

CHENANGO RANCH POA BUILDER GUIDELINES SUMMARY

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.
2. The use of adjoining lots for ingress/egress or storage is prohibited.
3. Clean adjacent streets of mud, dirt, gravel, concrete and other material spills or deposits.
4. Comply with any Storm Water Pollution Prevention Plan, including installation of silt 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.
5. Provide and use a portable toilet that will be regularly 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 at the builder's expense.
6. Prohibit "borrowing" utilities from neighboring residents without their written consent.
7. Cause all workers to avoid loud music and/or excessive non-construction related noise within Chenango 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, any old or used houses to be moved onto the Lot, or any log homes. Additionally, the following are prohibited in Chenango Ranch: duplex houses, churches, condominiums, townhomes, garage apartments or apartment houses.

MINIMUM SQUARE FOOTAGE

SECTION ONE: Except as stated below, all dwellings shall have a minimum of 2,400 square feet of climate controlled living area and be built with new construction materials. Except as follows, there shall be a minimum of 1,500 square feet of living area on the first floor of any multi-story home.

LAKE FRONT LOTS: shall have a minimum of 2,800 square feet of climate controlled living area and be built with new construction materials.

ENTRANCE LOTS: shall have a minimum of 3,000 square feet of climate controlled living area and be built with new construction materials:

Section One, Block 1, Lot 1

Section One, Block 5, Lot 15

First floor of a multi-story on these lots shall contain a minimum of 1,600 square feet of climate controlled living area.

CONSTRUCTION RULES:

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 wash-outs 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: Must be a minimum of 500 square feet with a maximum size of 50% of the square footage of the primary residence.

WORK SHOPS AND BARNs: Please refer to Article III, Section 3.01 (b) of the Declaration of Covenants, Conditions and Restrictions for guidelines regarding these structures. These structures will not be allowed on lakefront lots.

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.

DRIVEWAYS: Must be constructed of concrete or pavement, must be completed within 12 months of the initial foundation pour. All culverts must be to Brazoria County Standards.

EXTERIOR MATERIALS:

1. The Builder shall submit samples of all proposed finish materials to Planned Community Management (PCMI) for approval.
2. Acceptable exterior building materials are:
 - Brick
 - Natural Stone/Cultured stone
 - Fiber cement siding products
 - Stucco or synthetic stucco
 - Naturally rot resistant accent materials such as Cedar or Redwood.
3. Horizontal (lap type) fiber cement siding is the preferred siding.
4. Board and batten is prohibited.
5. Vertical siding is discouraged.
6. Rough sawn plywood is prohibited. Hard board and particleboard siding are prohibited.
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 Planned Community Management Inc. 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.

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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.

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.

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. Brazoria County 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 six inches (6") 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 Brazoria County, and other applicable governmental authorities. The minimum slab elevation must also be a minimum of twelve inches (12") 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 be submitted for approval prior to the pouring concrete.**

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. Above ground pools are not permitted.

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 cannot be determined at the time plans are submitted the owner must seek approval prior to installing any satellite dish.

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