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SANDY COVE RANCH I hereby certify that this instrument was
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Jun 28, 2007

Sherry Dowd, COUNTY CLERK
Navarro County

DESIGN GUIDELINES

June 28, 2007

SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE

DESIGN GUIDELINES

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DESIGN GUIDELINES

for

Sandy Cove Ranch on Richland Chambers Lake

THESE SANDY COVE RANCH DESIGN GUIDELINES (these "Design Guidelines") are made and effective as of _____, 2007, by SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, L.P., a Texas limited partnership ("Declarant").

These Design Guidelines are those referenced in the Declaration (as defined below) and apply and pertain to that certain property known as Sandy Cove Ranch on Richland Chambers Lake ("Sandy Cove"), located in Navarro County, Texas and more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes, as such property description may be modified from time to time pursuant to the Declaration and any amendments thereto.

RECITALS

A. These Design Guidelines have been created to provide direction to Owners for the improvement of their properties, to establish thresholds of design quality and the suitable application of materials, and to insure sensitivity to each site's environment and its neighbors. These guidelines constitute the standards and requirements to which each Owner must adhere, subject to waivers or variances granted by the Architectural Review Committee.

B. These Design Guidelines are promulgated by Declarant in accordance with the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Sandy Cove Ranch on Richland Chambers Lake, recorded in the public records of Navarro County, Texas as Document No. _____ (the "Declaration," as amended from time to time), and pursuant to the authority granted therein to Declarant, the Board of Directors of the Sandy Cove Ranch Community Association, Inc. (the "Association"), and the Architectural Review Committee. Amendments and modifications may be made to these Design Guidelines at any time as provided in the Declaration or as otherwise provided herein, or pursuant to bulletins issued by the Architectural Review Committee, from time to time, setting forth additional information, guidelines, details, etc. in furtherance of these Design Guidelines.

C. It is not the purpose of these Design Guidelines to create look-alike residences or improvements, or to suggest that they all be of similar style, color, or materials. To the contrary, the intent is to stimulate a rich and diverse variety of creative architectural styles, drawn from the traditional rural Texas vernacular and to use this common palette of materials blended together to form a vital lakefront residential community, compatible with its striking lake setting.

D. Defined terms used herein, but not otherwise defined herein, shall have the meanings set forth in Declaration. As used herein, the terms "Lot" and "lot" are used interchangeably and have the same meaning, as set forth in the Declaration for the term "Lot". Reference to a particular numbered Lot (such as "Lot 2") shall correspond to that numbered Lot as shown on the Plat.

E. TO THE EXTENT OF ANY CONFLICT BETWEEN THE DECLARATION, THESE DESIGN GUIDELINES, OR THE PLAT OF SANDY COVE, THE MOST RESTRICTIVE INSTRUMENT SHALL CONTROL. ACCORDINGLY, EACH OWNER MUST OBTAIN AND STUDY ALL THREE INSTRUMENTS, PROVIDE SAME TO THE OWNER'S ARCHITECT/DESIGNER AND BUILDER PRIOR TO PLANNING OR CONSTRUCTION.

F. Notwithstanding anything else herein to the contrary, these Design Guidelines are subject, in all events, to compliance with all applicable federal, state and local laws, ordinances and regulations. To the extent of any non-compliance, the Architectural Review Committee may modify the term or provision in question as it deems necessary or appropriate to conform to such law, ordinance or regulation.

AGREEMENT

ARTICLE I. DESIGN REVIEW

1.1 **Process.** It is expected that the design of each residence will evolve from and be tailored to the unique features of its specific Lot, incorporating studied consideration of existing slope, vegetation, views, prominent site features, and sensitivity to neighboring properties. To that end, a comprehensive design review process (the "Design Review Process") has been established, encompassing the following five phases (which are more thoroughly described and explained in Article VI):

(a) The **Pre-Design Conference**, during which each Owner and/or his architect/designer may review their ideas and the natural aspects of the Lot with a representative of the Architectural Review Committee before any plans are prepared. It is preferable that this meeting take place on site whenever possible.

(b) The **Preliminary Design Submittal and Review**, at which time the Architectural Review Committee can review conceptual plans to ensure conformance with these Design Guidelines before the Owner finalizes his design.

(c) The **Final Design Submittal and Review**, at which time the Architectural Review Committee can review final construction documents to confirm that they are consistent with the previously approved preliminary plans.

(d) The **Pre-Construction Conference**, during which representatives of the Architectural Review Committee may review the Construction Regulations with each pre-approved builder to ensure understanding of, and future compliance with, these regulations.

(e) **Notice to Proceed, authorizing Commencement of Construction**, will be issued if, after the Final Design Review, the Architectural Review Committee issues a written approval of the submittals and all required building permits (if any) are obtained by the Owner from the appropriate government agencies. The Notice to Proceed and any

required building permits must be prominently displayed at the job site at the front and center of the Lot. The Notice to Proceed and building permits should be covered with clear plastic to prevent weathering. No clearing, site preparation or construction of any type may commence prior to the Owner obtaining and posting the Notice to Proceed and the proper building permit(s).

(f) **The Final Inspection** of the improvements by a representative of the Architectural Review Committee is to determine whether actual construction has been completed in strict compliance with approved plans, approved changes, and these Design Guidelines and if so, a Final Release will be issued.

