable to be used in these Zones is presented on Exhibit "C-2", Permitted Lighting Fixture Types by Lighting Zones. Specific design and manufacturer models for the lighting fixture types depicted in Exhibit "C-2" shall be submitted to the RDRC for approval.

Restrained exterior illumination of architectural features such as columns, entries, and landscaping is permitted as described in Exhibits "C-1" and "C-2" and if approved by the RDRC. The Homebuilder or Homeowner 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.

Light sources must not spill over into neighboring yards or produce glare to adjoining landowners or the public rights-of-way. No lighting fixture shall be erected higher than the surrounding natural ground as described in Exhibit "C-2". Freestanding pole lights, where permitted, shall not be mounted higher than 12' above the finished grade of the undeveloped Lot.

Ground landscape lighting or decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence. All lighting sources must be approved by the RDRC. Colored lenses, low-pressure sodium, high pressure sodium and neon lighting are not permissible. Metal halide and LED illumination sources are strongly preferred.

The responsibility to prevent and/or correct any distraction, glare, nuisance, safety, spill over, unsightliness and welfare situations caused by installed lights shall remain with the Homebuilder and/or Homeowner.

M. Satellite Dishes and Antennas

Satellite dishes and antennas shall comply with Federal Communications Commission guidelines and regulations. In addition, all communications related antenna/dishes/etc. shall be located in such a manner that they will not be visible from the street right-of-way onto which a property fronts.

III. Guidelines for the Lot and Accessory Structures

A. Setback Lines and Building Lines

Front Lot setback lines or building lines for all Lots are outlined in the SCCRs. Special considerations may be given in situations where variances may be necessary due to unusual Lot shape, tree preservation, severe topography or other site-specific determinants. Variances may be granted to allow a small portion of the driveway near the home to encroach within the side Lot setback. As a general rule, the Lot setbacks will be established as follows:

Structure Type	Front	Side	Rear
1. Primary Structure			
Section 1		30' 7.5'	25'
Section 2		40' 10'	40'
2. Accessory Structures *			
Section 1		35' 7.5'	15'
Section 2		45' 10'	25'

*Detached garages are considered accessory structures

*The above table will be updated upon development of future platted Sections.

B. Plan Submittal

The following plans must be submitted to the RDRC for approval:

Site Plan: See Appendix A.

Exterior Elevations Plan: See Appendix A.

Landscaping Plan: See Section III. H and Appendix A.

Exterior Lighting Plan: See Section II. L and Appendix A.

C. Tree Protection

Prior to commencing construction on a Lot, Homebuilders shall install protection fencing around each tree outside the building pad on a Lot with an 8 (eight)-inch caliper 1 (one)-foot above the ground, as well as any additional trees that are to be preserved. Homebuilders must make precautions to prevent construction vehicles, trucks, and equipment do not park under the canopies of trees on the Lot.

D. Accessory Structures

Accessory structures for uses such as a guest house, "granny flat", guest quarters, etc. are permitted per the CCRs. Small sheds are permitted. These accessory structures should complement the colors and materials of the primary home. The grouping of structures shall be done in a manner that considers the visual effects on the surrounding landowners with regards to elevational aesthetics, materials and detailing. Plans for all accessory structures should be submitted to the RDRC, and reviewed and approved by the RDRC prior to construction. Buildings may be rejected because of size or design, or approved subject to screening and landscaping.

E. Drainage

Drainage should continue to flow in its preexisting natural direction, or into rear and/or side Lot swales constructed by the Homebuilder or Developer, and eventually to a drainage easement, HOA open space or street right-of-way. Drainage impediments (either structural or landscape) on a Lot should not cause drainage blockage on adjacent Lots or additional drainage flows across adjacent Lots and HOA open spaces unless approved by the RDRC. There may be a 5' HOA easement

reserved along all side and rear property lines to allow for drainage of the rear and side Lot areas. The drainage shall not be blocked by improvements to the Lot.

F. General Easements

A Lot may have easements for drainage, utilities, or in unusual circumstances, special access. Easements will be designated on a recorded plat or in the SCCRs.

G. Driveways

Driveways shall have a minimum width of twelve (12') feet or (ten) 10' for short distances such as through auto courts. Driveways shall have a maximum width of eighteen (18') feet. Where three car garages are constructed, the driveway width may be adjusted to up to 28' at the apron of the garage but should be transitioned in the shortest horizontal distance possible down to the maximum width allowed herein. These restrictions shall govern driveway widths from the public road pavement to the front face of the garage(s).

The driveway shall be constructed of concrete. Patterned concrete is not permitted between the public road pavement and the property line.

