

DESIGN GUIDELINES

Adopted:

DECLARANT:

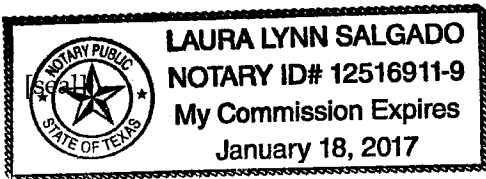
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION,
LTD., a Texas limited partnership

By: Lennar Texas Holding Company,
a Texas corporation, its General Partner

By: Alicia Schwarz
Printed Name: Alicia Schwarz
Title: Authorized Agent

STATE OF TEXAS §
COUNTY OF Texas §

This instrument was acknowledged before me on the 23rd day of August, 2016, by Alicia Schwarz, Authorized Agent of Lennar Texas Holding Company, a Texas corporation, general partner of Lennar Homes of Texas Land and Constructions, Ltd., a Texas limited partnership, on behalf of such corporation and limited partnership.



Laura Lynn Salgado
Notary Public, State of Texas

Adopted by Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership in accordance with *Section 8.02(c)* of the Declaration of Covenants, Conditions and Restrictions for Bretton Woods, recorded as Document No. 20160310000284870 Official Public Records of Collin County, Texas (the "Declaration"). In accordance with *Section 8.02(c)* of the Declaration, these Design Guidelines may be amended from time to time by the Architectural Control Committee (as defined in the Declaration).

Introduction

Any notice or information required to be submitted to the Architectural Control Committee under these Design Guidelines hereunder will be submitted to the Architectural Control Committee (the "ACC"), c/o Danielle Lascalere, CMCA, AMS, President, Legacy Southwest Property Management, LP, 5760 Legacy Dr., Suite B3-425, Plano, Texas 75024, Phone: (214)705-1615 Email: Danielle@Legacysouthwestpm.com.

Background

Bretton Woods is a master planned community located in Collin County, Texas. The community is subject to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Bretton Woods, recorded in the Official Public Records of Collin County, Texas (the "Declaration"). The Declaration includes provisions governing the construction of Improvements and standards of maintenance, use and conduct for the preservation of the Bretton Woods community.

ACC and Review Authority

The Architectural Control Committee consists of members who have been appointed by Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership (the "Declarant"). As provided in Article 8 of the Declaration, Declarant has a substantial interest in ensuring that Improvements within Bretton Woods development maintain and enhance Declarant's reputation as a community developer and do not impair Declarant's ability to market and sell all or any portion of the community, and as a consequence thereof, Architectural Control Committee acts solely in Declarant's interest and shall owe no duty to any other Owner or Bretton Woods Residential Community, Inc., a Texas non-profit corporation (the "Association").

Article 8 of the Declaration includes procedures and criteria for the construction of Improvements within the Bretton Woods community. Sections 3.01 and 8.01 of the Declaration provide that no Improvements may be constructed without the prior written approval of Architectural Control Committee.

These Design Guidelines will apply only to Lots within the Declaration which will be used for residential purposes.

Governmental Requirements

Governmental ordinances and regulations are applicable to all Lots within Bretton Woods. It is the responsibility of each Owner to obtain all necessary permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with the applicable ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within Bretton Woods. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to Architectural Control Committee for approval. Furthermore, approval by Architectural Control Committee should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot.

Architectural Control Committee shall bear no responsibility for ensuring plans submitted to Architectural Control Committee comply with Applicable Law.

Interpretation

In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined herein shall have the same meaning as set forth in a Declaration.

Amendments

During the Development Period, the Declarant, acting alone, may amend these Design Guidelines. Thereafter, Architectural Control Committee may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Collin County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

Architectural and Aesthetic Standards

- All building materials must be approved in advance by the ACC, and only new building materials (except for used brick) shall be used for constructing any Improvements.
- All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, and exterior stairways must, unless otherwise approved by the ACC, match the color of the surface from which they project. Extensions of down spouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All down spout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

The ACC may disapprove the construction or design of a home on purely aesthetic grounds. Any prior decisions of the ACC regarding matters of design or aesthetics will not be considered to establish a precedent for any future decision of the ACC.

Architectural Review Process

An application for review of a proposed Improvement should include the following:

1. Location: Site plan showing location of proposed Improvement, including overall dimensions and setbacks.
2. Specifications: Specifications for all building materials and the color of proposed improvements.

