

# BRIDGELAND

## **New Construction Development Standards For Lakeland Heights**



April, 2014

## TABLE OF CONTENTS

I.	GENERAL	
	A. Introduction to Bridgeland	5
	B. Mission Statement	6
	C. Bridgeland Organization	6
	D. Document Philosophy and Terms	6
	E. Residential Communities	8
	F. Community Logo	8
	G. Lakeland Heights Base Map	9
	i. Lakeland Heights Map-Phase 1	10
	ii. Lakeland Heights Map-Phase 2	11
	iii. Lakeland Heights Map-Phase 3 – Sections 4, 5, & 9	12
II.	SITE DESIGN	
	A. Site Design Philosophy	14
	B. Community and Neighborhood Standards	14
	C. Lot Sizes/ Street Frontages/ Neighborhoods	14
	D. Street Relationship	14
	E. House Location on Lot	14
	F. Setbacks	15
	G. Primary Façade Positioning	17
	H. Sidewalks – (Sections 4, 5, & 9 – Ref. Exhibit. D)	20
	I. Alley Driveways	21
	J. Alley Traffic and Maintenance	21
	K. Utility/ Equipment	22
	L. Pools/ Spas	22
	M. Grading/ Drainage	23
III.	ARCHITECTURAL DESIGN	
	A. Philosophy	24
	B. Individual Elements	24
	C. Architecture	25
	D. Antennas	29
	E. Front Porch Ceiling Fans	29
	F. Energy Conservation	29
	G. Special Focus Homes	30

## TABLE OF CONTENTS

IV.	FENCING	
	A. General	30
	B. Fence Responsibility	30
	C. Fence Types & Requirements	30
	D. Materials and Finishes	38
	E. Gates	38
	F. Submission and Approval	38
	G. Front Lot Fence Layout	38
	H. Fence Locations - Phase I	39
	I. Fence Locations - Phase II	41
	J. Fence Locations – Phase III	44
	K. Cottage & Village Lot Fencing	47
	L. Townhome Lot Fencing	49
V.	LANDSCAPE	
	A. General	50
	B. Street Trees in the Right-of-Way	50
	C. Boulders/Rocks	50
	D. Landscaping Components	50
	E. Front Lot Landscaping	50
	F. Corner Lot Landscaping	51
	G. Alley Landscaping	51
	H. Private Yard Landscaping	52
	I. Corner Lot at Alley Ends	52
	J. Sod	52
	K. Irrigation	52
	L. Plant Bed Edging	52
	M. Plant Material	52
	N. Energy Conservation	53
	O. Tree Protection and Preservation	53
	P. Approved Plant Material	54
	Q. Required Front Lot Fence Landscape Plan	57
	R. Required Planting Strip Landscape Plan	58
	S. Corner Lot Landscape Plan	59
	T. Terminating View Lot Landscape Plan	60
	U. Interior Lot Landscape Plan	61
	V. Lot Adjacent to Open Space Landscape Plan	62
	W. Townhome Lot Landscape Plan	63

## TABLE OF CONTENTS

VI.	PROCEDURES AND SUBMISSIONS	
	A. General	64
	B. Scope of This Document	64
	C. Procedure	64
	D. Required Submission Information	65
	E. Quality of Submission Content	65
	F. Submission Timing	65
	G. Submission Fees	65
	H. ARC Action on Submittals	66
	I. Variances	66
	J. Appeals	66
	K. Final Inspection Procedures, Penalties, and Variances	66
	L. Certificate of Compliance	67
	M. Certificate of Non-Compliance	67
	N. Remedies	67
	O. Changes in Review Procedures	68
	P. Governmental Regulations	68
	Q. Job Site Procedures	68
	R. Lot Mowing	69
VII.	APPENDIX	
	Exhibit A - Street Tree Diagram	70
	Exhibit B - Final Inspection Check List	71
	Exhibit C - Minimum Structured Wiring Requirements	72
	Exhibit D – Sections 4, 5, & 9 Sidewalk Requirements	76
	Exhibit E – Street Tree Planting Detail	78
VIII.	New Construction Submittal Form	80
	New Plan Submittal Form	81



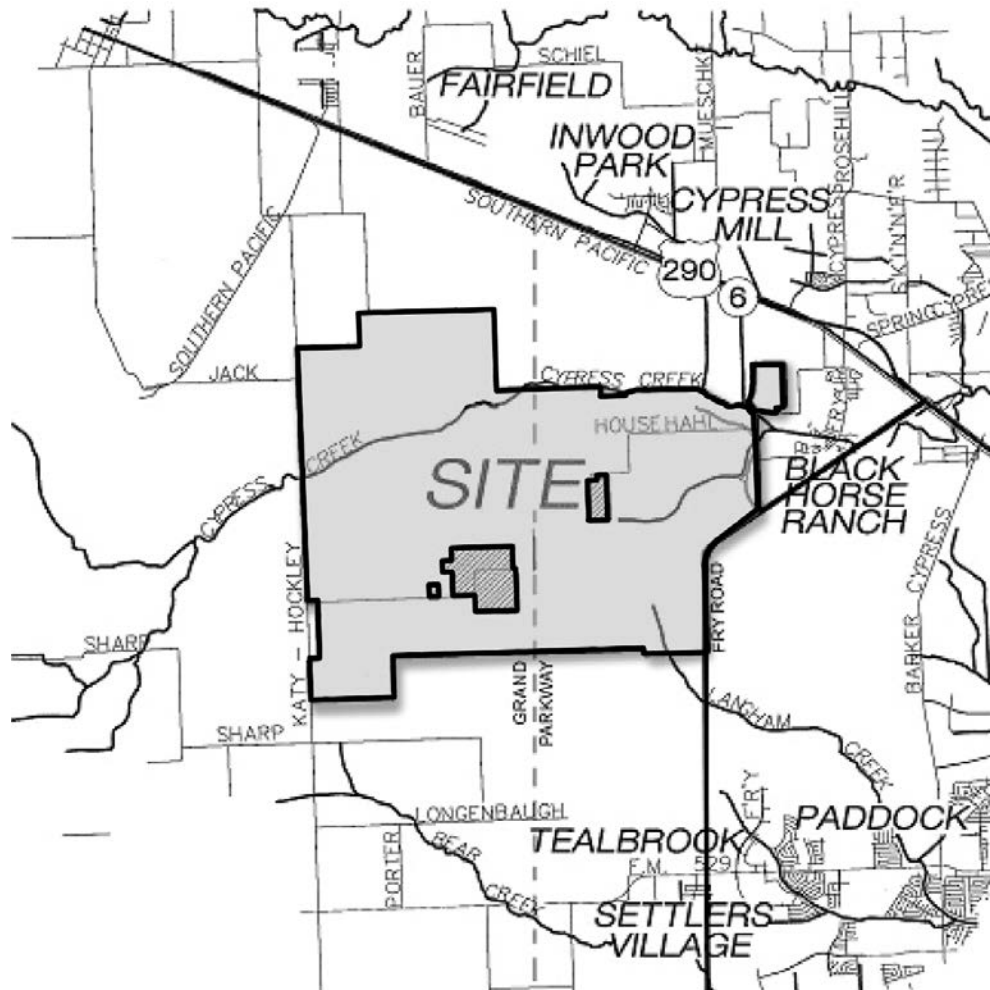
## I. GENERAL

### A. Introduction to Bridgeland

Bridgeland is a new town development of over 10,000 acres, strategically located in the northwest portion of Harris County, between I-10 and US 290, along the (future) Grand Parkway. The initial access will be from Fry Road which connects to both US 290 and I-10.

The Developer of **Bridgeland**, The Howard Hughes Corporation, has a significant and successful heritage in creating community environments of special character. The plan for **Bridgeland** reflects the best aspects of current community planning in Houston and around the country with additional planning concepts which make it distinctive.

**Bridgeland** is much more than a residential master planned community. By virtue of its significant size, **Bridgeland** is being developed in a creative and comprehensive way with a variety of land uses organized to create a real “new town”, one which is much more than the sum of the various parts.



## **B. Mission Statement**

The Bridgeland Mission Statement is as follows:

*In the vibrant town that is Bridgeland, excellence and opportunity prevail. Every facet of the town's extraordinary beauty will be reflected in its homes, open areas and public centers. Programs that foster human growth and potential, combined with a universal spirit of citizenship and desire to excel, will inspire a more meaningful life for all, while supporting the continued enrichment and growth of Houston.*

## **C. Bridgeland Organization**

The physical plan is composed of a Town Center centrally located within Bridgeland and along the Grand Parkway and a series of residential communities organized by a series of lakes, trails, or roads.

## **D. Document Philosophy and Terms**

Achieving this mission will require the joint efforts of the Developer and individual builders. These Standards establish criteria and procedures to guide builders, and their architects, engineers, and other designers in working with the Developer to achieve a physical environment that establishes the new town of Bridgeland as one of the most desirable locations in the Houston area.

The **Bridgeland Architectural Review Committee** (ARC) will administer these criteria.

### ***Community***

The village is composed of a series of communities of 150 to 250 acres.

### ***Neighborhood***

The community is composed of a series of neighborhoods.

### ***Corner Lot***

A lot bounded by street right of way or landscape reserve on at least two sides.

### ***Easement***

The right of another party (e.g., a utility company, governmental authority, etc.) to use a portion of an individual property for a limited purpose, as set out in a plat, the Covenants, or an Easement agreement recorded in the Harris County Real Property Records. The Easements established by the Covenants (the "Covenant Easements") affect all lots and provide a buffer zone between properties to minimize the impact of one lot upon the other. They are set aside to provide utility service and drainage to the surrounding area, and natural vegetative screening and privacy separations between lots. Many lots in Bridgeland are also affected by Drainage Easements (D.E.), Storm Sewer Easements (S.S.E.), Sanitary Sewer Easements (S.E.), Utility Easements (U.E.), Access and Utility Easements (A.U.E.), and Pathway Easement (P.E.).

### ***Front Façade***

The most predominant front plane of the dwelling, generally, parallel to the street right-of-way and usually defined by the front corners of the dwelling structure which extend nearest to the side lot lines. The front façade of a dwelling may be a different depth from the front property line on each side of the house, depending on the house design.

***Front Yard***

The portion of a lot between the front street right-of-way and the front façade of the dwelling.

***Interior Lot***

A lot which faces a public right of way only on the front and which has other residential lots adjacent on both sides.