Variances may be granted to allow driveway encroachments into side Lot setbacks, especially on a lot where a swing-in garage is proposed, but in no case can drainage be adversely affected by the driveway intrusion into the side setbacks.

Circular drives may be permitted, however if constructed, the closest edge of the circular drive may not be closer than 30' back from the street right-of-way to which the home is addressed. A maximum of one driveway access point per platted Lot is permitted.

H. Driveway Gates

With the exception of at or near the front of the house, driveway gates are not permitted unless specifically permitted on special estate Lots on a Section by Section basis.

I. Fences

The Developer's intent is for the fencing throughout Fulshear Run to be uniform in type, material, color, and level of maintenance. Fence locations for each Lot shall be established either in these RDGs or in the SCCRs for each platted section. The types of fences permitted by location are shown in Exhibit "D-1." The types of fences permitted to be constructed are shown in Exhibits "D-2." and "D-3." Type 1 fences are required on all lots, unless the RDRC decides that Type 3 fences are required. Type 2 fence is optional at the discretion of the Homebuilder or Homeowner, and may be installed in addition to Type 1 fence. The designs address perimeter yard fences, backyard privacy fences, and, if applicable, metal picket fences. Solid wood fences or solid walls defining property boundaries are prohibited unless a variance is granted.

Fence color specifications are as follows: Sherwin Williams #3029 Ember Solid Stain. Check with the RDRC to confirm the number of coats required.

Swimming pool fences must conform to Fort Bend County and/or the City of Fulshear regulations. If a separate swimming pool fence is not installed around the pool, the backyard perimeter fence must be modified to meet County and City code. As of the date of these RDGs, City code requires that the top rail of a Type 1 fence must be 48" high, a mesh chicken wire must be affixed to the inside of the entire fence, and all fence gates must be self closing and self latching.

Notwithstanding anything contrary to the above, the HOA will consider alternative fence types along exterior boundaries of the community where, in the opinion of the HOA, an adverse land use has been created by property owners outside of the Fulshear Run community, and therefore not under the control of the HOA or the RDRC. In such a case, the HOA will only permit fence alternatives

that, in its opinion, maintain the character and quality of the intent of these guidelines, and will not constitute an adverse impact of other Fulshear Run Homeowners.

J. Landscaping

Landscaping Plans shall be reviewed by the RDRC.

The landscaping materials for Fulshear Run are to be dominantly native and/or drought tolerant.

1. Initial Construction Requirements

Tables 1 and 2 below summarize the minimum quantity, sizes and maximum number of species by plant type for both interior and corner Lots for the initial construction by the Homebuilder for 110' and 160' wide Lots. In terms of plant material location, front landscaping beds may extend no more than 12 feet on 110' Lots and 16' on 160' Lots, from the front face of the home. Separate landscape islands are also permitted. Additionally, the planting shall conform to the criteria defined below.

Exhibit "E" Street Tree Type by Street
 Exhibit "F" Fulshear Run Approved Plant Material List

Minimum Plant Sizes and Quantities by Type

Table 1. Section 1 Lots

Type	Size	Quantity Interior Lot	Max. Number species	Quantity Corner Lot	Max. Number species
Front Street Tree*	30 gal.	2	1	2	See Exhibit "E"
Side Street Tree*	15 Gal.	NA	1	3	1
Front Yard Tree	30 Gal.	1	1	1	1
Shrubs	5 Gal.	45	3	50	3
	15 Gal.	3	2	3	2
Ground Cover	1 Gal.	55	3	65**	3
Turf	Sod	Front of side yard fence	1	Plus side yard facing side street	1

* The street tree plan, indicating which species are required is shown on Exhibit "E".

** 1 (one) 5-gallon plant may be substituted for 3 (three) 1-gallon plants, for up to one-third of the 1-gallon ground cover requirements.

Minimum Plant Sizes and Quantities by Type

Table 2. Section 2 Lots

Type	Size	Quantity Interior Lot	Max. Number species	Quantity Corner Lot	Max. Number species
Front Street Tree*	30 gal.	3	1	3	See Exhibit "E"
Side Street Tree*	15 Gal.	NA	1	4	1
Front Yard Tree	30 Gal.	2	1	2	1
Shrubs	5 Gal.	55	3	60	3
	15 Gal.	4	2	4	2
Ground Cover	1 Gal.	65	3	75	3
Turf	Sod	Front of side	1	Plus side	1

		yard fence		yard facing side street	
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* The street tree plan, indicating which species are required is shown on Exhibit "E".

** 1 (one) 5-gallon plant may be substituted for 3 (three) 1-gallon plants, for up to one-third of the 1-gallon ground cover requirements.