Patios & Decks

DECKS

1. Unless otherwise approved by the ACC, no part of the deck structure or stairs may break the side plane of the home.

2. Unless otherwise approved by the ACC, deck support posts & beams must be cantilevered 18" from the deck sides & 24" from the main deck face.
3. Deck fascia board must be 10" wide.
4. Railings must be sweeper style with 2x4 top & bottom rails & 2x6 cap. Railing posts must be square with plain caps.
5. Under deck storage is not permissible if such storage is visible from adjacent Lots or Common Areas.
6. All visible vertical surfaces of decks (including, but not limited to, pickets, rails, risers, stair faces, support posts, support beams, band boards, and lattice) shall be painted/stained to match the house trim color. Trim color is defined as the color found on the gable, soffit, garage door, finished wood or metal around the garage door and similar treatments around windows. Unless otherwise approved by the ACC, where composite material, cedar, or higher quality wood product is used, it shall be stained to match the house trim color. Wood sealer to maintain the natural wood color will be considered by the ACC on a case by case basis.
7. Walking surfaces and top rails may be painted or stained, may be treated with transparent preservative stain, or may be of composite material. The stain color must be submitted to the ACC for approval.

PATIOS Patios shall be constructed of brick, landscape slate, flagstone or other natural stone. A border of at least two (2) feet around the fence/property line consisting of mulch and vegetation is required, except for gate exit; however, exceptions will be considered provided adequate soft scape is installed.

Fences

- Materials. Fences enclosing rear yard area must be substantially similar in material and design as originally installed by the homebuilder. Fence material should be cedar unless otherwise approved by the ACC. The fencing on Lots 7 through 9, Block C, Bretton Woods, Phase 1, a subdivision according to the plat recorded in Document No. 20160115010000190 of the Official Public Records of Collin County, Texas must be cedar, side by side with 1" x 4" top apron, in substantially the original design as installed by Declarant.
- Height. Wood fencing shall be eight feet (8') in height. Wood fencing shall be cedar side by side with 1" x 4" top apron, picket face-out, steel posts face in. Iron fencing shall be six feet (6') in height.
- Stain. All wood fencing may only be stained using Seal Rite Medium Brown or a substantially equivalent brand and color approved in advance by the ACC. Any part of the fence that is visible from any street shall be routinely re-stained (no less than every four years) in the approved stain color, in the event the Owner fails to maintain the stain, the Association shall have the right to re-stain such visible portion of the fence and charge the expense to the Owner pursuant to the terms and provisions of the Declaration.

Garage Doors

GARAGE DOORS Garage doors shall be cedar and may only be stained with a color approved in advance by the ACC. Replacement of garage door must be kept in the same style of the original door and receive ACC approval.

Doors

DOOR-FRONT Replacement of front door must be kept in the same style of original door and received ACC approval. Door hardware (including handle, locks, kick plate, peepholes and door knocker) must be brass, bronze or brushed aluminum as originally provided by builder for that house and be maintained in good condition.

DOORS-STORM Storm doors must be approved and are to be full view, without significant decoration or edging. Storm doors should match the color of the trim around the entrance door (white or beige).

DOORS-SCREEN Screen doors are prohibited.

Lighting

EXTERIOR LIGHTING Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with applicant's house. Lighting which is part of the original structure must not be altered without the ACC approval. Applications for exterior lighting should include wattage, height of light fixture above the ground, and a complete description including descriptive material of the light fixture and location on the property.

LANDSCAPE LIGHTING. Lighting along walkway will be allowed but MUST be concealed in shrubbery. No tree-up lights. Lights must emit only a white light at night (No florescent or colored lights permitted).

TEMPORARY/ACCESSORY STRUCTURES

STORAGE SHEDS- Owners will generally be permitted to erect one (1) accessory structure on their Lot provided the accessory structure is approved in advance by the ACC. The ACC may approve additional accessory structures in its sole and absolute discretion.

Unless otherwise approved in advance and in writing by the ACC, an accessory structure which is not considered an outdoor kitchen and/or entertainment structure must: (i) utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (ii) have a 6'0 plate height with a roof pitch of no less than 4:12; (iii) not exceed 8'0 in height; and (iv) not be visible from the street or over the fence line.

Unless otherwise approved in advance and in writing by the ACC, an accessory structure which is an outdoor kitchen and/or entertainment structures must: (i) utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (ii) have a 9'0" plate height with a roof pitch not to exceed than 6:12; (iii) not be located below any retaining wall or further than 45'0" from the rear of the home; (iv) be constructed of a mix of cedar, brick or stone; and (v) not be visible from the street.