1.2 **Purpose.** The Design Review Process was developed to provide adequate checkpoints throughout the design and development phases, so that time and money are not wasted on plans and designs which do not adhere to the Design Guidelines or to the overall design principle of Sandy Cove, or which may bear an inappropriate design scheme or improper configuration for their specific Lot settings. Therefore, it is extremely important that the design steps of the Design Review Process be followed in their entirety, and in correct sequence. This process is a proven and streamlined one and will not result in time delays, provided each Owner, designer and builder performs in the spirit with which the Design Guidelines are intended, namely, a site-sensitive approach to the development of his Lot within this unique community.

1.3 **Professional Services.** It is strongly recommended that an Owner retain competent, licensed professional services for planning and design to ensure a thorough analysis and understanding of a particular Lot and the Owner's special needs and living patterns, as well as to provide the ability to communicate to the Architectural Review Committee the concept and design of a proposed residence or improvement. This also allows for more detailed and thorough planning which can minimize unpleasant surprises during construction. If an Owner elects to do his own design or to retain nonprofessional services, and the result in either case is repeatedly denied by the Architectural Review Committee, the Architectural Review Committee may require that the Owner thereafter utilize professional design services and to incur additional design review fees.

1.4 **Codes.** The Design Review Process is independent of any governing authority's technical plan review process and is solely intended to enforce these Design Guidelines. Building codes are established for the purpose of safety and durability of construction projects. Therefore, each Owner or Owner's agent shall bear the responsibility for the proposed structure's adherence to the most current residential building code, plumbing code, and electrical code standards with regional amendments as adopted by Navarro County or other regulatory agencies having jurisdiction over the Sandy Cove development.

If inspections of the work in progress is not required by local governing authorities, each Owner is encouraged to retain the services of a certified third Party inspector for the duration of the project for the purpose of insuring quality control and code compliance.

1.5 **Limits of Design Review.** Plans and specifications shall be approved by the Architectural Review Committee as to style, exterior design appearance and location, and are not approved for engineering design or for compliance with the appropriate codes and governing

authorities, and by approving such plans and specifications neither the Architectural Review Committee, the members or agents thereof, the Association, the Board of Directors of the Association nor Declarant assumes any liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. Approval of plans and specifications by the Architectural Review Committee is not, and shall not be deemed to be, a representation or warranty that said plans or specifications comply with any applicable governmental ordinances or regulations including, but not limited to, zoning ordinances, environmental regulations, Richland Chambers Reservoir regulations, and applicable building codes.

ARTICLE II.

SITE PLANNING AND LANDSCAPE GUIDELINES

2.1 **Purpose.** To help Owners, architects and builders design and build residences that are compatible with the intentions of Sandy Cove, a number of guidelines have been prepared for site design, architecture and landscape design. These guidelines range from suggestions and recommendations to requirements which must be addressed in the Design Review Process and construction phase.

Climate, terrain, access, drainage and existing vegetation at Sandy Cove are all-important factors which must be considered in the design of any improvements to properties within its borders. It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development at Sandy Cove for the mutual benefit and enjoyment of all its Owners.

Certain provisions may be modified by the Architectural Review Committee when an Owner, architect or builder can successfully demonstrate how the basic intent of these Design Guidelines will not be adversely affected by the modification requested.

2.2 Building Setbacks.

(a) Siting the building is of critical importance to the design success of the individual house and of the entire development. Topography affects the views of the lake and surrounding hills from your house and from your neighbors to the side of you. Side yard setbacks and staggering of homes on adjacent lots will provide extra privacy and sense of separateness.

(b) Because no two lots are exactly alike and many orientations are involved, the Architectural Review Committee will review each plan for a dwelling and other improvements in relation to the specific characteristics of the particular lot and surrounding lots. Characteristics such as topography, adjoining homes and home sites, natural features, open spaces or lake views may require special consideration. The Architectural Review Committee will review each plan for appropriateness and consider exceptions that would benefit the neighborhood and the dwelling. Each Owner should refer to the recorded Plat and to this **Section 2.2** for setback requirements applicable to each Lot; provided, however, that variances may be granted, on a case-by-case basis, by the Architectural Review Committee in its sole discretion and as permitted by applicable

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- Ken Helton
 - 30 Years Experience in Real Estate Development - Commercial and Residential
 - Ron Helton
 - 25 Years Experience in Residential Home Building - Single Family Homes
 - Interior Design Consultant - Custom Cabinetry and Materials Selection

Contractor of
SaddleBrook Ranch



Ken Helton
Managing Principal



The Management Team
Ken, Kay and Ron



Kay Helton
Interior Designer



Ron Helton

Development Manager

Ken Helton

In addition to building houses Ken is also the Equity Operations Manager for GE Capital Real Estate based in Dallas, Texas. He has been with GE Real Estate since 1993 with responsibilities for supervising the operations team that includes the Draw Funding Team in charge of funding approximately \$500 million annually.

Ken has thirty years experience in all facets of real estate including the areas of real estate development, investment analysis, real estate finance, property management, and commercial leasing. Prior to joining GE Capital, Ken had his own Dallas based multi-faceted real estate and mortgage banking firm. He also developed real estate projects including "build-to-suit" facilities for Southwestern Bell in Kansas, and commercial multi-tenant facilities in Texas and Florida. Each project was built under budget and on time.

Ken attended Tulane University on an Athletic Scholarship and holds a Bachelor of Science in Finance and Master of Arts Degree in Economics from the University of Alabama. He has completed numerous postgraduate professional real estate courses in appraisal and investment analysis. He holds a Texas Real Estate License and is a member of several professional trade organizations.