***The above tables will be updated upon development of future platted Sections.

The list of preferred plant species, i.e. shrubs and plants, ground cover and vines, trees, perennials, lawns, etc. is contained in the Fulshear Run Approved Plant Material List, Exhibit "F". Additional plant species may be approved upon RDRC approval.

2. Street Tree and Front Yard Tree Requirements

The Homebuilders are required to plant street trees between the back of curb and the edge of the sidewalk on each residential Lot. Sidewalks shall be constructed five feet from the back of curb. Street trees shall be planted so they are reasonably equidistant apart. The street and yard tree concept is intended to express the street hierarchy and Lot sizes while creating an overall unified village theme.

Consideration will be given on a case by case basis for modification or exemption from the front yard tree planting requirements in the event that site conditions, resulting from existing vegetation or site plan variance due to existing conditions, make impractical the adherence to the yard tree planting requirements described therein. Existing native trees must be preserved whenever possible.

The required trees planted shall match the number, species and sizes as described in the tables and exhibits above.

3. Above Minimum Standard Landscaping

In the event that the Homebuilder or a Homeowner desires to landscape a Lot in excess of those minimum standards, such landscaping shall conform to all of the standards laid out under Section H. "Landscaping" and the Exhibits referred to herein. Of particular concern is the limitation on the number and types of species, and the extent of the beds into the front lawn area.

4. Miscellaneous

Other than along street edges of corner Lots, the rear yards are not restricted with respect to plant material, type and quantities other than every rear yard shall be "covered" in a maintainable and aesthetically acceptable manner to the RDRC and that said planting shall conform to the Fulshear Run Approved Plant Material List.

Only "Earth tone" colored mulch is permitted in landscape beds. Red or reddish brown mulch is prohibited.

The use of bricks, timbers, concrete, or other materials to outline landscape beds or trees is prohibited.

K. Mailboxes

Community mailboxes will be provided by the Developer and located in a manner to provide a balance of convenience and privacy to adjoining Homeowner.

L. Address Numbers

Lot addresses should be displayed on the home near the front door or other acceptable locations easily visible from the public right-of-way to which the home is addressed.

M. Items to be Screened

The following items should be screened from the road right-of-way and the neighbor's yard with a vegetative hedge or other RDRC approved method:

- “non-natural wood” colored playground equipment (variances may be granted for toddler's equipment);
- pet enclosure;
- air conditioning condensers and other mechanical equipment;
- propane tanks used for outdoor kitchens or bar-b-ques;
- exterior light sources if not concealed by fixture design;
- swimming pools; and
- and other permitted vehicles if any.

Additionally, please see Exhibit "D-4," Perimeter Landscape Screening, for both the required and optional application of wax myrtle hedgerows.

N. Swimming Pools

Swimming pools must be in ground and in conformance with Fort Bend County regulations. The pool deck cannot be located within the side and rear yard setbacks as described in Section II.A.

O. Utility Lines and Cables

All power lines, telephone lines, cable lines, etc. must be underground on any portion of a Lot except for CenterPoint Energy primary distribution lines which shall be approved by the Developer, or other lines installed by the Developer.

P. Waterfront Treatments

Other than those improvements provided by the Developer, docks and other permanent structures along waterfront edges are not permitted. Each Homeowner shall be responsible for the maintenance and preservation of their respective “waterfront” consistent with the environmental philosophy of the community.

Appendix A – Definitions

Declaration of Covenants, Conditions and Restrictions (“CCRs”): The restrictive covenants described in Section I.

Developer: DHK Fulshear LP.

Exterior Elevations Plan: The plan(s) which shall show the dimensions and gross area of each structure, include drawings and detail of all building exterior elevations, including the roof (showing elevations) and describing the color and type of all proposed exterior construction materials.

Exterior Lighting Plan: The plan which shall include the type, style, size, and foot candle power of all proposed exterior lighting fixtures.

Fulshear Run Homeowners Association (“HOA”): The non-profit corporation established by the CCRs; the HOA enforces the CCRs and provides community services.

Homebuilder: The person(s), company, or other entity authorized by the Developer to engage in the construction of new homes in Fulshear Run.

Homeowner: Any person(s) or other entity which owns a home constructed in Fulshear Run.

Landscaping Plan: The 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 or within twenty-five (25) feet of proposed improvements, including the driveway, and a drawing depicting the type, quantity, size, and placement of all exterior plant materials, including irrigation to support such landscaping.

Lot: Any portion of the property, whether developed or undeveloped, upon which a primary residence has been constructed or it is intended by the Developer that a primary residence be constructed, including Lots created by the platting of a reserve tract or the replatting of a Lot. "Lots" shall mean and refer to each Lot and all of them.