***Improvement***

Is the placement, construction, alteration or repair of any structure, including, but not limited to, adding or removing square footage to or from a structure, painting or repainting a structure, or in any way altering the construction, size, shape or physical appearance of the interior or exterior of a structure. Improvements may be either permanent that is, affixed to the ground, or temporary.

***Landscaping***

The combination of natural elements such as trees, shrubs, ground covers, vines, and other living organic and inorganic material.

***Developer***

The Howard Hughes Corporation, and its successor or assigns.

***Applicant***

Any Builder or other entity who or which has made or intends to make a submittal to the ARC.

***Bridgeland Architectural Review Committee (ARC)***

A special committee established by the Developer to review and approve all proposals made for improvements within Bridgeland.

***Bridgeland Development Standards***

A document containing basic planning principals, general development program, the development review process and standards required for development within Bridgeland.

***Neighborhood***

A specific area within a community that has characteristics that distinguish it from other neighborhoods.

***Owner***

The owner of record title to the fee interest in any tract of land, whether or not they reside on the tract.

***Plat***

A map of land divisions within Bridgeland that shows individual lots, property lines, building setback lines, streets, certain easements and other matters. Plats are legal documents recorded in the Real Property Records in the Harris County Clerk's Office.

***Property Survey***

A scale drawing of an individual lot showing all Easements, platted Building Lines, and the exact location of all structures and improvements within the lot, prepared and certified by a surveyor or engineer.

***Rear/ Private Yard***

The portion of a lot between the rear face of the house and the rear property line.

***Side Yard***

The portion of a lot between the Front Yard and the Rear Yard and extending to the street on the street side of a Corner Lot.

***Sign***

Any device, structure, fixture or placard using graphics, symbols and/or written copy of the primary purpose of identification or advertising any establishment, product, goods or services.

***Single Family Dwelling***

A structure designed for the residential use of a single family.

***Single Family Lot***

A lot or tract of land upon which one or more Single Family Dwellings has or will be built.

***UE***

Utility Easement.

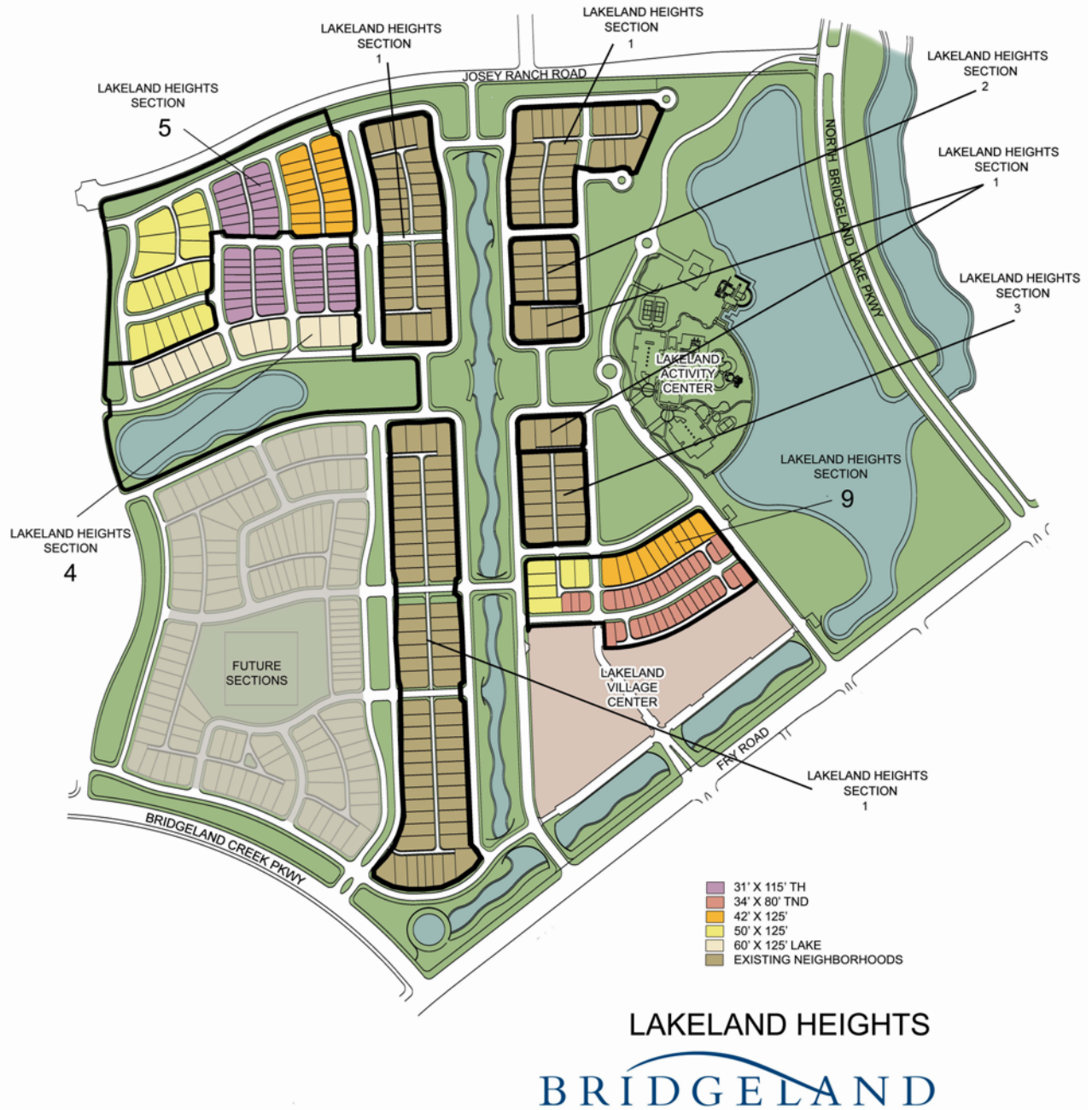
**E. Residential Communities**

Each of the residential communities will have its own name/identity within Bridgeland.

**F. Community Logo**

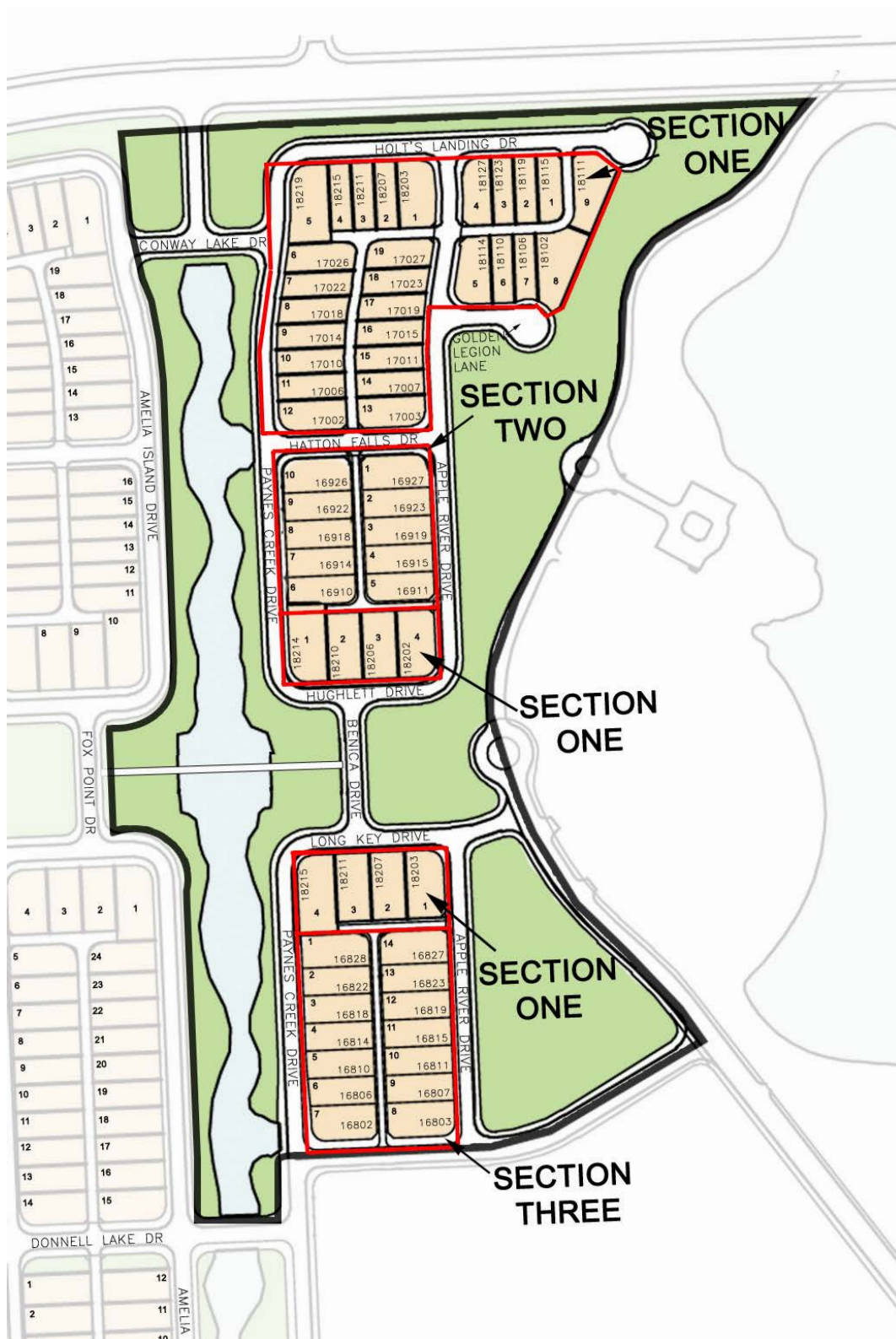
The officially adopted logo and logotype of Bridgeland shall only be used in reference to the Bridgeland community. All other uses shall be approved in writing by the developer. The use of the logo and logotype for advertising and marketing material is encouraged, but is an official trademark and requires permission for use. No modifications to the logo or logotype will be allowed.