Ron Helton

Prior to moving to Texas Ron was the Head Construction Supervisor for the largest homebuilder in Savannah, Georgia. Over the course of 25 years in the homebuilding business Ron has completed more that 350 homes and numerous commercial projects including apartments and schools.

Ron has twenty-five years experience, which has involved being active in almost every facet of residential and light commercial construction. He has constructed multi-family apartments as well as single family homes in a number of states to include California, Alabama, Georgia, Louisiana and Mississippi. Working with these varied climates and local permitting authorities has given Ron experience in overcoming difficult weather, soil conditions and regulatory agencies.

Early in Ron's career he was employed by U.S. Home Corporation (the nations largest home builder) and spent 6 months in their extensive training program learning construction methodology and process procedures for building homes in a rapid, cost effective manner while still maintaining quality controls. Ron worked for U.S. Home Corporation for a total of 10 years being promoted to Vice President of Construction in Delton, California. He not only was involved in home bui-

trade organizations.

Kay Helton

Kay Helton is the wife of Ken Helton and mother of their three grown children and "Nana" to their 4 grandchildren. Kay's love and talent are in the areas of interior design. She has been deeply involved over the years in the selection of colors, and finish materials with particular experience in baths and kitchens.

She provides customer service in areas involving floor finishes, tile design, counter tops, lighting, door hardware and plumbing hardware. Her expertise includes not only what to buy but where to get the best builder prices. She knows the best suppliers in the Dallas area.

Kay attended the University of Alabama where she graduated with honors and holds a Bachelor of Science Degree in Chemistry.

BAKERSFIELD CALIFORNIA. He not only was involved in hands-on construction supervision but also taught classes in code requirements to superintendents working for him.

Ron attended Tulane University on an Athletic Scholarship and holds a Bachelor of Science in Business Administration and Marketing from Troy State University.



Helton Constuction Company is the contractor for all construction at SaddleBrook Ranch. Quality of the work may be seen at: [SaddleBrook Ranch](#)

Ken Helton
Ron Helton
Kay Helton

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law. In particular, side-yard setbacks may be reduced on Lots 19-22 due to the narrow width of such Lots.

(c) **Front yard setbacks** shall be a minimum of 40 feet from the deeded property line (R.O.W) adjoining the common road shown on the Plat as the '60' Road' (the "Road") (subject in all events to the provisions of (b) above).

(d) **Side yard setbacks** shall be a minimum of 15 feet from the side property lines (subject in all events to the provisions of (b) above).

(e) **Rear yard setbacks** for lake-front Lots (Lots 1-32) shall be a minimum of 320 feet MSL elevation as indicated on the Plat and for interior Lots (Lots 33-37) shall be a minimum of 40 feet from the rear property lines (subject in all events to the provisions of (b) above).

(f) **Front entry gate.** The front operating gate and/or cattle guard, if any, must be a minimum of 20 feet from the R.O.W (deeded property line) of the Road to allow for vehicle pull-up (subject in all events to the provisions of (b) above). Entry gate requirements may be established by the Architectural Review Committee.

(g) The location and height of any privacy or enclosing walls must be shown on the drawings for design review and will be considered individually by the Architectural Review Committee. Associated outdoor structures, including greenhouses, arbors, trellises, barbecue pits and pools, shall be unobtrusive and of compatible materials.

2.3 Site Work.

(a) No excessive excavation or fill will be permitted on any Lot except where specifically allowed by the Architectural Review Committee due to terrain considerations; every attempt should be made to balance cut and fill with minimal use of retaining walls and engineered building pads. All retaining walls must be specifically pre-approved by the Architectural Review Committee. Retaining walls over 4 feet in height must be engineered by a professional engineer, and retaining walls over 6 feet tall are strongly discouraged. Excavations or shaping of the terrain beyond 100 feet from any structure must be specifically approved by the Architectural Review Committee.

(b) No clear cutting of any wooded Lot will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of a wooded Lot. The retention of trees more than 4 inches in diameter or more than 15 feet in height is strongly encouraged. Any cutting of trees or vegetation must first be approved by the Architectural Review Committee with the following exceptions; (i) the pruning of dead limbs, (ii) removal of dead trees, and (iii) the cutting and removal of trees with a trunk diameter of 4 inches or less which are bowed, leaning, severely misshapen, diseased, or sparsely foliated. Hackberry, Mesquite, Cedars (Mexican Juniper), Acacia, and Locust of any size may be removed without Architectural Review Committee approval.

Post Oak are very susceptible to construction type activity and any alteration or backfilling of the root system out to the drip line may permanently damage or kill the tree.

2.4 Grading and Drainage.

(a) Site grading and drainage must occur with minimum disruption to the Lot, without altering natural drainage patterns as runoff leaves the Lot, and without causing conditions that could lead to unnecessary soil erosion, slippage or subsidence.

(b) Surface drainage upon and across any Lot must be addressed through the implementation of sound construction and grading practices. Existing points of entry and exit to and from a Lot by historic surface drainage must be respected. Any improvement which creates an obstruction to surface flows resulting in a back-up of storm water onto a neighboring Lot or tract is strictly prohibited. Ground floor levels should be established at a vertical elevation such that final placement of back fill, walks, drives, and porches will produce positive drainage away from the structure in all directions.

(c) The inclusion of foundation waterproofing and perforated pipe foundation drainage system is strongly encouraged along uphill and sidehill foundation walls on hillside Lots. Consultation by a professional soils engineer is advised for assessment of foundation design determinants for all sites. In North Texas, soil condition may vary from one lot to the other.

