

## **SUNCREEK RANCH BUILDER GUIDELINES**

**BUILDERS:** Shall mean and refer to persons or entities that purchase Lots and build speculative or custom homes thereon for third party purchasers.

**Unless otherwise specified in the builder guidelines, these guidelines shall apply to all sections of SunCreek Ranch.**

### **GENERAL RESPONSIBILITIES**

The following Single-Family Builder guidelines are not intended to limit the creativity of the Builders in their design or construction. They are intended to provide a basis for design concepts, forms and materials that create a pleasant living environment. The design of each residence should reflect each individual homeowner's choice in acceptable building materials, while fitting into the overall architectural scheme of the community.

The Builder shall be responsible for individual site development and maintenance including the area within the public street right-of-way (between the back of the street curb and the property lines) and the surrounding lots. Builders of corner lots shall be responsible for the right-of-way (ROW) of both streets adjacent to the lot.

Each Builder shall be responsible for trash pickup on the adjoining lots and areas where homes are being constructed.

Specifically, during the construction of the home each Builder shall, as necessary:

1. Provide and use or cause to be used roll-off containers on each lot for trash and debris.
  - a) **Jobsite to be clean daily, void of debris.**
  - b) **A fine of \$100.00 will be assessed in debited against the construction deposit , per occurrence on repeated offenses**
2. Repair ruts on surrounding lots. These are generally caused by delivery or construction traffic.
3. Clean adjacent streets of mud, dirt, gravel, concrete and other material spills or deposits.
4. Prevent damage to existing properties. All damage to existing properties associated with home construction shall be the responsibility of the Builder. Resident complaints shall be courteously addressed and resolved quickly.
5. Comply with any Storm Water Pollution Prevention Plan, including installation of slit fences on side and rear lot lines to protect neighboring lots from construction activities and define the limits of work. Keep road clean of any mud/dirt tracked onto roads.
6. Wash-out's are to be on each individual lot, not in the ditches. All concrete remnants are to be removed from the property upon completion of construction.

7. Provide and use a portable toilet that will be regularly inspected and maintained in a clean, pleasant condition by the Builder and also provide suitable facilities for all inspectors and authorized visitors to the site. Toilets with vulgar graffiti or which become unpleasant shall be removed from the site and replaced with satisfactory ones.
8. Prohibit "borrowing" utilities from neighboring residents without their written consent.
9. Cause all workers to avoid loud music and/or excessive non-construction related noise within Suncreek Ranch, which is offensive to residents, inspectors or visitors.

**SINGLE FAMILY RESIDENTIAL CONSTRUCTION** No building shall be erected, altered, placed or permitted to remain on any lot or building site other than one single family dwelling unit per each lot to be used solely for residential purposes. The term "Dwelling" does not include single or double wide manufactured or mobile homes, or any old or used houses to be moved on the Lot or any log homes and said manufactured or used homes or log homes are not permitted within Suncreek Ranch. Additionally, the following are prohibited in Suncreek Ranch: mobile homes, trailers, modular or manufactured homes, pre-fabricated or log homes, duplex houses, churches, condominiums, townhomes, garage apartments or apartment houses.

#### **MINIMUM SQUARE FOOTAGE**

**SECTION 1:** Except per prior-approval, all dwellings shall have a minimum of 2,000 square feet of living area, excluding porches, and be build with new construction materials. Except per prior-approval, there shall be a minimum of 1,500 square feet of living area on the first floor of any multi-story home.

**SECTION 2:** Except per prior-approval, all dwellings shall have a minimum of 2,000 square feet of living area, excluding porches, and be build with new construction materials. Except per prior-approval, there shall be a minimum of 1,500 square feet of living area on the first floor of any multi-story home.

**SECTION 3:** Except per prior-approval, all dwellings shall have a minimum of 2,000 square feet of living area, excluding porches, and be build with new construction materials. Except per prior-approval, there shall be a minimum of 1,500 square feet of living area on the first floor of any multi-story home.

**ENTRANCE LOTS:** shall have a minimum of 2,600 square feet of living area, excluding porches and be built with new construction materials.

Except per prior-approval, there shall be a minimum of 1,600 square feet of living area on the first floor of any multi-story home, excluding porches.