## G. Lakeland Heights – Base Map



\*map subject to change without notice.

i. Phase One





## ii. Phase Two

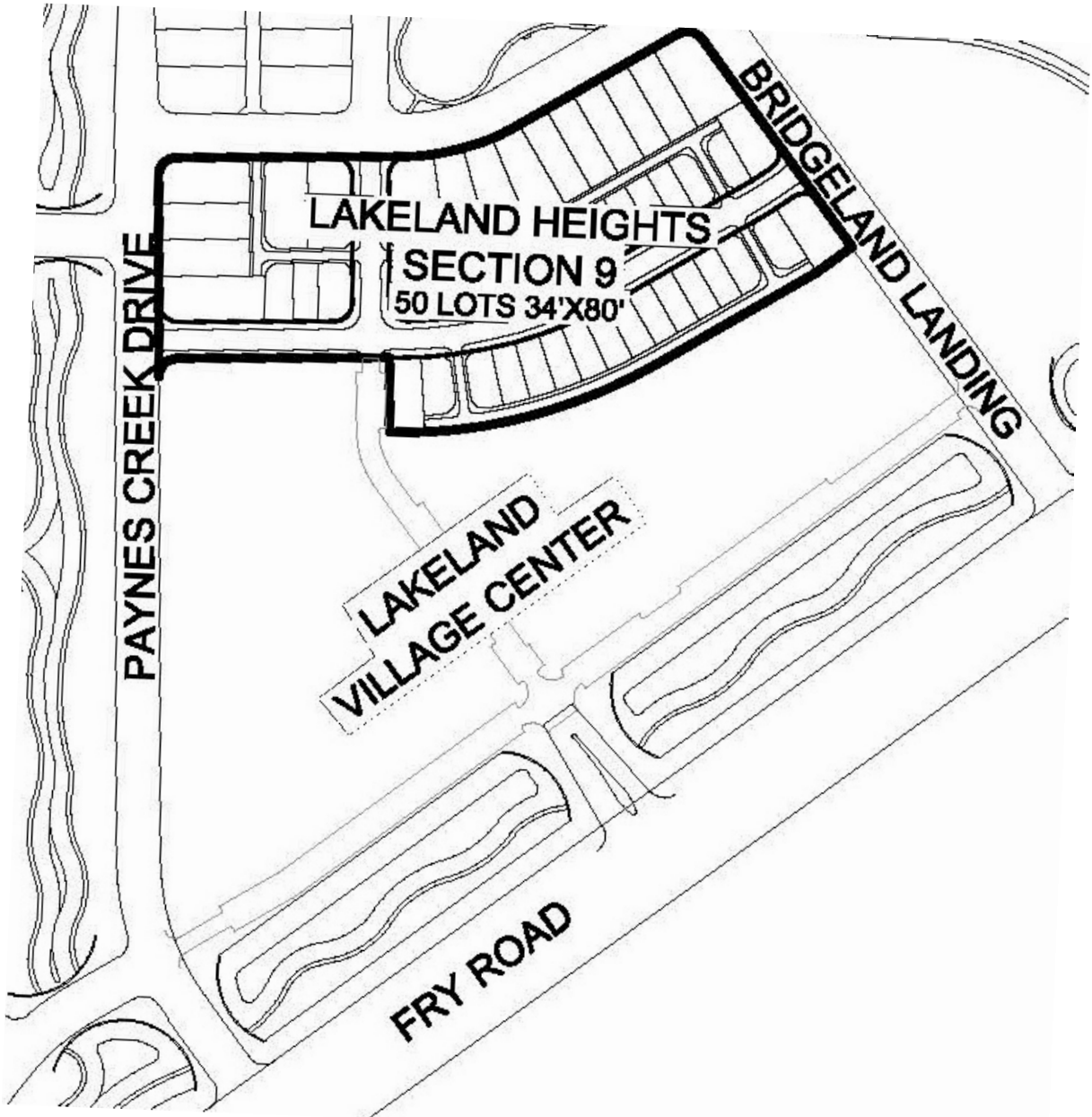


iii. Phase Three Sections 4 & 5





iv. Phase Three Section 9



## **II. SITE DESIGN**

### **A. Site Design Philosophy-the “Big-Ideas”**

The land planning for Bridgeland is focused on creating a distinctive water-side new town. The nature of the overall street system (thoroughfares/collectors/residential streets), the overall residential hierarchy (town/community/neighborhood), and the relationship to amenities (water/parks/trails/activity centers) reflect a consistent approach. The Land Plan emphasizes desirable views of water, open space and other amenities, while minimizing the less desirable views, such as that of rear fences, etc. to enhance the life of the Bridgeland residents

### **B. Community and Neighborhood Standards**

Within individual residential neighborhoods, some particular design considerations may vary, reflecting the character of that particular area. Therefore, some portions of these development standards will apply universally throughout Bridgeland, while some standards and criteria may be particular to an individual community, to individual neighborhoods or even to lots within a neighborhood.

### **C. Lot Sizes/Street Frontages/Neighborhoods**

Within the phase one and phase two of Lakeland Heights, lot sizes/street frontages range from 42 to 50 foot in width. Future phases may vary in size.

### **D. Street Relationship**

The overall appearance of the streetscape will be a major part of the impression of Lakeland Heights. There are various elements that contribute to the streetscape impression including: the houses, the house location on the lot, the garage location in relation to the alley, the landscaping in the right of way and the landscaping on the lots. Buildings will define streetscapes through the use of generally consistent setbacks. The streetscape will also be reinforced by projecting porches, shade trees and other vertical elements, such as garden walls, hedges or appropriate fencing, which define front yards and street edges.

### **E. House Location on Lot**

In determining the location of the house, the following factors should be considered: visibility from street, shape of lot, floor plan, setbacks, relationship to adjacent houses, relationship to lakes and amenities and the use of rear alley garage access.

- i. Detached Garages** - Detached Garages are permitted. All garages must be accessed from the service drive/ rear lane. A front entry garage accessible lot is not allowed.
- ii. Decks and Patios** - Decks shall be setback at least five feet from any property line and in general, shall be behind the rear line of the house. Where the rear has several planes, the ARC will make an individual judgment. Decks and patios may be placed within the utility easement; however, the utility company has a right to remove them at the Builder's/ Homeowner's expense.

## **F. Setbacks**

### **COTTAGE LOTS & VILLAGE LOTS**

The smallest detached home lots in the Village of Lakeland Heights are the Cottage Lots with lot widths of 42 feet. These relatively narrow lots with rear lane garage access are designed with private spaces located in side courtyards and/or between the house and the garage.

At 50 feet wide, Village Lots will accommodate somewhat larger homes than Cottage Lots.

#### **FRONT BUILDING LINE**

The front building line is the closest the main body of the house may be to the front property line. The typical front building line for Cottage and Village Lots is 15 feet from the front property line.

#### **FRONT FACADE RANGE**

The front facade range is 5 feet in from the front building line. The primary front facade shall be built within this range.

#### **CORNER-SIDE BUILDING LINE**

The corner side building line is typically 10 feet in from the corner side property line. See the diagram for the alternate corner-side condition. (See Alternate Corner-Side Setback)

#### **CORNER-SIDE FACADE RANGE**

The corner-side facade range extends 5 feet in from the corner side building line. The primary side facade shall be built within this range.

#### **REAR SETBACK/BUILD-TO LINE**

The rear setback is 16 feet from the rear property line on the Utility Easement side of the rear lane. On the non-U.E. side there is a 3feet build-to line. On all lots on the non E.U. side of the rear lane *except corner lots* there is an alternate 16 feet rear setback line. All lots which are served by rear lanes shall access their garages and off-street parking from the rear lane.

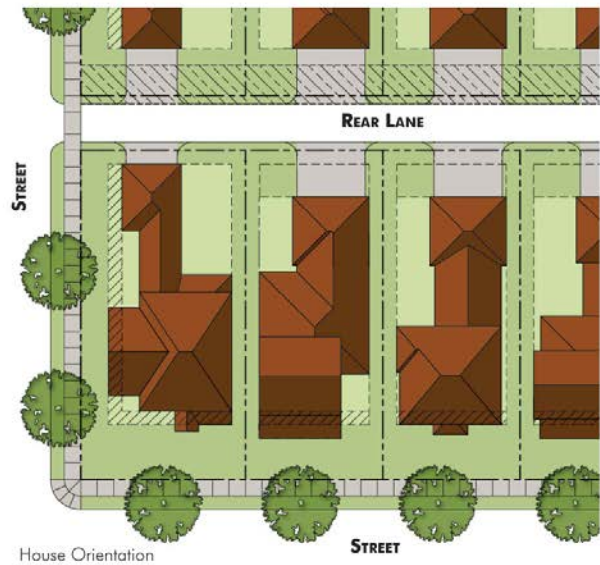
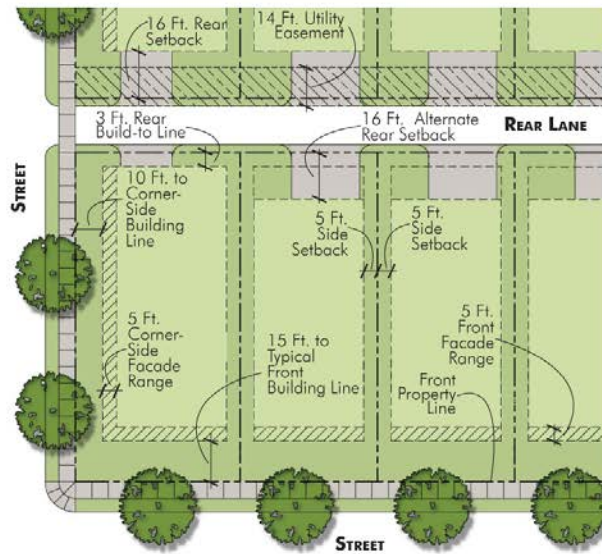
#### **ENCROACHMENTS**

Porches and bays may encroach up to 5 feet beyond the front building line and 5 feet beyond the corner-side building line with porch steps encroaching further as needed. Masonry Chimneys and roof overhangs may similarly encroach up to 30 inches.

#### **NOTE:**

No Vertical structure shall encroach into any Utility Easement.