(d) Many North Texas soil types are very active, exhibiting a high plasticity and swell potential when saturated with moisture. Therefore, it is imperative that site drainage be carefully considered and directed, to eliminate all potential for the ponding of water adjacent to a foundation's perimeter. Haphazard attention to site drainage and landscape irrigation may result in the uneven movement of building foundations due to moisture differentials in the soil, resulting in the onset of structural and/or cosmetic damage three to five years after construction is completed.

2.5 Access Drives.

(a) As a general rule, each Lot may be accessed by a single driveway only. Exceptions may occur on non-lake lots that front roadways on two sides. Access drives shall be located to avoid and preserve important natural features, such as large or significant plant materials, drainageways, or rock outcroppings, so as to minimize disruption of the existing landscape.

(b) Driveways shall be a minimum of 12 feet and a maximum of 16 feet wide at the entry gate setback. Only one primary driveway entrance will be permitted for each Lot. A secondary entrance may be considered by the Architectural Review Committee at its sole discretion.

(c) The access drive may be no closer than 15 feet from the side property line.

(d) Entry gate shall have a minimum clear opening width of 16 feet.

(e) The entry drive shall have a minimum of one 12 inch x 30 foot metal culvert near the Road. In many cases, larger culverts may be required.

(f) In the front setback area, the entry drive from the edge of the Road and for a distance of 20 feet beyond the front property line shall be of an approved material. The surface materials which will be approved for drives and parking areas are as follows: (i) stone, (ii) flagstone, (iii) pavestone, (iv) exposed aggregate concrete, (v) stained concrete, or (vi) asphalt. Additional or alternate drive materials beyond the 20 foot distance may include limestone road base or crushed granite or a continuance of the entrance surface material.

(g) All access drives are to be elevated and crowned for proper drainage and must have relief when needed to prevent the damming of surface water.

2.6 On-Site Parking.

(a) Each single-family residential dwelling shall provide an enclosed garage space, or a porte cochere to shelter a minimum of two conventional automobiles, and sufficient driveway space for the parking of two guest automobiles. Owners who possess trucks (other than standard pickups to one ton size, Suburbans, Explorers, or other similar passenger vehicles), buses, motor homes, campers, boats, boat trailers, motorcycles or any other motorized vehicle other than a conventional automobile, must store or park such vehicles within an enclosed garage so as to be completely hidden from view. The parking of a guest's motor home or other large recreation vehicle outside on any Lot is limited to one period of 72 hours at a time within any 30 consecutive day period, and such vehicles shall not be used for on-site camping.

(b) A minimum of two parking spaces should be provided on the Lot to accommodate guest parking. Such parking spaces shall include substantial landscaping and/or screening walls to screen the guest parking area from the street and adjacent lots. Except for special events, no on-street parking will be permitted for Residents' or their Guests' vehicles.

(c) Boats, trailers and campers (truck mounted or not) must be contained in a garage compatible with the dwelling. Carports are not allowed for storage of boats, trailers or campers. Motor homes may not be stored on the site, unless in an enclosed garage.

2.7 Utilities. Electric and telephone service locations are clustered (usually with those of one adjacent Lot) in a utility easement located near one of the front corners of each Lot. The Owner is responsible for the procurement and installation of propane tanks, and septic systems.

2.8 Walls and Fencing.

(a) There are many places where fences and walls can be used to provide a sense of enclosure, security and privacy as well as gracing the landscape, the individual house, the street view and the lake view. The enclosure of swimming pools, pet yards

and deer resistant gardens are major design features. Walls and fences must be architecturally compatible with the residential structure, that is, integrated into the design of the dwelling rather than simply used to demark a property line. Materials of the walls shall be the same as, or compliment the dwelling. Chain link fencing is not allowed in a location visible from the street, lake or a neighbor's house. Any chain link fence used elsewhere must be vinyl coated black or dark green fencing. All walls and fences shall have landscaping to the exterior side to screen or soften the visual effect of the fence or wall.

(b) Fencing between Lots and along the front property line of each Lot may consist only of those types described in bulletins issued by, or as approved on a case-by-case basis by, the Architectural Review Committee.

(c) Pool or pet enclosures may be constructed of wrought iron or ornamental iron that is black or rust colored.

(d) Fencing along the Road and adjoining the non-waterfront lots and common areas will be installed by Declarant and future alterations and maintenance will be the responsibility of the Association.

(e) In the non-lakefront Lots that qualify for the boarding of livestock, care should be taken in the planning of fences to take into consideration future livestock or additional domestic animals and their interaction with other animals and neighbors as well as their contact with various facilities.

(f) Deer-resistant garden enclosures are required to protect many varieties of plants which otherwise may be consumed by the deer and other native animals. As walls progress from the residence into the site, they shall become more transparent as they extend toward the lake.

(g) Smaller walled areas within the whole site, courtyards, deer resistant zones, and gardens will maintain as much natural vegetation as possible. The contributions of a sensitive landscape and irrigation plan can help rebuild and reforest a homesite and is encouraged.

(h) Exterior mechanical equipment and all utility connections, entry panels, pumps, compressors, and meters shall be shown on the plans and shall be located so as to be as unobtrusive as reasonably possible from the street and the neighbors. Air-conditioning condensers and pool equipment shall be enclosed by a structural screening element and landscaping.