**SECTION 4:** Except per prior-approval, all dwellings shall have a minimum of 2,000 square feet of living area, excluding porches, and be build with new construction materials. Except per prior-approval, there shall be a minimum of 1,500 square feet of living area on the first floor of any multi-story home. No lot may be resubdivided.

**LAKEFRONT LOTS:** shall have a minimum of 2,400 square feet of living area, excluding porches and be built with new construction materials. Except per prior-approval, there shall be a minimum of 1,600 square feet of living area on the first floor of any multi-story home, excluding porches.

## **CONSTRUCTION REQUIREMENTS**

**Hours of Construction:** 7:00 a.m. to 8:00 p.m.

All construction activities shall be undertaken with care to minimize interference with traffic and to protect the general public.

All Concrete clean-out's are to be maintained by the builder on the respective lots. Cleaning of the wash-out areas is the responsibility of the builder.

**GUEST/SERVANT HOUSE:** Please refer to Article III, Section 3.01 (a) of the Declaration of Covenants, Conditions and Restrictions for guidelines regarding these structures.

**WORK SHOPS AND BARN:** Please refer to Article III, Section 3.01 (b) of the Declaration of Covenants, Conditions and Restrictions for guidelines regarding these structures.

**GARAGES:** Every dwelling must be designed and constructed with a garage. Said garage must be built for at least two (2) vehicles and not more than five (5) vehicles and must be built while the main dwelling is being built.

## **EXTERIOR MATERIALS:**

### **SECTION ONE & TWO:**

1. The Builders shall submit samples of all proposed finish materials to the Principal Management Group for approval.
2. Acceptable exterior building materials are:
  - \*Brick
  - \*Stone/Cultured stone
  - \*Fiber cement siding/shakes, or an approved equal
  - \*Stucco
  - \*Rot resistant accent material such as Cedar or Redwood.
3. Board and batten is prohibited.
4. Horizontal (lap type) fiber cement siding is the preferred siding.
5. Vertical siding is discouraged.
6. Rough sawn plywood is prohibited. Hard board and particleboard siding are prohibited. Fiber cement, in lieu of these materials, should be used.
7. Diagonal siding is prohibited.
8. In masonry construction, all mortar joints are to be tooled with mortar color complementary to the brick color.
9. Materials should be used to emphasize planes and volumes. When different materials adjoin, care should be taken to avoid the look of applied facing.

10. Soft, subdued earth tone paint colors should be used. Bold, primary or unusual colors are prohibited. Each Builder is required to submit a proposed color palette to the Principal Management Group for approval.
11. All fiber cement materials shall be painted. Accent material such as Cedar or Redwood should be stained or weatherproofed to retain original new cut color.

### **BRICK REQUIREMENT:**

**ENTRANCE AND LAKEFRONT LOTS:** The exterior including the rear of Dwellings on Entrance and Lakefront lots must be made of at least fifty (50%) percent brick, stone or stucco. Hardy Plank is not considered to be brick, stone or stucco.

**ROOF MATERIALS:** The roof of any Dwelling shall be constructed of composition shingles, copper, tile, slate, standing seam metal or other material approved by the Architectural Control Committee (Principal Management Group).

### **LOCATION OF IMPROVEMENTS/BUILDING SETBACKS**

The main residential structure on any Lot shall face the front of the Lot towards the street or road, unless a deviation is approved in writing by the Architectural Control Committee.

**SECTIONS ONE AND TWO:** The building set back line along the **FRONT** of each Lot containing more than two (2) acres shall be one hundred (100') feet, unless otherwise shown on the Plat. The building set back line along the front of Lots that are less than two (2) acres will be seventy-five (75') feet, unless otherwise shown on the Plat.

The building set back along the **SIDE** of each **Lakefront Lot** shall be twenty (20') feet.

The building set back line along the **SIDE of each Lot other than a Lakefront Lot** shall be twenty-five (25') feet on all Lots unless otherwise shown on the Plat.

The building set back line along the **REAR** of each lot shall be twenty-five (25') feet, on all Lots, unless otherwise shown on the Plat.

The building set back along the **REAR** of any Lot adjoining a **COMMON AREA LAKE** shall be seventy-five (75') feet, unless otherwise shown on the Plat.