## Setbacks (cont'd)

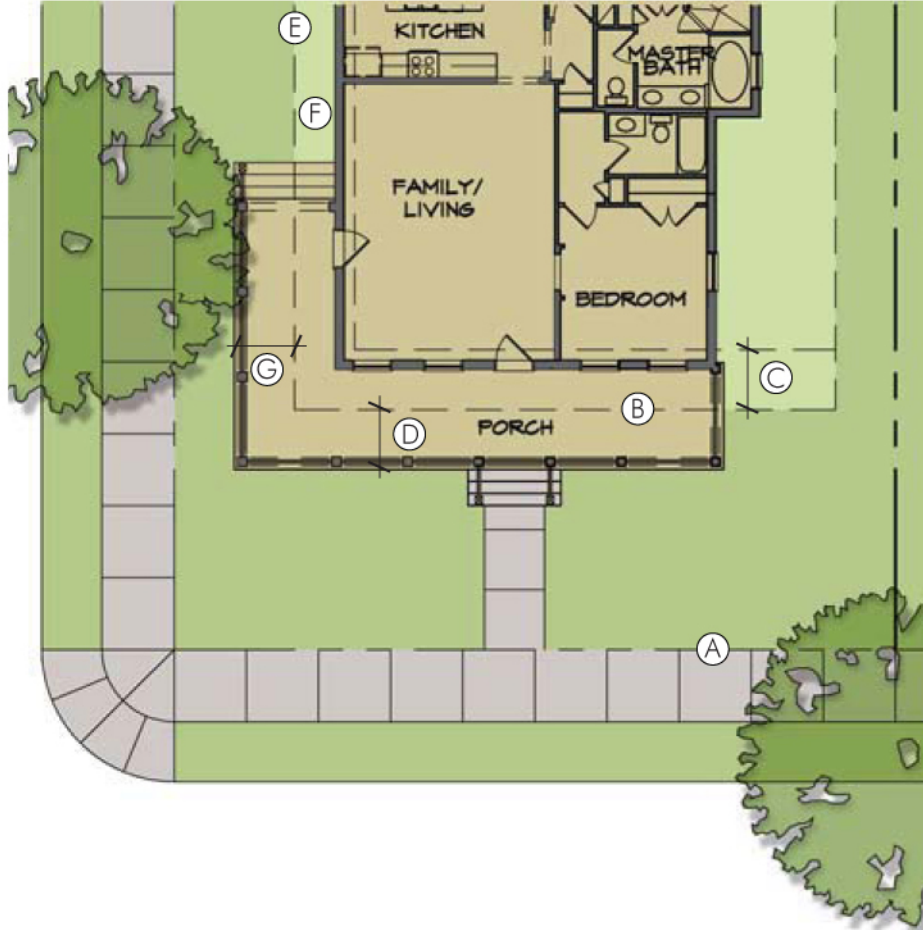


### NOTE:

The alternate corner-side setback condition controls when the fronts of houses on the block align perpendicularly rather than being parallel. Additional width must be given to corner lots in this case to allow for a regularly sized house to align with adjacent front building line.

## G. Primary Facade Positioning

### Option 1

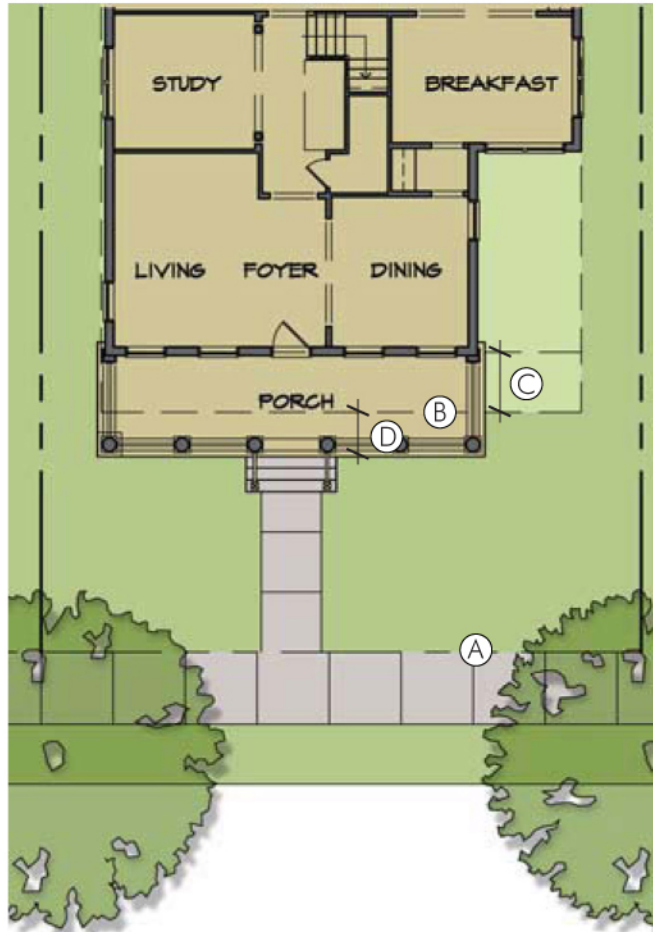


This diagram illustrates one possible way a home may be positioned on a lot in the Village of Lakeland Heights. The Primary Facade is located 2 ft. within the Front Facade Range with the 7 ft. front porch encroaching beyond the Front Building Line by 5 ft. The Corner-Side Facade is located 2 ft. within the Corner-Side Facade Range with the 7 ft. side porch encroaching beyond the Corner-Side Building Line by 5 ft. Steps are allowed to encroach the minimum necessary distance beyond the front porch.

- A.) Front Property Line
- B.) Front Building Line
- C.) Front Facade Range
- D.) 5 ft. Front Porch Encroachment
- E.) Corner-Side Building Line
- F.) Corner-Side Facade Range
- G.) 5 ft. Corner-Side Porch Encroachment

## Primary Façade Positioning (cont'd)

### Option 2



This diagram illustrates another possible way a home may be positioned on a lot in the Village of Lakeland Heights. The Primary Façade is located at the back edge of the Front Facade Range with the 8 ft. front porch encroaching beyond the Front Building Line by 3 ft. Steps are allowed to encroach the minimum necessary distance beyond the front porch.

- A.) Front Property Line
- B.) Front Building Line
- C.) Front Facade Range
- D.) 3 ft. Front Porch Encroachment



## Primary Façade Positioning (cont'd)

### Option 3



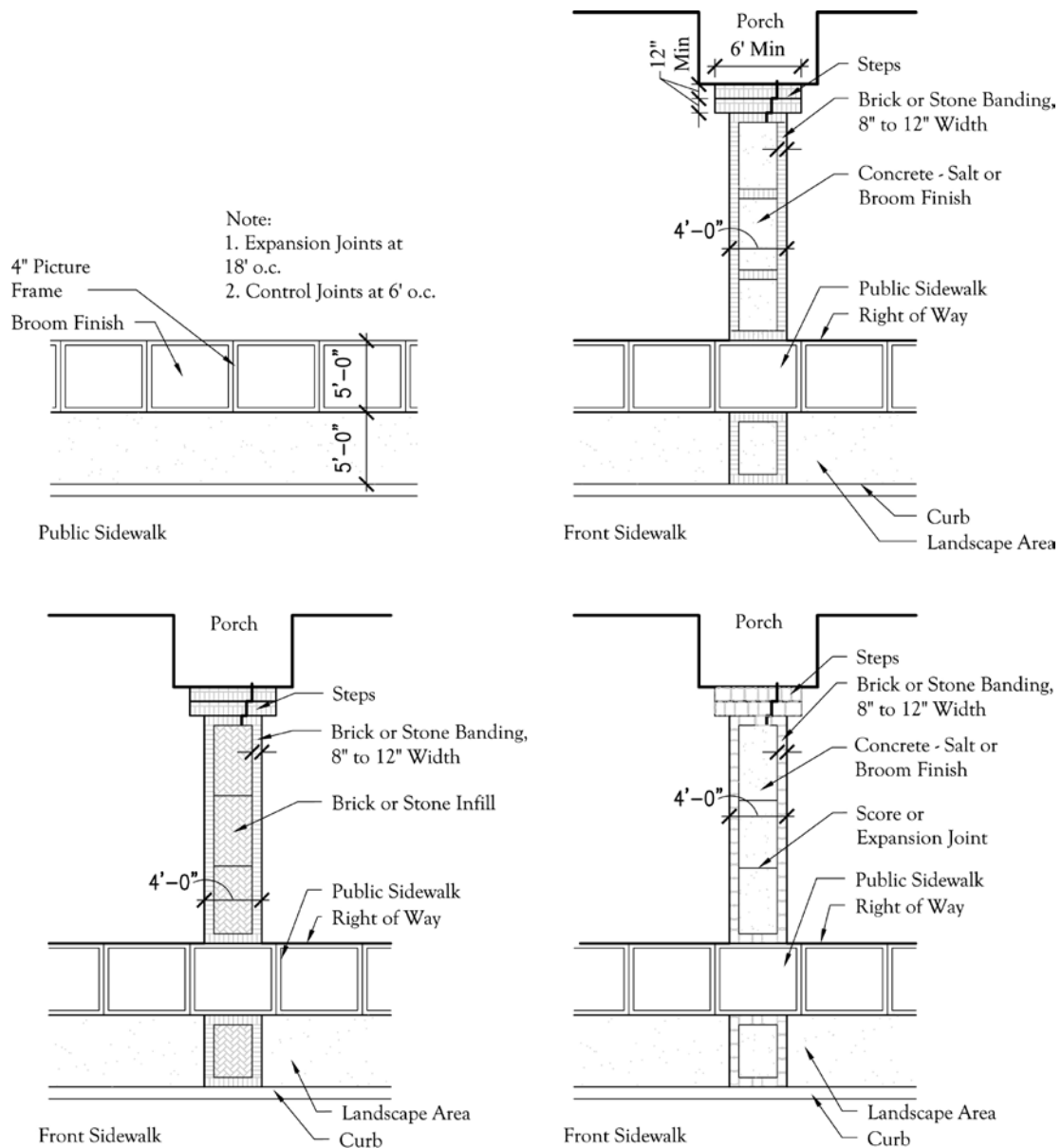
This diagram illustrates another possible way a home may be positioned on a lot in the Village of Lakeland Heights. The Primary Façade is located on the Front Building Line. The 5 ft. front stoop is encroaching its maximum allowable distance beyond the front building line. Steps are allowed to encroach the minimum necessary distance beyond the stoop.