2.9 **Outdoor Storage.** Outdoor areas housing trash containers, clotheslines, maintenance or service equipment such as lawnmowers, etc., or overflow storage shall be screened from all adjacent properties by a wall or fence conforming to these Design Guidelines.

2.10 **Mechanical Equipment.** No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment utilized must be ground mounted adjacent to the residence and must be enclosed by walls or fencing of sufficient height

to screen the equipment from view and to buffer sound as well. Landscape screening must be installed to the exterior side of these walls as well.

2.11 **Antennas and Satellite Dishes.** Antennas are discouraged. Owners desiring a dish or receiving device must first obtain approval of the Architectural Review Committee, and the dish or equipment must be sufficiently concealed or screened so as to not be conspicuous from any neighboring property, tract, or right-of-way. Any on-site antennas required for the purpose of radio transmission related to fire protection or police/security matters will be allowed, but the location and configuration thereof shall be subject to Architectural Review Committee approval. This Section 2.11 is subject in all events to, and deemed modified as needed to comply with, all applicable federal and state laws and regulations.

2.12 **Signage.**

(a) Except as authorized by the Declaration, no sign or signs shall be displayed to the public view from any Lot except that:

- (i) Each builder or general contractor, during the active construction period of a new home or major addition to any existing home, may display a single construction sign, no larger than nine square feet.
- (ii) The builder or general contractor of a market home may, with the consent of the Architectural Review Committee, continue the display of its construction sign, for advertising and sales purposes after construction has been completed, until such time that a contract for sale has been executed.
- (iii) Individual Owners of existing homes (as distinguished from a builder or general contractor of a market home) may, with the consent of the Architectural Review Committee, display a single tasteful "for sale" sign, no larger than six square feet. Vacant lots may not have a sign but may be listed with local realtors and no property shall display a "for rent" sign.
- (iv) Signs indicating security protection shall be permitted, with the consent of the Architectural Review Committee, provided that such signs are ground or wall mounted, no larger than one square foot, limited to two per Lot (one for the front yard and one for the lakefront yard);
- (v) Development-related signs owned and erected by Declarant shall be permitted.

(b) Signs for temporary single events may be permitted for a specific period of time, upon approval by the Architectural Review Committee of a written request by the Owner describing the nature of the sign and the requested time period of display.

(c) All permitted signs, regardless of type, are subject to the approval of the Architectural Review Committee for style, design, color, text, location, and duration of event, prior to their placement for display.

2.13 Exterior Lighting. Exterior lighting is to be kept to a minimum, but consistent with good security practices. No exterior light whose direct source is visible from a street or neighboring property or which produces an excessive glare toward pedestrian, watercraft, or vehicular traffic will be allowed. Indirect sources and horizontal cut off fixtures are recommended to reduce glare and provide general ambient light. Soffit or tree lights shall be shielded or directed toward vegetation to eliminate off-site glare and source visibility. Use of other than white or color corrected high intensity lamps as exterior lights will not be allowed. Holiday lighting is an exception and is permitted from November 15 of each calendar year to January 15 of the following calendar year. Sodium, mercury vapor, or bar HID yard lights are not allowed. Approval of the proposed illumination plan is required by the Architectural Review Committee at the Final Design Review submittal and is to be part of the landscape plan.

2.14 Swimming Pools, Tennis Courts and Sports Courts.

(a) Swimming Pools. Swimming pools shall be below grade, or a balance cut and fill, and shall be designed to be compatible with the site and dwelling. Adequate screening, security and maintenance shall be provided. Fencing or walls around the pool shall be permitted and integrated into the design of the dwelling and site. Fences must meet all industry standard and governmental regulations for safety.

(b) Tennis Courts, Sports Courts and Lighting. Sports courts and regulation-size tennis courts may be permitted if their design integrates features which will prevent obtrusive noise and views from adjacent lots or the street by using means such as depressing, berming, and/or heavy landscape screening in their design. These facilities must be located with consideration of neighbors for run-off, noise, and lighting. Night lighting of tennis courts, sports courts, and playgrounds is restricted to lighting which does not spill to adjacent lots and neighboring residences, and which does not intrude on the quality of night time.

4" 2.15 Address Signs and Mailboxes. For safety and emergency identification, address signs are required by the Architectural Review Committee. These must be numbers of at least four inch height indicating the numbered address and must be pre-approved as to color, placement, and support by the Architectural Control Committee.

Individual mailboxes will not be allowed, and mailboxes are to be ganged in a location on the common area property as determined by Declarant. If, at a future date, postal regulations and the development's governance allow individual home delivery and individual mailboxes are allowed at each individual lot, the mailboxes, including design and size, are to be pre-approved by the Architectural Review Committee. A standardized format may be required if the Architectural Review Committee so chooses.

2.16 Lot Restrictions. Except for compounds, resulting from the combined development of two or more Lots, no more than one residence may be constructed on any Lot.

Other outbuildings such as detached garages, shops, or barns may be constructed, provided they are a visual extension of the main residence. Such "compounds" and out buildings are subject to approval by the Architectural Review Committee.

2.17 Landscaping.

(a) Preservation of attractive "natural areas" on the Lot is permitted and encouraged, provided that such areas do not become overgrown or unsightly.

(b) Transformers, propane tanks, exposed foundations, etc., must be screened from view from roadways, neighboring properties, or the lake, by site walls or strategically placed groupings of shrubbery or other landscape elements.

