

# CARLTON WOODS CREEKSIDE NEIGHBORHOOD CRITERIA

January 27, 2006

(Revised 06-19-07)  
(Revised 07-16-09)

aThese Neighborhood Criteria are incorporated in and form a part of the Carlton Woods Creekside Design Standards. There may be one or several Neighborhood Criteria affecting certain lots within your subdivision. Each set of Criteria apply only to the lots described in that Criteria. Refer to the Criteria that affect your lot.

<b>Neighborhood Name:</b> Mediterra			
<b>Subdivision:</b> Carlton Woods Creekside, Section 8			
<b>Lot Type:</b> Standard Estate		See Attached Exhibits A & B	
Blk. 1 Lots 1 – 7;		Blk. 2 Lots 1 – 23	
<b>A. Minimum Setbacks</b> (unless otherwise noted on Exhibit B)			
<b>FRONT</b>		<b>D. Garages</b>	
• Fence	5'	• Minimum number of spaces	3
• Development Zone	40'	• Required "hook in" side garage	yes
• Building Zone	50'	• Minimum setback from front facade to garage door parallel to street.	20'
<b>REAR (Golf Frontage)</b>		• Minimum front setback not requiring special door design.	N/A
• Fence (golf course)	10'	<b>E. Initial Land Use Designation (ILUD)</b> Maximum 10,000 SF Living Space	
• Development Zone	30'	<b>F. Fences</b>	
• Building Zone	60'	• A special metal fence design as approved by the CWCDC is to be used for side and rear fences when adjacent to golf course or private street.	
<b>REAR (Non-Golf Frontage)</b>		<b>G. Windows</b>	
• Development Zone	30'	• Windows must be wood, metal-clad wood, vinyl-clad wood or butt glass unless structure's architecture style suggests a different material.	
• Building Zone (w/o detached garage)	40'	<b>H. Exterior Lighting</b>	
• Building Zone (w/ detached garage)	40'	• The CWCDC may require special lighting of address placard along the street.	
<b>SIDE (Interior) – Non Zero Side</b>		<b>I. Special Address Placard</b>	
• Development Zone	15'	• A special address placard design is to be used as approved by the CWCDC.	
• Building Zone	25'	<b>J. Easements for Zero Lot Line Products</b>	
<b>SIDE (Interior) – Zero Side</b>		N/A	
• Development Zone	N/A		
• Building Zone	N/A		
<b>SIDE (Street)</b>			
• Development Zone	25'		
• Building Zone	35'		
<b>B. Lot Coverage (including pool) %</b>		45%	
<b>C. Living Area (SF)</b>			
• Minimum	4,000		
• Maximum	9,500		

For additional information and assistance, contact the Carlton Woods Creekside Design Committee (CWCDC).

Neighborhood Name: Mediterra

Subdivision: Carlton Woods Creekside, Section 8

**K. Minimum Slab Elevations**

1. At no point along the perimeter of the house/garage slab shall the top of the finished floor elevation be less than 14 ½" above natural finished grade, nor less than 3" above the highest elevation of curb adjacent to the lot. All finished slabs shall also be a minimum of one (1') foot above the FEMA 100 year base flood elevation and all structural improvements must comply with minimum Harris County flood plain building requirements. No more than 18" vertical dimension of any concrete foundation is to be exposed to view from the street. The below listing of lots stipulates the minimum slab elevation for both house and garage.

Legal

Elevation

Lots 1-7, Block 1	141.0 msl or higher as determined
Lots 1-23, Block 2	

2. Prior to occupancy of the home, Owner shall provide to the CWCDC a survey, certified by a Registered Public Surveyor, of all improvements constructed on the property, together with the Finished Floor Elevation (Finished Slab-Height) of the residence.
3. See attached Lot Grading Plan for Carlton Woods Creekside Section 8.