- A.) Front Property Line
- B.) Front Building Line
- C.) Front Façade Range
- D.) 5 ft. Front Stoop Encroachment

**H. Sidewalks** (See Section VII Appendix-Exhibit D for public sidewalk requirements for LH Sections 4, 5, and 9)

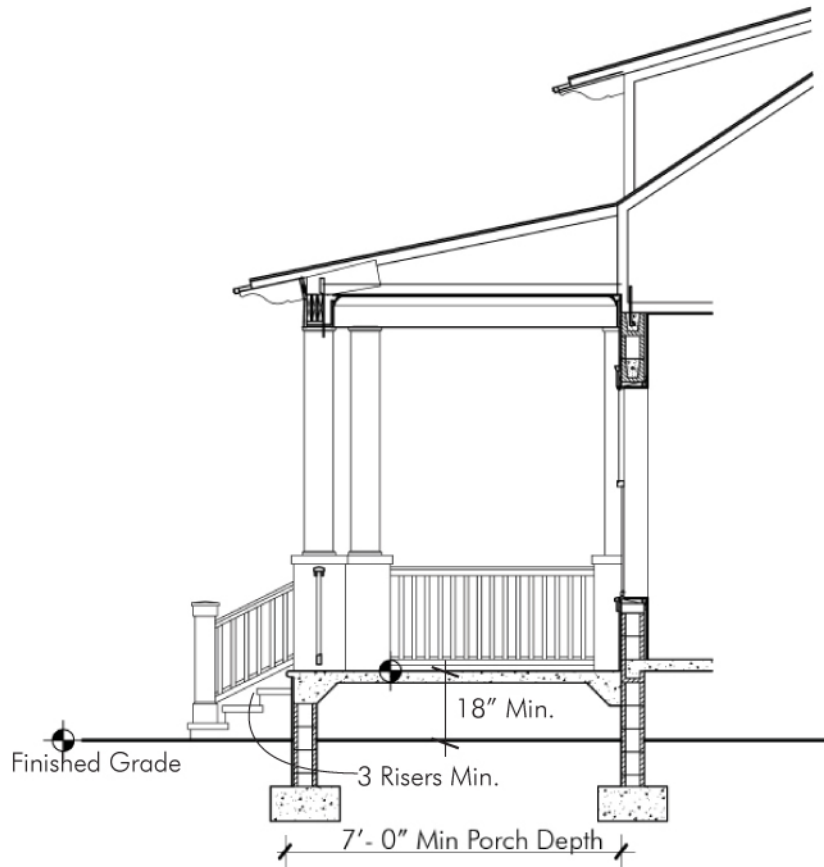
- i. Front Sidewalk** - Front sidewalks shall be 4' wide and shall extend from the front porch to the curb. All front sidewalks in Lakeland Heights shall have special paving accents of brick or stone banding that coordinate with materials used on the house. Entire walks of brick or stone are desired, but gray concrete will be allowed as a field surrounded by accent banding. Maximum slope of 2% is allowed from the house to the street in order to maximize the potential for steps at porches.

According to TDLR standards, sidewalks shall have a maximum side slope of 2% and a maximum running slope of 5%.





- ii. **Steps** - Visible surfaces of steps leading to porches/ houses shall be 100% brick or stone paving to match house and sidewalks detailing. Step width shall be 6' width or greater. Tread widths shall be minimum 12". Riser heights shall be equal heights, minimum 4" to a maximum of 6".



#### I. Alley Drive-ways

Alley driveways shall be minimum 4" thickness with #3 rebar, minimum 18" o.c. Doweled expansion joints shall be min. 20' o.c. A scored joint pattern shall be applied to concrete driveway surfaces with 4" wide picture frame finish. Finish shall be medium broom finish in direction parallel to alley. Special garage doors and trellises are encouraged. Brick or stone accents that coordinate with the house may be added in driveways. Driveways shall be scored so that it is divided into equal panels.

#### J. Alley Traffic and Maintenance

- i. **Traffic** – The traffic flow within the alleys shall be two way in nature. Drivers are encouraged to be courteous to the other drivers using the alley and be aware that they may be required to pull over and allow another driver to pass by. Parking along alleyway is prohibited. All vehicles shall be parked on the driveway or in the garage.

- ii. **Maintenance** – Each resident is responsible for the maintenance and upkeep of all areas located on their lot. This includes all sod / shrubs that may be located between the privacy fence and edge of alley paving. No material or equipment, of any kind, will be allowed to be stored outside the privacy fence along the alleyways.

#### **K. Utility/Equipment**

Electrical and gas utility meters and A/C compressors will be unobtrusively located toward the rear of house and screen from public view by landscaping or appropriate fencing. Transformers on individual lots will be screened with landscaping to minimize visual impact.

#### **L. Pools and Spas**

Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated above ground hot tubs are acceptable if part of an integrated deck system. If visible from public view or from other lots they shall be skirted, decked, screened, or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Swimming pool appurtenances as rock waterfalls and sliding boards shall not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. shall not be visible from public view.

Pool Walls shall not encroach on utility easements. If pool plumbing is required in utility easements, contact the local utility company before digging. Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility companies and replacement will be at lot owner's cost.

Pool decks shall be set back a minimum of five feet (5') from the side building setback and a minimum of five feet (5') from the rear property line. All pools and spas, with a site and landscaping plan, shall be approved in writing by the ARC prior to construction.

Other requirements:

- i. **Drains.** Pool and backwash drains shall discharge into the sanitary sewer system at connections approved by the MUD.
- ii. **Dwelling Foundation.** The Owner should obtain competent engineering advice to determine that the swimming pool is located far enough from the dwelling foundation to maintain support for the foundation.
- iii. **Elevation.** The pool should be elevated above the surrounding grade a sufficient height to not permit an inflow of storm water.
- iv. **Excavation.** Excess soil from a swimming pool excavation shall be removed from the site by the lot owner.

- v. Lights in or around swimming pools shall be included on the plan for review and approval.
- vi. Pools, spas and accessory structures will match or compliment the home design and detailing.
- vii. No pre-fabricated storage buildings are allowed.
- viii. There shall be no construction access from any lake or Common Area unless permission is granted by the HOA and/ or ARC.
- ix. A damage deposit must be posted by the Owner or Builder prior to any construction to cover any damage caused to common property.

#### **M. Grading/ Drainage**

The Owner shall ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

Graded slopes shall not exceed 3:1. All slopes shall be properly stabilized to prevent erosion. Lawn areas should have slopes of at least 2% to prevent standing water. Generally, driveway slopes should not exceed 7%.

- i. **Grading at Lot Perimeters General.** Grading beyond lot boundaries is not allowed unless approved by the master developer. Any damage to areas outside the lot caused by construction activity shall be repaired at the home builder's cost.
- ii. **Drainage onto Adjoining Lots.** Adjoining properties shall be protected from flooding or surface drainage.
- iii. **Parcel Drainage.** Drainage discharge points for each neighborhood and community have been predetermined. Grading at lot edges should provide for positive drainage away from perimeter property lines and back towards internal street or drainage facilities.
- iv. **On waterfront lots,** special attention should be paid to controlling runoff into the adjacent body of water especially during construction. Waterfront lots include lots that are adjacent to lakes, bayous, ponds, or any other water body or wetland.
- v. **Wherever possible,** drainage shall be directed away from this body of water to avoid soil, fertilizer, pesticides, petroleum products, and other chemical runoff. These concerns apply both during and after construction. **The dumping of any foreign material into the water body is strictly prohibited.**

### III. ARCHITECTURAL DESIGN

#### A. Philosophy-the “Big Ideas”

The standards in this section provide a basis for developing the design concepts, forms, and materials used for homes within Lakeland Heights. This section identifies those architectural elements that influence the overall neighborhood appearance and perception of the street scene character. Homes in Lakeland Heights will incorporate a combination of architectural style and craftsmanship. Each home in Lakeland Heights will see a higher standard of architectural development with special care and attention to detailing and the use of materials appropriate to the region. Among the most important characteristic of traditional neighborhoods, such as Lakeland Heights, is the concept of walkability. The streets are relatively narrow and lined with shade trees creating a safe haven for bicyclist and pedestrians. Homes will be aligned along the street to create a comfortable outdoor space for pedestrians to enjoy. (Please reference the Lakeland Heights Design Guidelines for further detail).

#### B. Individual Elements

- i. **Styles** - The styles have been categorized into four preferred stylistic groups that detail the character and characteristics of each home. The four styles are as follows: Classical, English Tudor, French and Craftsman. (Please reference the Lakeland Heights Design Guidelines for further details on each particular style).
- ii. **Garages** - Garages are to be located at the rear of the lot and accessed by rear lane. A front entry garage on service drive/ rear lane accessible lots are not allowed.
  - a. **Carports** - carports are permitted.
  - b. **Garage living areas (Granny Flats)** - living areas above detached garages are permitted.
  - c. **Walk-connected driveway or garage** - to the house are permitted. Backyard (private) area walk location to be approved
- iii. **Roofs** -
  - a. **Rooftop Elements** - The roofs shall be kept as visually unobstructed as possible. Off-ridge vents must be located on back side of ridge or on the side elevation behind the front elevation. Continuous ridge vents are permitted. Gable end vents that are not functional must appear to be functional. Perforated aluminum or vinyl soffit vents are not acceptable from a street or public open space. Decorative vent designs shall be consistent with the Architectural Style. No solar collectors shall be allowed on any roof slope visible from a public street, lakefront, or other Common Area. Rooftop or window HVAC equipment is not permitted under any circumstances. Vinyl or aluminum soffits are not allowed on Primary or Secondary elevations
  - b. **Roof Material** - The roof material shall be flat tile, slate or synthetic slate or architectural grade composite shingles as appropriate to the style of the home. Standing seam metal roofing may be used on low slope add-on structures.
  - c. **Exposed Roof Penetrations** - All exposed stack vents, skylight curbs, attic ventilators, and other metal roof accessories shall match or closely resemble the roofing color. Roof and valley flashing shall be of a pre finished color that matches the roof color. Lacing valleys

with shingles is also permitted where adequate sub surface water protection and support is provided. Roof mounted ventilators shall be no higher than 10 inches above the roof surface. Under no circumstances shall any of the above mentioned items extend above the ridge line or parapet on an approved flat roof. The number and size of stack vents shall be minimized.

- iv. Chimneys** - Chimneys and fireplace flues enclosures shall be constructed of brick, stone or stucco. Siding shall not be used as an exterior finish for these elements. Spark arrestors and caps are required on all chimneys. The spark arrestor and cap shall be unadorned and designed to match or be compatible with the color and material of the exterior elevations of the home. Caps shall be of metal or masonry construction.

