

# CARLTON WOODS CREEKSIDE NEIGHBORHOOD CRITERIA

July 22, 2004

(Revised 07-16-09)

These 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> Thornblade			
<b>Subdivision:</b> Carlton Woods Creekside, Section 3			
<b>Lot Type:</b> Standard Estate		See Attached Exhibits A & B	
Blk. 1 Lots: 1 – 10;    Blk. 2 Lots: 1 – 15;    Blk. 3 Lots 1 - 13			
<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>	
• Development Zone	30'	Maximum 10,000 SF Living Area	
• Building Zone	60'	<b>F. Fences</b>	
<b>REAR (Non-Golf Frontage)</b>		• 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.	
• Development Zone	30'	<b>G. Windows</b>	
• Building Zone (w/o detached garage)	40'	• 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/ detached garage)	40'	<b>H. Exterior Lighting</b>	
<b>SIDE (Interior) – Non Zero Side</b>		• The CWCDC may require special lighting of address placard along the street.	
• Development Zone	10'	<b>I. Special Address Placard</b>	
• Building Zone	20'	• A special address placard design is to be used as approved by the CWCDC.	
<b>SIDE (Interior) – Zero Side</b>		<b>J. Easements for Zero Lot Line Products</b>	
• Development Zone	N/A	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: Thornblade

Subdivision: Carlton Woods Creekside, Section 3

**K. Minimum Slab Elevations**

1. See attached Lot Grading Plan for Carlton Woods Creekside (Harmony Bend) Section 3.
2. Minimum Slab Elevations are established as follows:
  - A. As shown on the attached plan, or
  - B. 14.5 inches above natural ground at the highest point on the perimeter of the slab, or
  - C. 3 inches above the highest elevation of curb adjacent to the lot, or
  - D. Absolute minimum 140.1
3. The highest of the above-cited elevations shall prevail as the minimum slab elevation. When no minimum slab elevation is shown on the attached plan, the higher of the three elevations required by items, B, C, or D above shall prevail.
4. 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.
5. 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.

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