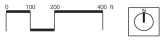
Residential Design Guidelines (“RDGs”): This set of community guidelines, as described in Section I.

Residential Design Review Committee (“RDRC”): The HOA committee described in Section I., in charge of enforcing the RDGs.

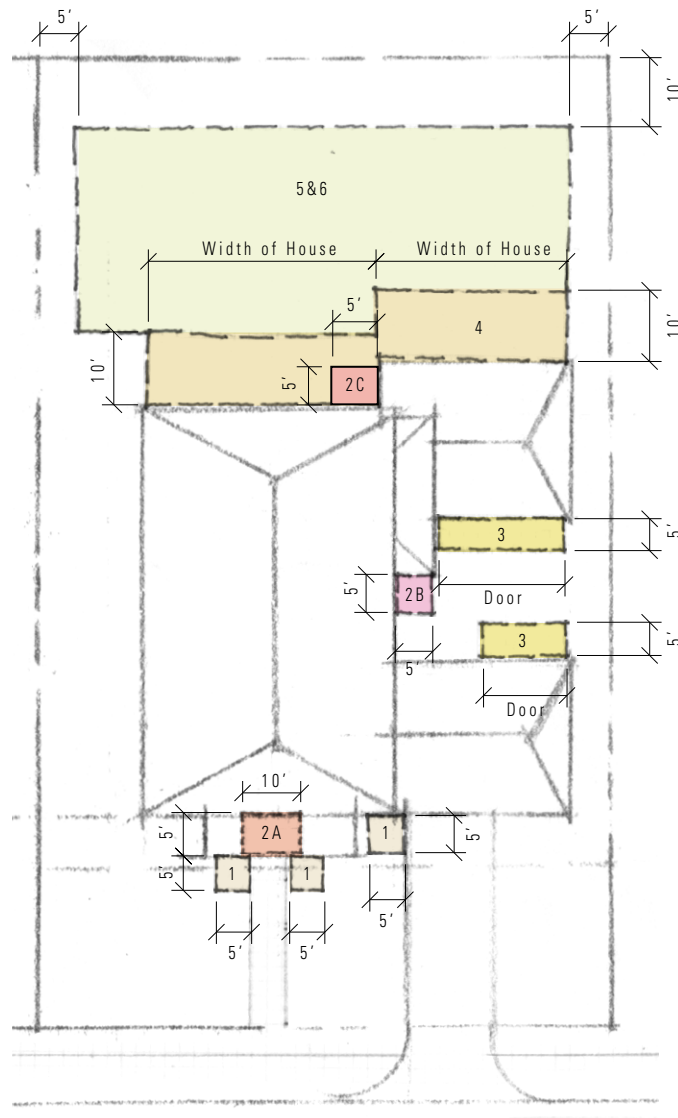
Site Plan: The plan showing the location of the proposed residence, any accessory structures and all other proposed improvements (including driveway, fences, swimming pools and patios) as well as proposed utility connections, drainage of the Lot and drainage from adjacent Lots and common areas.

Supplemental Declaration of Covenants, Conditions and Restrictions (“SCCRs”): Additional CCRs which may be adopted to govern future development areas.

Exhibit A
Fulshear Run and Fulshear Village PUD
Master Plan



**Exhibit: C-1
Lighting Zones**



Lighting Zones - Permitted

NTS

- | | |
|--|--|
| 1 Zone 1 | 3 Zone 3 |
| 2A Zone 2A | 4 Zone 4 |
| 2B Zone 2B | 5&6 Zone 5 & 6 |
| 2C Zone 2C | |








Permitted Lighting Fixture Types by Lighting Zones								
Type	Example Light Types Permitted							
	Path Light	Soffit Light, Can	Sconce	Uplights	Bollard light	Down light, Can	Underwater	
Max. Mounting Height by Fixture Type	30"	10'	9'	18-24"	42"	10'	N.A.	
								
1	Front Entry walk & Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	a Front Entry door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b Side entry door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c Rear entry door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Garage door(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rear landscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Deck & pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Accessory structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notes:		1 All lighting shall be shielded to prevent spill over into adjoining property or public right-of-way 2 The maximum footcandle level at a property line shall not exceed 5 footcandles 3 Uplighting permitted in the rear yards shall illuminate the rear elevation of the home and landscape within the zone. No glare or spillover shall be permitted. 4 The fixtures illustrated above are shown to illustrate the types of lights permitted, not the manufacturer, model or color/finishes required or permitted.						