**v. Porches -**

- a. Porches** - Porches are encouraged when appropriate to the overall architectural character and style of the home. Porches will serve as either a part of an entry element and/ or as an outdoor living space. Front and corner side porches will be designed with a minimum depth of 7'0". The materials, scale, proportion and details will complement the overall architectural character and style of the home. Porch floors with a floor level more than 3'0" above finished grade shall be supported on posts, heavy timber, or masonry posts or piers. A solid masonry skirt wall as well as screening that is appropriate to the architectural character of the house is also acceptable.
  - i.** Front porches and corner-side porches must be open. Screened or enclosed porches are not permitted where they are visible from a street or open space.
  - ii.** Porch beams: The width of the porch beam shall be equal to the diameter of the column at the column neck.
  - iii.** Pilasters or half columns, when used, shall match the porch columns. Pilasters shall be used when the porch is appended to the main body of the house. When the porch roof is integral with the main body roof, pilasters are optional. Refer also to the Architectural Style, in the design guidelines, for specific proportion characteristics of each style.

**C. Architecture**

- i. Style** - The exterior architectural style shall be in conformance with the project character of Lakeland Heights. A range of styles is permissible provided that a particular style is deemed appropriate by the ARC for Lakeland Heights. All elements of a home shall be architecturally compatible. The main house and all accessory structures shall be on the same architectural style within any given lot. Mixing styles within a lot is not permitted. Add-on elements: Smaller massed forms attached to the Main Body are referred to as "add-on elements" (e.g. porches, hyphens or wings). Often these add-on elements suggest that they were added over time. Add on elements are encouraged. The minimum floor to ceiling heights shall be appropriate to the style but not less than 10'0" for the first floor and 9'0" for the second floor. Materials and finish changes may occur on appendages, add-on elements, ancillary structures, dormers or gable end accent elements as consistent with the Architectural Style. (Please reference the Lakeland Heights Design Guidelines for further details on each Architectural Style and their individual elements).

## ii. Plan Repetition –

- a. **If a plan is to be repeated with the same** front elevation design on either the same side or opposite side of the street, it shall not occur more frequently than every third (3<sup>rd</sup>) consecutive lot. Thus, where this situation exists, at least two (2) other homes shall occur between the next repeated front elevations. Brick and trim color in this situation shall be different.
- b. **If a plan is to be repeated with a different** front elevation design on the same or opposite side of the street, it shall not occur more frequently than every second (2<sup>nd</sup>) consecutive lot. Thus, where this situation exists, at least one (1) other home shall occur between the next repeated floor plan with a different front elevation design. Brick and trim color in this situation shall be different.

The ARC reserves the right to reject any elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Identical uses in brick type and color, and siding color are generally prohibited on homes which are adjacent to one another.

## iii. Detailed Elements -

- a. **Gutters & Downspouts** - Gutters and downspouts shall be designed and installed so that water runoff does not adversely affect drainage on adjacent property. If gutters are not used, positive drainage away from the building shall be provided. Downspouts are to be located to provide a clean, unobtrusive appearance, terminated by either splash blocks or connection to the storm sewer. Gutters and downspouts shall be integrated with architectural design in color, shape, and location. Drain pipes tied into rain gutter downspouts shall be completely hidden from view, by shrubs or ground cover large enough and dense enough to screen.
- b. **Rain Gutter Drains** - Although gutters are not required, roof design or the use of diverters are encouraged to keep dripping water off of patios, balconies, stairs, doorways, etc. Positive drainage away from the house should be provided for rainfall, irrigation, air conditioner condensate and all other types of water runoff. Roof drainage that will ultimately create erosion or run across pedestrian walks and paths is not acceptable. Drainpipes tied into rain gutter down spouts shall be completely hidden from view. Plant shrubs and ground cover large enough and dense enough to screen visual obstructions. Use splash blocks where practical.
- c. **House Numbers** - House numbers shall be a minimum of four (4) inches tall sandblasted into a precast panel, when used on a masonry wall and a single plaque when using a siding wall. The panel shall be located on the front façade of the house. Particular fonts are not required; however, the text shall be easily read from the street. House numbers may be added to the rear of the garage facing the alley.
- d. **Security Devices/Bars** - Security devices such as sirens and speaker boxes shall be the minimum size needed to be effective and shall be located unobtrusively. Security and/or burglar bars on the exterior of homes are not permitted. If security devices are being considered for a home, the builder/ developer shall utilize a device which is not visible to public view and preferably mostly contained within the home.
- e. **Exterior Materials/Colors** - Exterior Materials must be appropriate to the architectural style of the house. Exterior Materials may include brick, painted brick, stone, wood siding (or

smooth finish cementations siding), or hard coat stucco. (Note: Synthetic stucco, i.e. EFIS shall not be permitted). Architectural details and exterior finish materials shall be the same on all elevations of the main body of the house so that the main body provides a consistent palette of materials, finishes and colors for wall and roofing materials.

- f. Wall Material Transitions** - Material and finish changes may occur on appendages, add-on elements, ancillary structures, dormer or gable end accent elements as consistent with the Architectural Style. Architectural detailing shall remain consistent on all (4) elevations of the main body. Transitions in details may change at inside corners of primary and secondary elevations.
- g. Brick** - The use of brick and brick colors must be appropriate to the architectural design of the house. The use of natural stone, and the color and pattern of the stone must be appropriate to the architectural design of the home. Samples of brick or stone must be submitted for review to the ARC.
- h. Stone** - Stone on the exterior of a residence shall be approved by the ARC to ensure architectural compatibility within Lakeland Heights.
- i. Masonry Mortar Joints**-All mortar joints shall be tooled; “slump” joints will not be allowed. Mortar colors if used, shall be selected to compliment the brick or stone color.
- j. Stucco** – The use of authentic stucco is permitted. The stucco shall conform in color with all other exterior housing materials.
- k. Trim**-All entry and window trim, soffits, fascias, cornices, and similar architectural trim elements shall be constructed of wood, or an alternate wood-like material that has been submitted for review and approved by the ARC.
- l. Windows** – Window type/color/finish shall be complimentary to the overall character of the home’s design. Mill finish aluminum is not permitted. Windows shall be vertically proportioned and head heights will be in proper proportions to the scale and mass of the house. The minimum window head height is 8’, not the standard 6’8” height. Undersized, short or ‘trendy’ multi-arched or shaped windows are not acceptable. Clear glass shall be used in all windows and doors. Colored, tinted, or reflective glass is not permitted. Clear low-emissivity glass is allowed. Windows that are visible from the street or public spaces should be true or simulated divided lights. Painting the inside face of the glass is not acceptable. Glass block windows are not permitted on a front or corner-side façade.
- m. Columns** - The selection of square, round, milled, masonry or built-up columns must be appropriate to the style of the house. The construction documents must contain details and sections which clearly illustrates the style, components, size, location of any column, and the relationship to the frieze board or beam. The outside face of any column shaft will align the outside face of the frieze board or beam above. The column cap will project beyond the face of the frieze bard or beam, both at the inside and outside face of the column shaft and beam above. The column base is typically larger than the capital and will be, or ‘appear’ as, solid stone, brick or wood. The foundation or porch edge must be extended beyond the edge of the frieze or beam above to allow proper column alignment. This must be properly depicted on the construction documents. All columns must be of wood, masonry or composite material and properly flashed to allow for a long-lasting waterproof condition. Visible aluminum vent blocks are inappropriate and shall not be permitted. The spacing of the columns shall be

symmetrical with equal sections not to exceed 4/5 of the column height. Openings between columns shall be taller than the distance between each column, therefore being vertical in proportion. Column bays on frontage lots shall always be odd numbers, although the center bay need not be the stoop or entry bay.

- n. **Doors and Entries** - Front entrance doors will be designed or selected to complement the design, style, and character of the entry and the overall architecture. In general, four or six panel wood or  $\frac{3}{4}$  glass with wood panel below are appropriate styles. 8'0" tall entrance doors are recommended. 6'8" tall doors with the use of sidelights and transoms must be appropriate to the overall entry design. If used, sidelights must match the design of the entrance door. Transoms must have a minimum glass height of 12" and will be incorporated as a single door/transom unit with continuous casing trim. Overscaled, two-story or separate transoms are inappropriate. Storm or security doors are only allowed if the design, material and color match that of the entrance door and after review of full submittal of details or actual sample are approved by the ARC. Metal doors are not acceptable.
- o. **Shutters** - When shutters are used they must be appropriate to the architectural design and style of the home. 'False' decorative shutters mounted directly to the wall and shutters which do not match the height and  $\frac{1}{2}$  the width of the window opening are not acceptable. Shutters for double or grouped windows are not acceptable. Shutter height shall be equal to the window opening height. Each flanking shutter shall be one-half the width of the window so the shutters can completely cover the window if in a closed position. Shutters shall be installed to be operable or shall mounted with the hardware to appear operable. Louvered shutters should be installed so as to shed water away from the house when shutters are in a "closed" position. Hinges and shutter dogs shall be provided on each shutter. Shutter dogs will be located along bottom rail.
- p. **Dormers** - Dormers will generally be composed as a secondary architectural element used in a functional or nonfunctional fashion to complement the primary form of the main structure. Typically, dormer roofs will be hipped, gabled, shed or arched depending on the characteristics of the main house style. In general dormers will be vertically scaled and proportioned and should tightly frame an appropriately sized and style window. Dormers shall be no wider than the window(s) plus required corner casing. Refer to the Design Guidelines for further detail. Regarding each Architectural Style.
- q. **Equipment** - All miscellaneous equipment, including, but not limited to utility meters, condensing units, pool equipment, satellite dishes, irrigation controllers, solar panels and plumbing stacks shall be located in such a way that they equipment is not visible from adjacent streets. Hedges, low fence enclosures or other landscape means of screening the equipment is required.
- r. **Refuse/ Storage** - Refuse containers, wood piles, etc. will be stored within an enclosed storage area, appropriately fenced, walled or screened from public view by landscaping.
- s. **Awnings** - Awnings are prohibited.
- t. **Materials Submission** - Samples of all finished materials will be submitted by all builders to the ARC for approval. Each builder is required to submit a color palette to the ARC for approval.



- u. **Exterior Colors** - Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used. The general intent is to encourage greater variety among homes along the street. Refer to color chart in Appendix, Exhibit D.
- v. **Exterior Building Lighting** - Exterior light fixtures viewed from the street will be of a style, size and material that is appropriate to the home's architectural character. The quantity, lamp type, location and mounting height will be reviewed and approved by the ARC. Security lights shall not be visible from the street or public open space and shall not shine onto an adjacent property.
  - i. **Front Lots**—each house with a front porch shall have one recessed downlight or sconce over the porch and shall be mounted under the soffit. Lights shall be a maximum 75 watts, incandescent or equal. Front lights may remain on from dusk to dawn. Bare bulbs shall not be visible to the street, public sidewalks, alleys, or adjacent properties. Additional floodlighting is not acceptable on front lots.
  - ii. **Alleyways**—all garages shall have one recessed downlight or one decorative wall sconce on each side of the garage door. Lights shall be hard wired and on photocell. (No flood-lights)
  - iii. **Private Garden Areas**—Additional downlights in eaves, wall mounted lights with cut-off shields or wall sconces may be installed to light outdoor use areas. Unshielded flood lights shall not be used. Lighting should be on an energy-saving timer to turn off before 12 pm. Exterior lights located on the second story of homes are prohibited.
  - iv. **Uplights**—uplights with shields to hide source may be installed on trees or to highlight architectural accents. The lamps within the uplights shall be white only and may not exceed three 20 watt bulbs per tree. Tree mounted 'moon lighting' is not acceptable.