(c) Regional North Texas plant material is the primary vegetation at Sandy Cove. It is important that as much of it remains in as natural a state as possible to perpetuate the character of the community.

Deer consume many different forbes and grasses and are very adaptable. Newly introduced plants may become desirable forage to deer, and lush landscaping may become preferred by armadillos, rabbits, feral hogs and other local wildlife, thus being difficult to maintain or sustain.

Ranch soils can, in periods of little moisture, make for a fragile ground level environment. Passing vehicle tires compact the soil forming hardpan. This compacted soil restricts available moisture, limits air migration to root systems, and reduces the development of humus and the bacteria which create nutrients required for plant growth. This consequence can last quite some time as a result of only one pass, and, with multiple vehicle passes, the damage may last for years. As a result of heavy construction activity and when within the limits of the drip line on trees, this hardpan may smother the root system and kill the tree. Caution is advised.

Although design and selection for plant material will vary with each residence, the following principles should be used:

- (i) Large scale masses of plant material should be used as opposed to single unrelated plants.
- (ii) The use of hardscape paving should be minimized.
- (iii) Plant material that contrasts with existing vegetation should be avoided. Utilize indigenous materials.
- (iv) Indoor/outdoor relationships are important.
- (v) Water conserving plant materials and native vegetation are appropriate for ornamental and general landscaping.
- (vi) Minimize turf areas.

- (vii) Site grading should divert runoff to benefit existing and proposed plant material.
- (viii) Begin with proper and ample soil preparation for turf areas.
- (ix) For the remaining large expanses of undeveloped property, native grasses are strongly encouraged. Improved grasses, approved by the Architectural Review Committee, may be introduced but will require maintenance such as fertilizer and mowing.
- (x) The existing individual lakefront lots are not large enough to support domestic grazing animals and introducing such will be detrimental to the land.

(d) The landscape concept of each residence should be carefully integrated with the architectural theme and site planning. The integration of general landscape design devices such as arbors, walls, fences, trellises and decks are part of the architecture that extends into the landscape. The following devices combine with landscape elements typically characteristic of the environment of Sandy Cove:

- (i) Use of appropriate hardwood trees for summer shade and winter sun exposure;
- (ii) The proper use of trees and shrubs may be used to direct, control, or block winds;
- (iii) Informal character of native vegetation (deer resistant);
- (iv) Large-scale bold statements of plant material and rock formations;
- (v) Natural rock lintels, balustrades and pavers; and
- (vi) Natural water features. The water supply for such features must be supplied from the domestic water supply or from surface water collected on site in cisterns or other appropriate means as determined by the Architectural Review Committee. Water must not be drawn from the lake.

(e) Native plant zones are not required to have permanent irrigation; care should be taken to avoid over irrigation of native plants. Irrigate in an efficient, environmentally sensitive manner. Therefore, an irrigation system must be designed by an irrigation contractor or landscape architect to match water requirement to selected plant materials

All new landscape material shall be irrigated. Irrigation shall be by an automatic system with rain sensors and be timed for early morning (2:00 a.m. to 6:00 a.m.) applications. Systems are to be permanent underground systems with separate bed, lawn and native area sections and stations. Irrigation duration shall be determined by

seasonal needs. Under no circumstances shall the irrigation extend beyond the side property lines. Head locations near the public right of way shall not spray water onto paved surfaces nor shall irrigation be allowed to run off the site.

(f) All improvements and landscaping shall be placed on the lot so that the existing topography is disturbed as little as possible. Stepped patios and yard areas will avoid excessive cuts and fills and an unnatural appearance. All lots shall be finish graded to prevent ponding of water and surface drainage detrimental to adjacent properties. Newly graded areas shall be protected against erosion by appropriate retention fences or permanent erosion controls. Silt fences are required to be installed and maintained for the duration of the construction. Owners and builders are required to minimize disruption from grading and, when possible, to use existing natural drainage paths. Location of topsoil stockpiles and excess material disposal areas are subject to Architectural Review Committee approval. Utilize splash blocks, gravel foundation drainage beds, or French drains and underground, perforated drain pipes to dissipate runoff and excess subsurface moisture.

(g) All driveways and sidewalks will be flush with finished grades of interfacing landscape material. Finish site grading shall not produce runoff detrimental to adjacent properties and native landscape areas.

(h) Finished grades shall allow for topsoil and should manipulate rainfall runoff for irrigation. No excavations except as necessary for the construction of dwellings or improvements shall be permitted on any Lot. Culverts, if required, shall be faced with stone and must be expressly approved by the Architectural Review Committee and installed by the Owner. Every Lot requires a culvert at its main entry drive.

(i) All blasting is prohibited.

(j) Easements are located at various points for installation and maintenance of utilities, drainage facilities, recreation and lake access. These, in addition to others, are reserved as shown on the recorded plat and/or pursuant to the Declaration. Within these easements no grading, structure, planting, or other material shall be permitted which may damage or interfere with the installation and maintenance of utilities or drainage, or which may change direction of flow or obstruct the flow of water in and through drainage channels in the easements. The easements within an Owner's property shall be maintained by the Owner. Owners are required to obtain a copy of the recorded plat and the Declaration from the Architectural Review Committee or the Association.

Note: Recorded plats and the Declaration may contain information which may not be included on your survey.

(k) Propane, electric transformers, pedestals/meters, air-conditioning, pool equipment, etc. shall be screened from the neighbors and the street by solid walls with additional evergreen vegetation on the exterior while leaving access for service.