Exhibit C-2
Lighting Fixtures Permitted

Exhibit D-1
Fulshear Run and
Fulshear Village PUD
Interior Fencing
Application

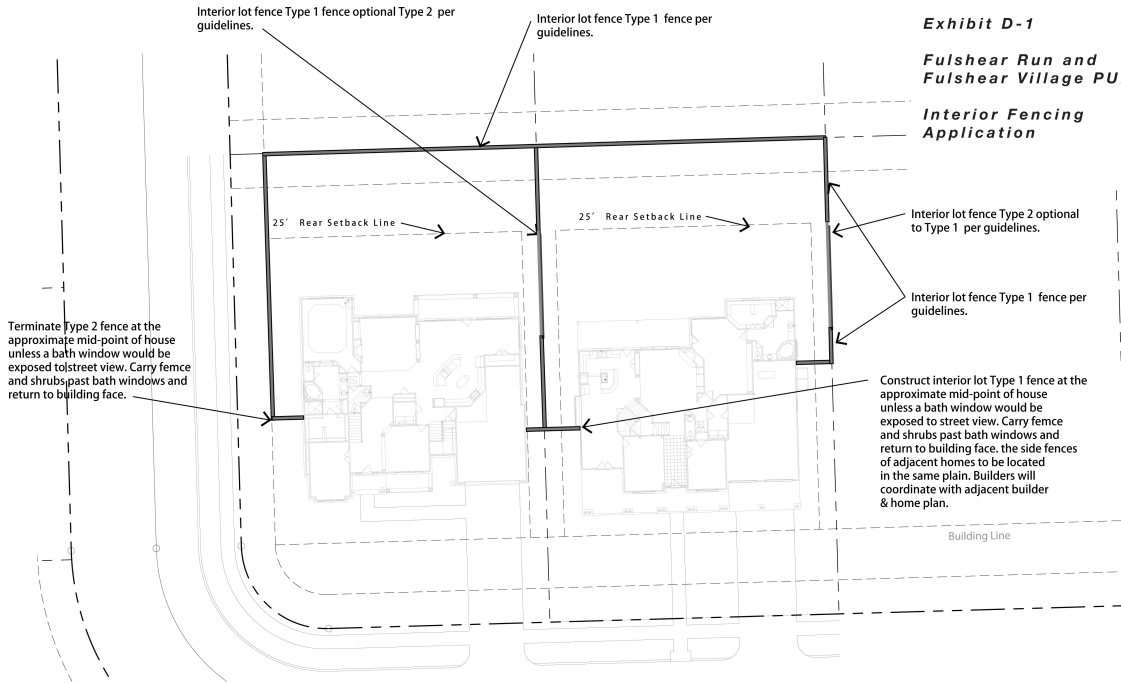
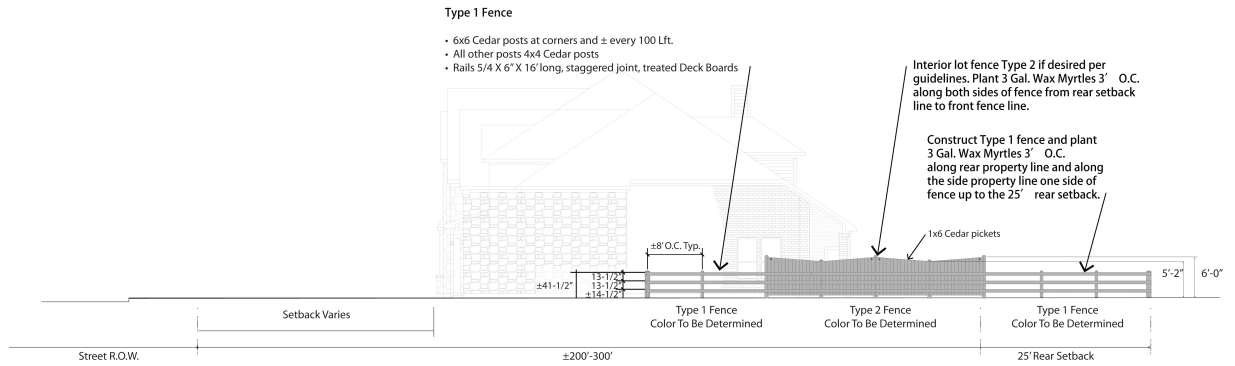