#### **D. Antennas**

Television antennas on roofs shall be avoided. It is preferable that antennas be placed within the attic space of a home or that the resident makes use of cable services. If placed outside, the antenna shall not encroach on neighboring private or public property. Antennas, satellite dishes, and radio towers shall not be readily visible to neighbors or from a public right of way. If the antenna is placed on the site, it is suggested that the smallest antenna possible be used to avoid attention. Radio towers are prohibited.

#### **E. Front Porch Ceiling Fans**

Front porch ceiling fans are allowed. Material and finish shall be approved by the ARC prior to installation.

#### **F. Energy Conservation**

Minimize large glass areas on south and west sides of the home. Where windows are necessary, provide roof overhangs, porches, trellises, louvered windows, etc. to minimize direct heat gain.

## **G. Special Focus Homes**

Special focus homes are typically located at street and lane intersections, at the end of a view corridor, and/ or a street edge that defines public open spaces. Special focus homes will receive more intense review in all aspects of design and implementation. Please refer to the fence and landscape sections on the following pages for further requirements. Corner homes and homes with terminating views are examples of special focus home conditions. (Please refer to the *Lakeland Heights Design Guidelines* book for further detail.)

## **IV. FENCING**

### **A. General**

This chapter outlines required fencing locations and types.

### **B. Fence Responsibility**

Neighborhood fencing as outlined and illustrated in these guidelines will be the responsibility of each builder as they develop lots.

### **C. Fence Types & Requirements**

**i. Front lot fencing** - Front lot fencing is required on designated lots and optional on all other lots. Entry columns only, at front walk, are also optional at lots not designated for front fences. Front fencing shall extend from property line to property line. Fencing may turn down property lines and connect to 6' side lot fencing between the houses. A minimum 2' wide landscape buffer must be left between the public sidewalk and fence. If fence does not return down property line to connect to a 6' fence, fencing must terminate with decorative columns at the sidewalk and at side lot property line. No two consecutive lots shall have the same fence design. Fence types shall be as follows:

**a. Classical Style**- wood, brick, or tubular steel (Type B, C, D and E)

**b. English Tudor Style**- brick, tubular steel or stone (Type A, B, E or F)

**c. French Style**- brick, tubular steel, or stone (Type A, B, E, or F)

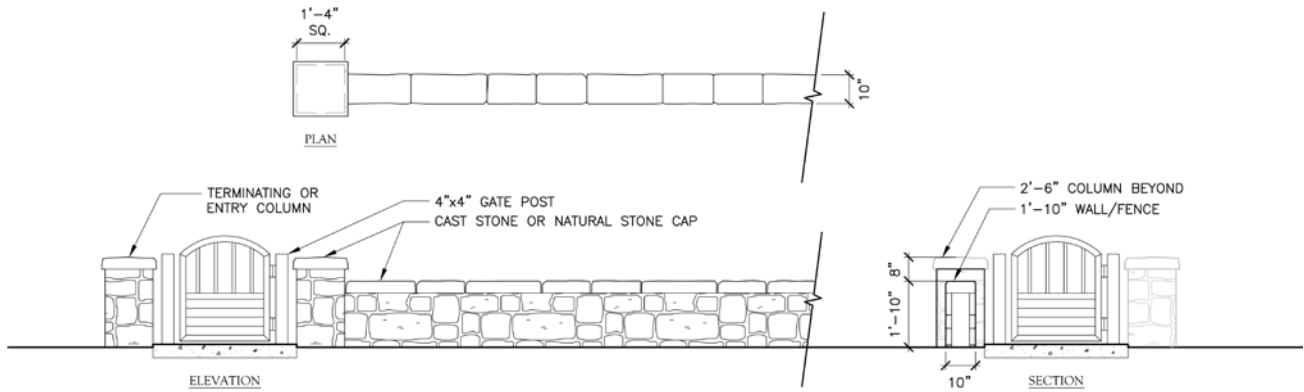
**d. Craftsman Style**- wood, brick or stone (Type, A, B, C, or D)

Brick and stone need to be approved. All fences columns to have appropriate structural footings.

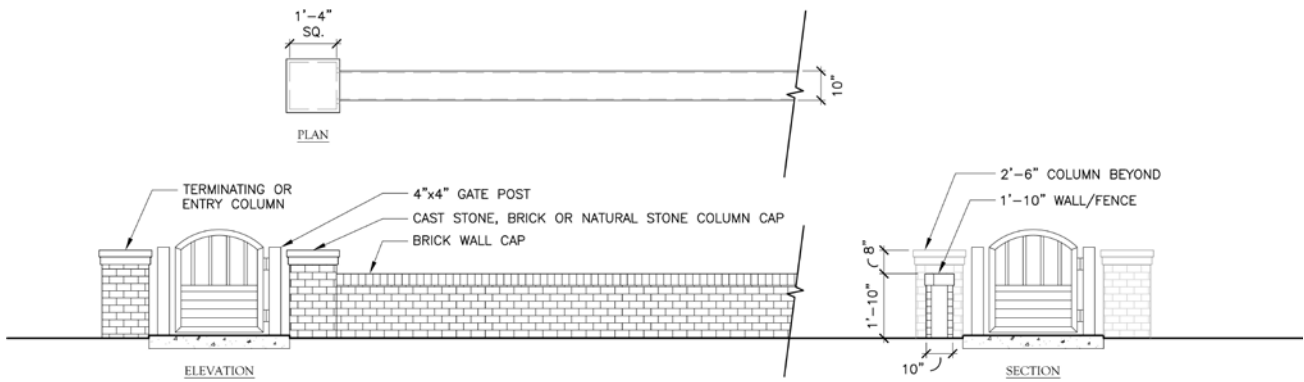
Gates at front lot fencing is optional.