(l) All areas disturbed during construction must be revegetated to blend with the non-disturbed grasses. No rocks, plants or trees shall be removed from any portion of Sandy Cove without written permission from the Architectural Review Committee.

2.18 Natural Landscape and Xeriscape.

(a) A basic design concept of Sandy Cove is to tread lightly on the land and its natural vegetation. Site improvements must be designed in such a way that the natural vegetation is maintained and enhanced with new compatible materials.

(b) No hardwoods may be cut, shaped or trimmed outside the buildable area or within the required setbacks without approval from the Association. No Oaks shall be cut outside the immediate building footprint. Trees removed shall be replaced by the Owner in the amount of the total diameter of tree caliper removed and of comparable or similar species; i.e., if in order to utilize the Lot there were no way to avoid cutting down one 6 inch tree, two 8 inch trees and one 10 inch tree, the Owner must plant trees in equal amounts. For example, 32 inches or eight 4 inch trees of similar species or, if an 8 inch Oak is removed, at least two 4 inch similar species Oaks would be required for replacement. Post Oaks are not easily transplanted and require Red Oak or Live Oak replacement material. Variance from this restriction requires approval by the Architectural Review Committee.

(c) The preservation of this screening and masking cover is important to the natural ambience of Sandy Cove and to assist in the development of privacy screening. Clumps, groves or islands of native original material can be used to frame a view of a homesite.

(d) Xeriscape is a landscape concept used to save water and resist chemical use through the use of native plants. Xeriscape is based on principles which will help save water, reduce non-point source pollution and produce a sustainable environment.

(e) The use of landscape materials immediately adjacent to a residence is relatively unrestricted. In other areas removed from the residence, the introduction of materials is limited to species currently found in the local plant community. The deer and other animals will enforce this limitation. Also, one must realize that this region experiences extreme differences in climate from hot and dry to occasional hard freezes. The Xeriscape concept is appropriate here because of the reduced water use, hardiness to freeze and drought, and native Texas aesthetic in the character of the plants.

(i) Have a Plan. Good design can help reduce water use. Slopes, orientation, soil, microclimate, and plants must all be considered. Inventory all existing plant material: trees, significant shrubs, grasses and wildflowers.

(ii) Improve the Soil. Soil improvements are essential particularly when using plants that require less water. Organic compost should be mixed into the lawn topsoil and plant beds to improve soil

moisture and fertility holding capacities. Maintenance can be greatly reduced with the proper addition of composted organic matter.

- (iii) Limit Lawn Areas. High-water demand grasses, such as St. Augustine, should be limited to small, visible, high shade areas. Low-water use grasses, such as prairie, 609 buffalo grass, common Bermuda or zoysia, should be used where appropriate and where practical.
- (iv) Use Mulch. Use mulches to conserve ground moisture, discourage weed growth, provide organic nutrients, reduce erosion, protect plants from freezing and as a ground cover.
- (v) Choose Low-Water Use Plants. Native and low-water use plants can survive on a minimal amount of water after they are established and generally require little pruning or fertilizing, are naturally resistant to disease and deer, and provide habitat for beneficial insects. Select plant material to match light, soil and moisture conditions of the site.
- (vi) Water Efficiency. Putting the correct amount of water in the right place at the right time is essential for healthy plants. Place plants with similar watering needs together. Then, separate irrigation zones can be used to water each area: spray irrigation for lawns, drip irrigation for shrubs and ground covers.
- (vii) Practice Good Maintenance. Ongoing attentive maintenance will help preserve the beauty of any landscape and reduce water loss. Attention to irrigation systems, weeding, pruning and mowing all help reduce water use. Minimizing chemical pest controls and fertilizer requirements are goals of these guidelines. Use plant materials that provide disease, pest and deer resistance.

Some materials imported for construction, such as sand for septic systems, may contain grass burrs or other undesirable plant material and must be brought under control immediately.

(f) Yard art such as windmills and farm implements is strongly discouraged and will only be considered for approval by the Architectural Review Committee on a case-by-case basis.

2.19 Prohibited Plants List.

(a) Certain plants that are inappropriate to Sandy Cove will be provided to an Owner by the Architectural Review Committee.

(b) Owners should be aware that certain grasses, in particular stages of development, may be toxic to grazing animals, as are certain wildflowers, and will be permitted only with approval of the Architectural Review Committee.

ARTICLE III. **ARCHITECTURAL DESIGN STANDARDS**

3.1 **Purpose.** The following architectural standards have evolved in response to climatic, terrain, and aesthetic consideration at Sandy Cove. It is the intent of these standards to evoke a sympathetic response to the character of this rolling Texas lakefront, promoting architectural design that is compatible with the natural landscape and is environmentally sound.

(a) All residences must be a minimum of 3000 square feet of air conditioned space. A two story residence shall contain no more than 50% of the residence's total finished and air conditioned living area on the second level. It is expected that residences will exceed the minimum thresholds established herein for square footage of enclosed living area, except and unless there are special circumstances or unique design solutions, which require the approval of the Architectural Review Committee.

(b) The floor area of garages, storage and mechanical rooms which access only from a garage or the exterior of the structure, and open air decks or patios (roofed or unroofed), are excluded from inclusion in the residential floor area calculation; the floor area of a screened porch or deck which is equipped for closure and use during winter months, or any similarly convertible space, shall be included. The projected area of an interior stairwell of a multi-story residence shall be counted only once at its lowest level; stair landings at each primary floor level shall be included within the floor area of that level.