Exhibit D-2

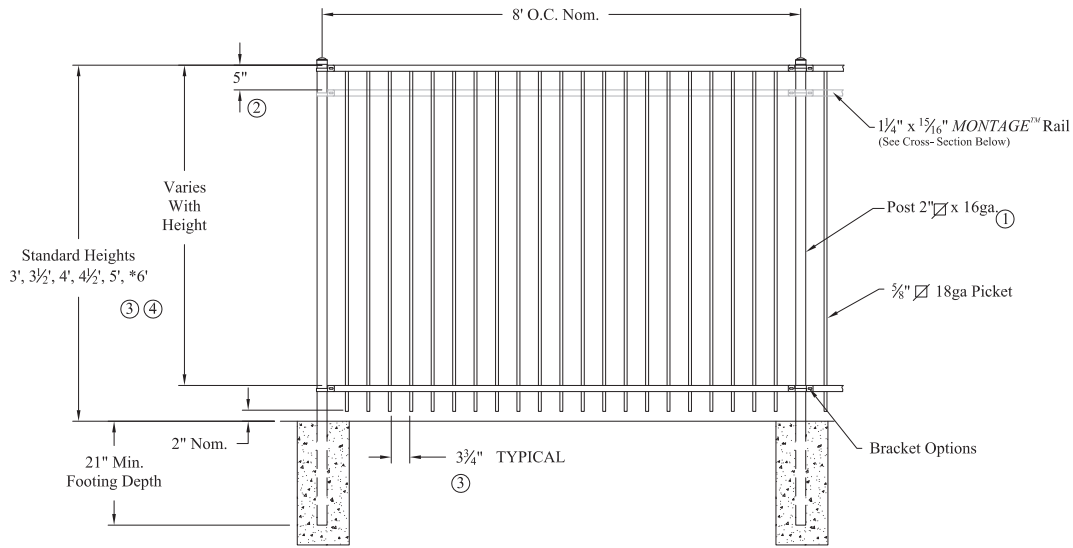
**Backyard Fence
Types 1&2**

Elevation



Type 3 Fence

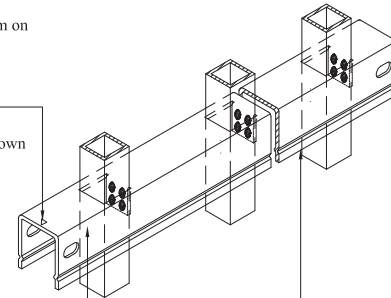
Exhibit D-3 Metal Picket Fence Standards



NOTES:

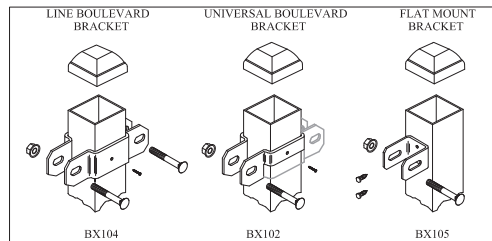
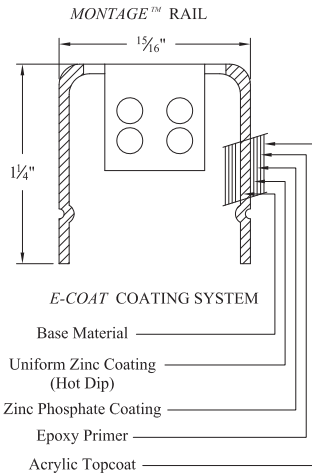
- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

RAKING DIRECTIONAL ARROW
Welded panel can be raked 45° over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS
No exposed welds,
Good Neighbor profile - Same appearance on both sides

MONTAGE™ RAIL
Specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMISO

**RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED**

Title: MONTAGE MAJESTIC 2/3-RAIL			
DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11	REV: c	