**SECTION THREE:** The building set back line along the **FRONT** of each Lot shall be sixty (100') feet, unless otherwise shown on the Plat. The building set back along the **SIDE** of each **Lakefront Lot** shall be twenty-five (25') feet. The building set back line along the **REAR** of each lot shall be twenty-five (25') feet, on all Lots, unless otherwise shown on the Plat.

**SECTION FOUR:** The building set back line along the **FRONT** of each Lot containing more than two (2) acres shall be one hundred (100') feet, unless otherwise shown on the Plat. The building set back line along the front of Lots that are two (2) acres or less than will be seventy-five (75') feet, unless otherwise shown on the Plat.

The building set back along the **SIDE** of each **Lakefront Lot** shall be twenty (20') feet.

The building set back line along the **SIDE of each Lot other than a Lakefront Lot** shall be twenty-five (25') feet on all Lots unless otherwise shown on the Plat.

The building set back line along the **REAR** of each lot shall be twenty-five (25') feet, on all Lots, unless otherwise shown on the Plat.

The building set back along the **REAR** of any Lot adjoining a **COMMON AREA LAKE** shall be seventy-five (75') feet, unless otherwise shown on the Plat.

**COMPOSITE BUILDING SITE:** Any owner of one or more adjoining Lots (or portions thereof) may, with prior written approval of the Architectural Control Committee, consolidate such Lots or portions into one building site. Please refer to Article III, Section 3.02 of Declaration of Covenants, Conditions and Restrictions for further details.

**RESIDENTIAL FOUNDATION REQUIREMENTS:** All building foundations shall be an engineered concrete slab. Iowa Colony Drainage District requires that the minimum finished slab elevation for all structures shall be two feet (2') above the 100 year flood plain or two feet (2') above the finished ground level – whichever is higher. Furthermore, the minimum slab elevation must be 6" (six) inches higher than the crown of any down gradient roadway, or such other level as may be established by the Commissioner's Court or County Engineer of the County, and other applicable governmental authorities. The minimum slab elevation must also be a minimum of twelve (12') inches above the finished grade of the Lot perimeter, unless otherwise approved by the Architectural Control Committee. **Engineer Stamped foundation Drawing shall accompany new home submission. Plans will not be reviewed without a stamped foundation plan. A form survey showing the property and build lines must submitted for approval prior to the pouring concrete. An elevation certificate shall also be sent with the form survey.**

**DRIVEWAYS:** All driveways in the Subdivision shall be constructed of concrete, asphalt, crushed rock or gravel and shall be completed within twelve (12) months from the setting of forms for the foundation of said building or structure as indicated in Section 3.01. Further, the driveway or entrance to each lot, from the pavement of the street going into the Lot or home site twenty-five (25) feet in distance, shall be paved with concrete or asphalt, and a county approved culvert shall be installed to cross any roadside drainage ditch.

**WALLS AND FENCES:** Walls and fences, if any, **must be approved prior to construction** by the Architectural Control Committee. Refer to Article III, Section 3.10 for further guidelines regarding walls, fences or hedges.

**SWIMMING POOLS:** No swimming pool may be constructed on any Lot without the prior written approval of the Committee. Refer to Article III, Section 3.12 for further guidelines regarding swimming pools.

**PROPANE TANKS:** The location of all propane tanks must be shown on the plot plan. Additionally, they must be identified as above or below grade. All above grade tanks must be screened by a fence, plants, or other means. Detailed plans/drawings must accompany the home plans.

**SATELLITE DISHES:** The location and quantity of all satellite dishes must be shown on the plot plan. If the location can not be determined at the time plans are submitted the owner must seek approval prior to installing the satellite dishes.

**WATER WELLS:** The location of all water wells must be shown on the plot plan, with tank screening identified (fence, plants, etc.).

**LAKEFRONT LOTS; CONSTRUCTION OF PIER OR DOCK:** No pier, dock, boat slip or other structure shall be constructed on any Lot. A deck may be constructed on Lots that adjoin Tankersley Lake; however shall not be constructed or project into the water of the lake. Refer to Article III, Section 3.11 for further guidelines.

**INSPECTIONS:** A minimum fee of \$225 or a reasonable amount to be determined by the Committee must be paid to the Committee at such time as application for architectural approval is made to the Committee, which fee shall be used for an independent inspection and to defray the expense for before and after building inspections. In the event construction requirements are incomplete or rejected at the time of inspection and it becomes necessary to have additional building inspections; a fee, in an amount to be determined by the Committee, must be paid to the Committee prior to each building inspection.