3.2 **Prefabricated Buildings.** No building that is constructed off-site and requires transportation to any Lot, whole or in partial assembly, will be permitted. This includes, but is not limited to, mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state. Temporary construction offices, which have been approved for limited duration, are exempt from this restriction but must satisfy all other concerns of the Architectural Review Committee relating to condition, appearance, and location.

3.3 **Height of Structures.** Roofs of residential structures at Sandy Cove shall not exceed a height of 35 feet in accordance with height determination being measured from existing grade directly under the highest roof line to the midpoint of the shortest roof slope creating that ridge. In addition, as a second test, no portion of a structure, (except for chimney elements) may exceed a true vertical height of 40 feet above original natural grade directly below the highest ridge for pitched roofs, and 24 feet for flat roof elements. Both standards must be met, and it shall be incumbent upon the applicant to demonstrate conformance to both standards.

3.4 Exterior Materials.

(a) There exists a rich and varied spectrum of historic, adaptive, and contemporary architectural styles in the Texas tradition from which a Sandy Cove Owner may choose. Generally, the predominant exterior wall material must be stone masonry utilized exclusively or at a minimum of 80% of the exterior surface area and in combination with other complementary accent materials such as stucco, clear individual board siding, wood shingle siding, or painted cementitious board. The Architectural Review Committee expects that a significant majority of applicants will opt for the traditional masonry exterior, of varied style, which enjoys great popularity throughout distinctive Texas communities. However, the Architectural Review Committee will consider, on a case-by-case basis, the use of stucco or wood siding as a predominant exterior material, where their application in a historic (Victorian, for example), resort, or southwestern design style may warrant.

(b) As a rule, all materials should be natural or authentic. Generally, synthetic look-alikes are discouraged, unless the applicant can demonstrate that the manufactured material resembles its natural counterpart to the degree that, in the opinion of the Architectural Review Committee, it will not appear obtrusive. Some quality cultured stone products and synthetic stucco appliques will be considered on a case-by-case basis and must meet the aforementioned scrutiny. Sidings composed of metal, vinyl, plywood, fiberglass, mineral composition, or panelized brick or stone will not be allowed.

(c) Notwithstanding the foregoing, in all events, the selection of exterior materials (including the aesthetic merits of any combination of exterior materials) is subject to review and approval by the Architectural Review Committee.

ARTICLE IV. ARCHITECTURAL GUIDELINES

4.1 **Objective.** The objective of creating an identifying character as well as a harmonious community is to find design idioms appropriate to the land, the people and today's lifestyles. Appropriate design, rather than stylistic extremes, is the objective in Sandy Cove. A range of appropriate architectural variety is encouraged within these guidelines.

4.2 Architectural Design Concepts.

(a) To imagine the architecture of the Texas rural landscape, one would envision masonry buildings with tile or metal roofs, broad overhanging eaves and large covered porches. Each of these elements would exhibit a range of volumes, spaces, texture and materials which characterized a unique response to locale and construction techniques fusing old world traditions with local necessity.

(b) Following these principles, the design for dwellings at Sandy Cove will emphasize development that is planned to harmonize, blend and compliment, rather than dominate the natural environment. The intention is to create a wonderful collection of individual residences with designs that are compatible with each other and the site.

4.3 Height, Massing, Scale.

(a) No residence shall stand apart in its design or construction as to detract from the community's environment. Residences shall alter, as little as possible, the site from its original condition.

(b) Buildings should be nestled into the land, remaining low, so as to be part of the site rather than perched upon it, avoiding unnecessary height. The building and other improvements should step down slopes, using split and multilevel floor plans and masses whenever possible, to follow existing contours, and achieve a balance of cut and fill so that when construction is finished, the earth around the residence should be as near as possible to the natural contours

(c) The terrain of Sandy Cove is varied, with hilltops, valleys and other changes in elevation, making absolute and uniform applicability of height restrictions for residences both inadvisable and impractical. These Design Guidelines are intended to discourage and/or prevent any residence or other structure which would appear excessive in height when viewed from a street, common area, lake or another lot, or which would appear out of character with Sandy Cove aesthetic. Consequently, and notwithstanding anything else herein to the contrary, the Architectural Review Committee may disapprove a proposed residence or other structure which appears excessive in height even if such residence or structure is within the maximum height restrictions provided in Article III of these Design Guidelines.

(d) In general, Sandy Cove encourages the siting of residences and improvements to occur below the prominent ridge locations. It is beneficial to the Owner when dealing with winds, storms and lightning, and Sandy Cove prefers, that vistas of the native landscape remain as unimpeded as practical and that building improvements not dominate the environment. A full, two-story building mass occupying the building "footprint" facing the street is prohibited. Large homes often exaggerate the difficulties of making the structures look as if they are part of the land. Owners are encouraged to break down the mass of their homes by putting the independent functions that serve the Owner's needs in separate attached or detached structures. Many uses can be placed in accessory structures: garages, workshops, offices, cabanas, and recreational uses. Accessory structures may not exceed three in number per Lot or combined Lots.

(e) There are many architectural approaches used to minimize the mass of a building. Stepping building heights, breaking the ridge line, adding dormers and varying the roof pitches create a more intimate scale.

(f) The maximum building height shall be 35 feet as defined in Section 3.3 of these guidelines.

(g) In order to prevent box style structures, the second story floor area of the residence shall not exceed 50% of the enclosed first floor area of the residence, including garages, but not including covered outdoor spaces.