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

Exhibit D-4
Fulshear Run

Perimeter Landscape Screening

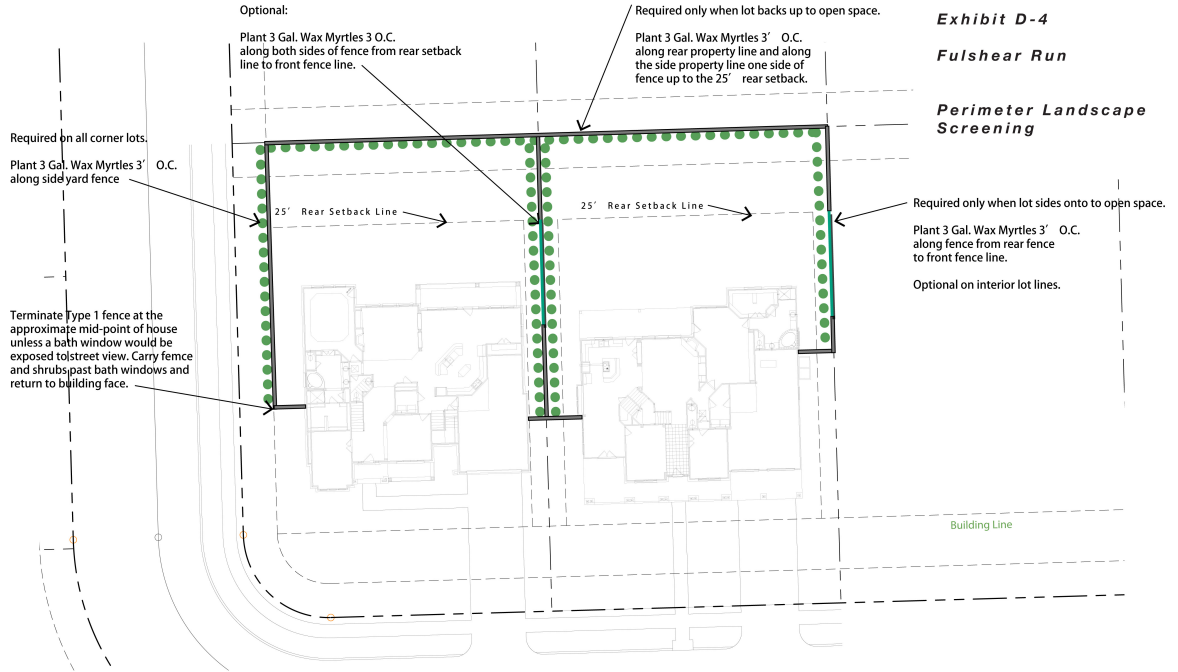


Exhibit E
Fulshear Run and Fulshear Village PUD
Street Tree Plan



Street Tree Type By Street

Tree Symbol	Street Tree Species	Street Tree Quantities*		Front Yard Tree(s)	Yard Tree Quantities	
		100' Lots	Acre Lots		100' Lots	Acre Lots
●●●●	Live Oak	2@±40' O.C.	3@±40' O.C.	Ornamental Tree	3- 30 Gal.	4- 30 Gal.
●●●●	Mexican White Oak	2@±40' O.C.	3@±40' O.C.	Canopy Tree	2- 30 Gal.	3- 30 Gal.
●●●●	Mexican Sycamore	2@±40' O.C.	3@±40' O.C.	Canopy Tree	2- 30 Gal.	3- 30 Gal.
●●●●	Texas Sugar Maple	2@±40' O.C.	3@±40' O.C.	Ornamental Tree	3- 30 Gal.	4- 30 Gal.
●●●●	Nuttall Oak	2@±40' O.C.	3@±40' O.C.	Canopy Tree	2- 30 Gal.	3- 30 Gal.

Note: * Corner lots require 2 additional trees along side street



**Exhibit F
Approved Plant List**

Approved Tree Species

Ornamental Trees

Common Name

Bauhinia mexicana	Mexican Orchid Tree
Bumelia celastrina	Tropical Buckthorn
Cercis canadensis	Redbud
Chionanthus virginicus	Fringe Tree
Comus florida	Dogwood
Cordia boissieri	Mexican Olive
Crataegus marshallii	Parsley Hawthorn
Diospyros virginiana	Eastern Persimmon
Hamameys Virginiana	Witch Hazel
Ilex vomitoria	Treeform Yaupon Holly
Lagerstroemia indica	Crepe Myrtle
Malus Spp.	Crabapple
Pistacia texana	Texas Pistache
Prunus mexicana	Mexican Plum
Pyrus calleryana bradfordii	Bradford Pear
Sophora spp.	Mountain Laurel

Ornamental Trees must have a caliper of no less than 1.5 inches measured at a point 3 feet above ground. Minimum tree height is 6' above ground.

Canopy Trees

Acer Rubrum "Drummondii"	Swamp Maple
Betula nigra	River Birch
Carya illinoensis	Pecan
Celtis laevigata	Southern Hackberry
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Juglans nigra	Black Walnut
Liquidamber styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Ostrya virginiana	American Hop Hornbeam
Pinus taeda	Loblolly Pine
Platanus occidentalis	American Sycamore
Quercus glaucooides	Lacey Oak
Quercus laurifolia	Laurel Oak
Quercus michauxii	Swamp Chestnut Oak
Quercus macrocarpa	Bur Oak
Quercus shumardii	Shumard Oak
Quercus texana	Red Oak
Quercus texana nuttall	Nuttall Oak
Quercus virginiana	Live Oak
Sabal Texana (Mexicana)	Texas Sabal
Taxodium distichum	Bald Cypress
Ulmus crassifolia	Cedar Elm

Platanus Mexicana*

Mexican Sycamore* -

* Must be true to species and sourced at:

**Treesearch Farms
7625 Alabonson
Houston, TX 77088
Ph: 713-937-9811**

Canopy Trees must have a caliper of no less than 3 inches measured at a point 3 feet above ground. Minimum tree height is 10' above ground.