**COMPLIANCE DEPOSIT:** A \$1200.00 compliance deposit must be submitted with each application. \$1000.00 can be refunded at the end of construction if no builder fines have occurred, and if there is no damage to common areas due to the construction of the home. \$200.00 will be used to defray the cost of blowing trash clean up due to construction activities and is not refundable.

# Suncreek Ranch

## Receipt of Builder Guidelines

I, \_\_\_\_\_, acknowledge that I have received a set of the Builder Guidelines for Suncreek Ranch. By signing this document I agree and acknowledge that:

- The Builder Guidelines are subordinate to the Declaration of Covenants and Restrictions for Suncreek Ranch.
- The Builder Guidelines refer to the Declaration of Covenants and Restrictions for Suncreek Ranch Sections for additional information and it is my responsibility to read those references and adhere to them.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**SUNCREEK RANCH**  
**New Construction Submittal Application Form**

**Please forward this completed form to the Principal Management Group at the address below along with an application fee of \$225.00 payable to Principal Management Group and separate check for a refundable deposit made payable to Suncreek Ranch in the amount of \$1,200.00. The deposit may be refunded in accordance of Article 111 Section 3 16 (e) minus a \$200 blowing trash clean-up fee.**

Date Submitted: \_\_\_\_\_ Builder: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Email: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
 Construction Superintendents Cell Number \_\_\_\_\_  
**Plot Plan Submittals:** \_\_\_\_\_ Phone: \_\_\_\_\_

**Lot/Block/Section:** \_\_\_\_\_ **Driveway:** \_\_\_\_\_  
 Address: \_\_\_\_\_ Mailbox: \_\_\_\_\_  
 Roof Materials: \_\_\_\_\_ Fencing: \_\_\_\_\_  
 Brick: \_\_\_\_\_ Estimated Start Date: \_\_\_\_\_  
 Stone: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
 Siding Paint: \_\_\_\_\_ Lot Closing Date: \_\_\_\_\_  
 Trim Paint: \_\_\_\_\_ Garage: \_\_\_\_\_  
 Square Footage: \_\_\_\_\_ Propane Tank Satellite Dish(s) Water Well Shown on Plot Plan  
 Utility Easements: Front: \_\_\_\_\_ Back: \_\_\_\_\_ Right: \_\_\_\_\_ Left: \_\_\_\_\_  
 Setbacks: Front: \_\_\_\_\_ Back: \_\_\_\_\_ Right: \_\_\_\_\_ Left: \_\_\_\_\_  
 Foundation (# of feet above ground level or 100 year flood plain): \_\_\_\_\_  
 Walls/Fences/Hedges: \_\_\_\_\_  
 Swimming Pool: \_\_\_\_\_  
 Barn / Shed / Outbuilding: \_\_\_\_\_  
 Landscaping: \_\_\_\_\_  
 Pier or Dock (Lakefront Lots ONLY): \_\_\_\_\_  
 Builder Comments: \_\_\_\_\_

**All submittals must contain the following: This completed form; an 8 1/2" x 11" Plot Plan showing all items required in the Builders Guidelines; an 8 1/2" x 11" Construction Plan, consisting of floor plan layout and front, rear and side elevations. This application MUST be complete to be considered for review.**

Review and approval of any application may be made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring the structural integrity or soundness of approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.

Submit all applications to:

Suncreek Ranch ACC  
 Principal Management Group  
 11000 Corporate Centre, Suite 150  
 Houston, TX 77041  
 Phone: 713-329-7100, Fax: 713-513-5186

For PMG use only:

Materials OK: \_\_\_\_\_  
 Elevation Repetition: \_\_\_\_\_  
 Corner Loaded: \_\_\_\_\_  
 Number Garages: \_\_\_\_\_  
 Lake Lot: \_\_\_\_\_  
 Special Landscape: \_\_\_\_\_  
 Check received: \_\_\_\_\_

\_\_\_\_ Approved      \_\_\_\_ Approved with the following conditions      \_\_\_\_ Disapproved

Reviewer's Initials and Date

\_\_\_\_\_