Unless otherwise approved in advance and in writing by the ACC, no accessory structure will be permitted below the retaining wall.

The ACC shall be entitled to determine, in its sole and absolute discretion, whether a structure, shed, outdoor living area or outdoor kitchen on any Lot complies with the foregoing requirements. The ACC shall also be entitled to determine, in its sole and absolute discretion, whether or not an accessory structure is considered an outdoor kitchen or entertainment structure. No accessory structure will be approved unless a principal residential structure has been constructed on the Lot or the accessory structure is being constructed at the same time as the principal residential structure. The ACC may adopt additional requirements for any accessory structure on a case by case basis as a condition to approval.

AIR CONDITIONERS Additional exterior air conditioning units which are typically installed on a level pad on the ground or level pad attached to the house or the relocation of existing units may be considered so long as such units are placed near existing units and do not have adverse audible or visible impact on adjoining Lots or Common Areas.

ATTIC VENTILATORS Attic ventilators may be permitted if painted to match the color of the roof or trim (if mounted on a gable end). Ventilators shall be mounted on the least visible side of the ridge pole so as to minimize their visibility from public areas and adjoining units.

FIREPLACES Fire places, fire pits, and chimeneas are subject to ACC approval and will be evaluated on a case by case basis.

RECREATION AND PLAY EQUIPMENT ALL play equipment must be placed in the rear yard and approved by the ACC board.

Play equipment or any similar recreational facilities must comply with all the following requirements:

- Must be located where the equipment will have minimum impact on adjacent Lots and be screened from public view.
- All play equipment or any similar recreational facilities equipment must be of earth tones colors, i.e., medium to dark greens, browns, and tans.
- Bright primary colors will not be permitted.
- Views of play equipment or any similar recreational facilities must be reduced from public streets and adjoining units whenever possible.

- Play equipment or any similar recreational facilities must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non-portable must be placed no closer than five feet (5') to any property line.
- Playground equipment and trampolines are prohibited in the front yard.

If approved, portable play equipment, including but not limited to, non-permanent and/or inflatable slides, moon bounces, water parks and above ground inflatable pools or kiddy pools (collectively "Portable Play equipment") must be stored in a screened area, the rear of the Lot, or inside the garage when not in use. In no event, shall any Portable Play equipment be visible from or in the front of any Owner's Lot for any period of time exceeding twenty-four (24) consecutive hours.

1. Permanent Play Equipment In NO CASE shall approval be granted for the installation of permanent metal and/or wooden play equipment such as swing sets, climbing ropes and slides, etc., or for free standing basketball backboards or any type of basketball hoops and their poles in the front of an Owner's Lot.

2. Temporary Play Equipment May be used and if meant to stay outdoors (play yard, sandbox, etc.,) is permitted in the back yard as long as the yard is well maintained, (no broken, non-usable or rusted equipment is permitted to stay outside). Other play equipment that is not designed specifically to stay outdoors should be stored out of sight of surrounding neighbors when not in use. The back yard should not be used as a storage place for children's toys. The use of year round shrubs to hide or help with visual screening may be necessary.

Landscaping

LANDSCAPING Landscaping plans shall be approved by the ACC. An application is not required for foundation planting, or single plantings within mulched area. However, an application is required for trees and hedges more than two (2) feet in height or other features which in effect become structures, fences or screens, and as part of other applications where required. Applications should include descriptions of the types and sizes of shrubs to be planted and a site plan depicting the location of the same. Landscape irrigation systems require ACC approval.

Miscellaneous

HOSES Outdoor hoses and temporary watering devices (in containers, boxes, wheels, etc.) cannot be visible from the street when not in use.

HOUSE NUMBERS House numbers should be legible, but should be of a size and color which is appropriate for the applicant's house original formatted by the builder in cast stone.

DRAINAGE. There shall be no interference with the established drainage patterns over any of the Property. An approval by the ACC does not relieve a home owner from the foregoing obligation. Such owner will be responsible for any damage associated with modifying draining patterns.

MAINTENANCE/REPAIRS. Repair or maintenance of Improvements previously approved by the ACC do not require approval as long as such maintenance or repair is substantially in accordance with the plans or specifications originally approved by the ACC.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/26/2016 09:44:22 AM
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20160826001128410

Stacey Kemp