This approved list is subject to the compliance specified street tree requirements/types specified in the Exhibit E

Shrubs, Dwarf Shrubs & Plants

Common Name

Azalea	Azalea
Abelia grandiflora prostrata	Dwarf Abelia
Berberis thumbergii	Pigmy Barberry
Bulbine frutescens	Yellow Bulbine
Dietes Bicolor	Bicolor Iris
Gardenia radicans	Dwarf Gardenia
Hesperaloe parviflora	Red Yucca
Hemerocallis	Day Lilly
Ilex Spp.	Holly-Yaupon
Lantana horrida	Texas Lantana
Nandina domestica nana	Dwarf Nandina
Poliomintha longifolia	Mexican oregano
Penstemon baccharifolius	Red Penstemon
Pittosporum tobira	Dwarf Pittosporum
Rosemarinus officinalis	Rosemary
Salvia leucantha	Mexican Brush Sage

Small Shrubs & Plants

Abelia Spp.	Abelia
Anisacanthus wrightii	Hummingbird Bush
Aucuba japonica	Aucuba
Buxus Spp.	Boxwood
Callicarpa americana	American Beauty Berry
Chaenomeles japonica	Flowering Quince
Gardenia Spp.	Gardenia
Hydrangea macrophylla	Hydrangea
Opuntia compressa	Lowprickly pear cactus
Malvaviscus drummondii	Turk's Cap
Opuntia engelmannii texana	Flaming prickly pear cactus
Opuntia engelmannii linguiformis	Cow's tongue prickly pear cactus
Opuntia leptocarpa Mackenson	prickly pear cactus
Pavonia lasiopetala	Rock Rose
Pistacia texana	Texas Pistachio
Rosa "Knock out"	Knock out Rose
Raphiolepis indica	Indian Hawthorne
Spiraea prunifolia	Bridal Wreath Spirea
Yucca pallida	Paleleaf Yucca

This approved list is subject to the compliance specified street tree requirements/types specified in the Exhibits.

Medium Shrubs & Plants

	Common Name
Azalea indicum Indica	Azalea
Ardisia japonica	Japanese Ardisia
Buddleia Spp.	Butterfly Bush
Camellia Spp.	Camellia
Crinum americanum	Crinum Lily
Dietes vegetus	Butterfly Iris
Elaeagnus fruitlandi	Silverberry
Feijoa sellowiana	Pineapple Guava
Hemerocallis fulva	Daylily
Hibiscus coccineus	Texas Star Hibiscus
Hibiscus syriacus	Althea
Ilex Spp.	Holly-Yaupon
Ilex decidua	Possumhaw
Jasminum Spp.	Jasmine
Lagerstroemia indica "dwarf"	Dwarf Crepe Myrtle
Leucophyllum frutescens	Texas Sage
Ligustrum texanum	Wax Leaf Ligustrum
Liriope Spp.	Lily Turf
Lonicera fragrantissima	Winter Honeysuckle
Loropetalum chinensis	Plum Delight Loropetalum
Lupinus texensis	Bluebonnet
Lantana camara	Lantana
Malvaviscus drummondii	Turk's Cap
Moraea iridoides	African Iris
Myrica cerifera	Wax Myrtle
Ophiopogon jaburan	Giant Liriope
Ophiopogon japonicum	Monkey grass
Opuntia compressa	Low prickly pear cactus
Opuntia engelmannii texana	Flaming prickly pear cactus
Opuntia engelmannii linguiformis	Cow's tongue prickly pear cactus
Opuntia leptocarpa	Mackenson prickly pear cactus
Osmunda cinnamomea	Cinnamon Fern
Osmunda regalis	Royal Fern
Rivina humilis	Rouge Plant. Pigeon-berry
Rosa spp.	Red Knockout Rose
Sabal Palmetto	Cabbage Palm
Saururus cernuus	Lizardtail
Sedum Spp.	Sedum
Verbena peruviana	Peruvian Verbena
Vinca minor and major	Vinca
Woodwardia aereolata	Chain Fern

Grasses Lawn and Ornamental

Cynodon dactylon	Common Bermuda
Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama

Bouteloua curtipendula
Miscanthus sisenensis
Miscanthus sisenensis
Muhlenbergia capillaris
Muhlenbergia lindheimeri
Schizachyrium scoparium
Stipa tenuissima

Sideoats Grama
Morning Light Maiden Grass
Cosmopolitan Miscanthus
Gulf Muhly
Lindheimer Muhly
Little Bluestem
Mexican Feather Grass

This approved list is subject to the compliance specified street tree requirements/types specified in the Exhibits.