**Front lot fencing for Townhomes will be constructed per building as opposed to per lot.**

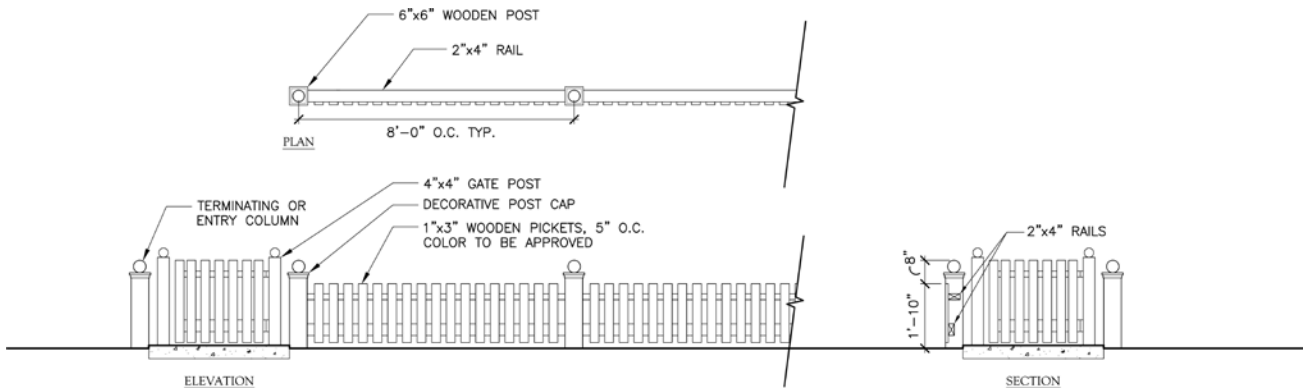
### Fence Type A – Stone



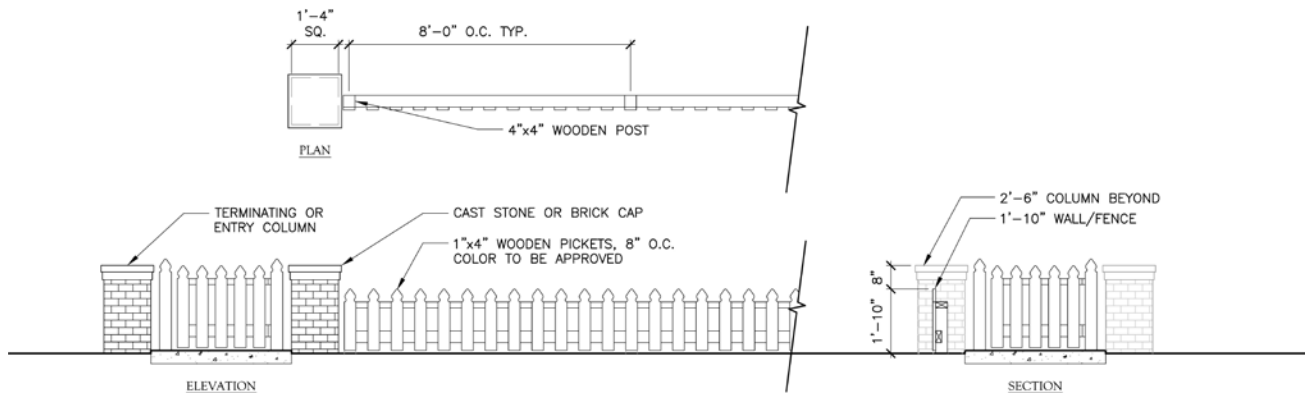
### Fence Type B - Brick



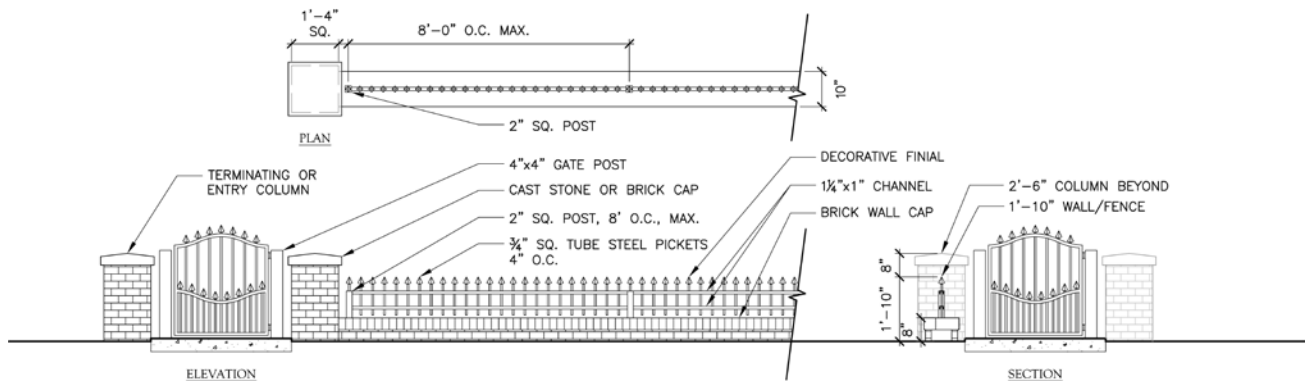
### Fence Type C - Wood Picket



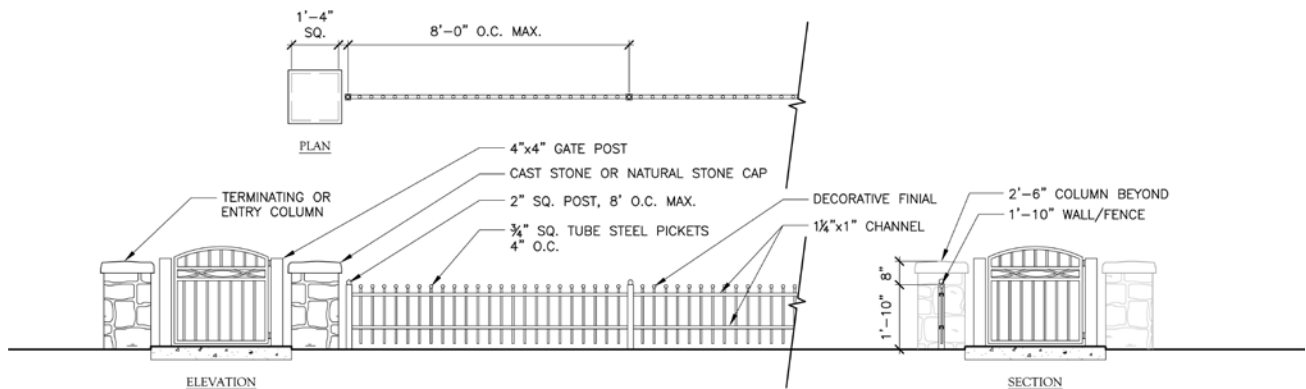
### Fence Type D - Brick Column with Wood Picket



### Fence Type E - Brick Column and Base with Tubular Steel

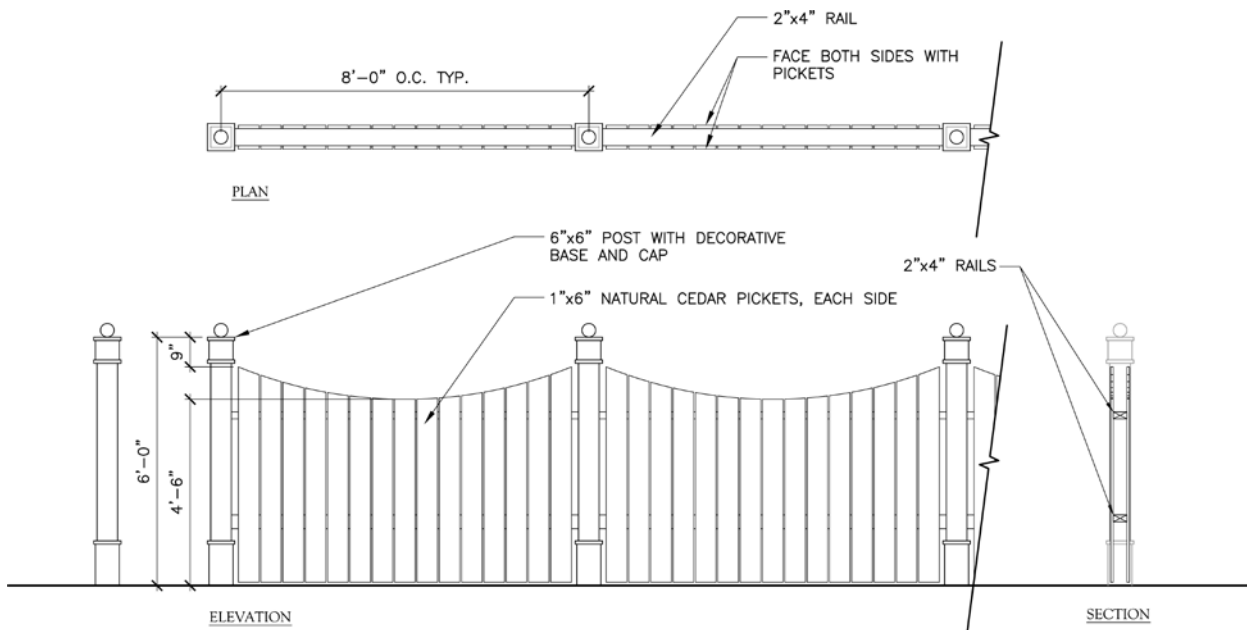


### Fence Type F - Stone Column with Tubular Steel



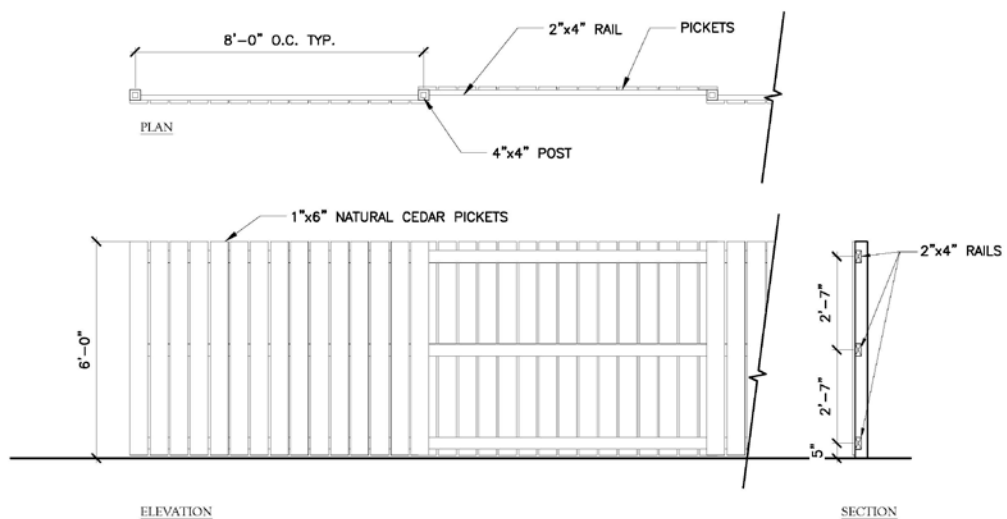
- ii. **Fencing between Houses (Front setback)** - Fencing between houses shall be set back 20' from front building line. Fencing between houses is required and shall be a Lakeland Heights traditional wood fence (Type G). Fencing between housing should align, when possible, with any adjacent existing fence. All fences and columns to have appropriate structural footings.

### Fence Type G



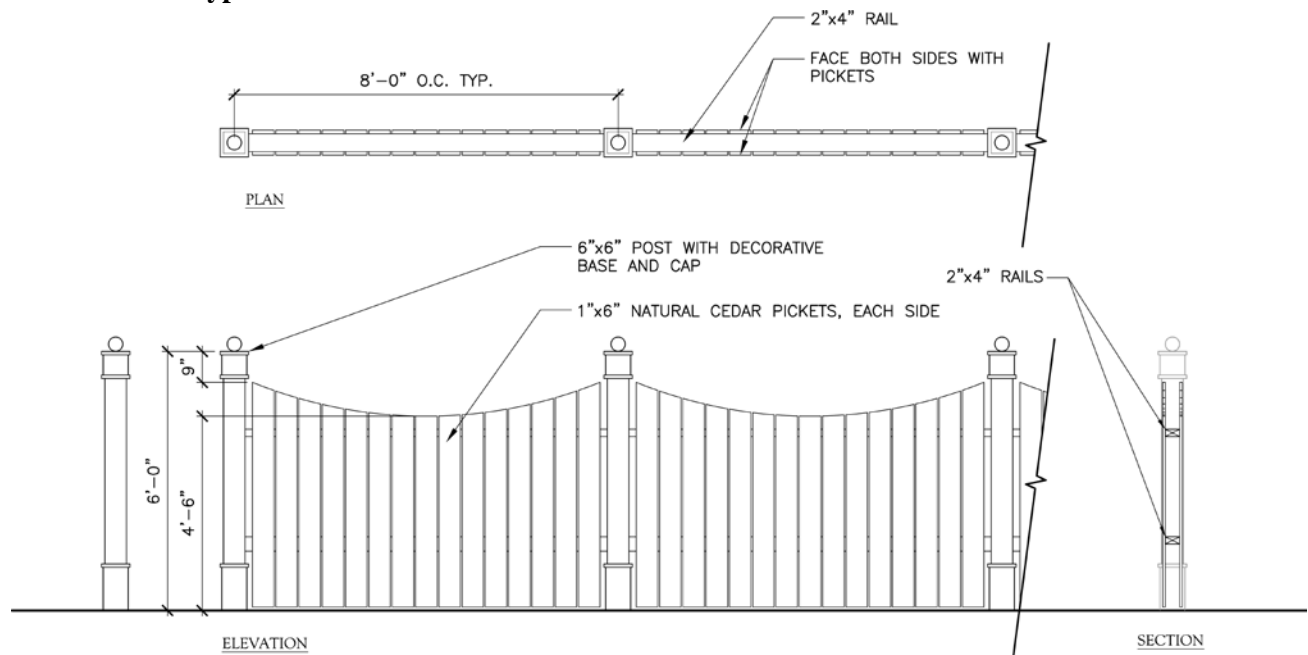
- iii. **Side Lot Fencing** - fencing along side lots lines (between houses) shall be Lakeland Heights traditional wood fence. (6' good neighbor)

### Good Neighbor Fence

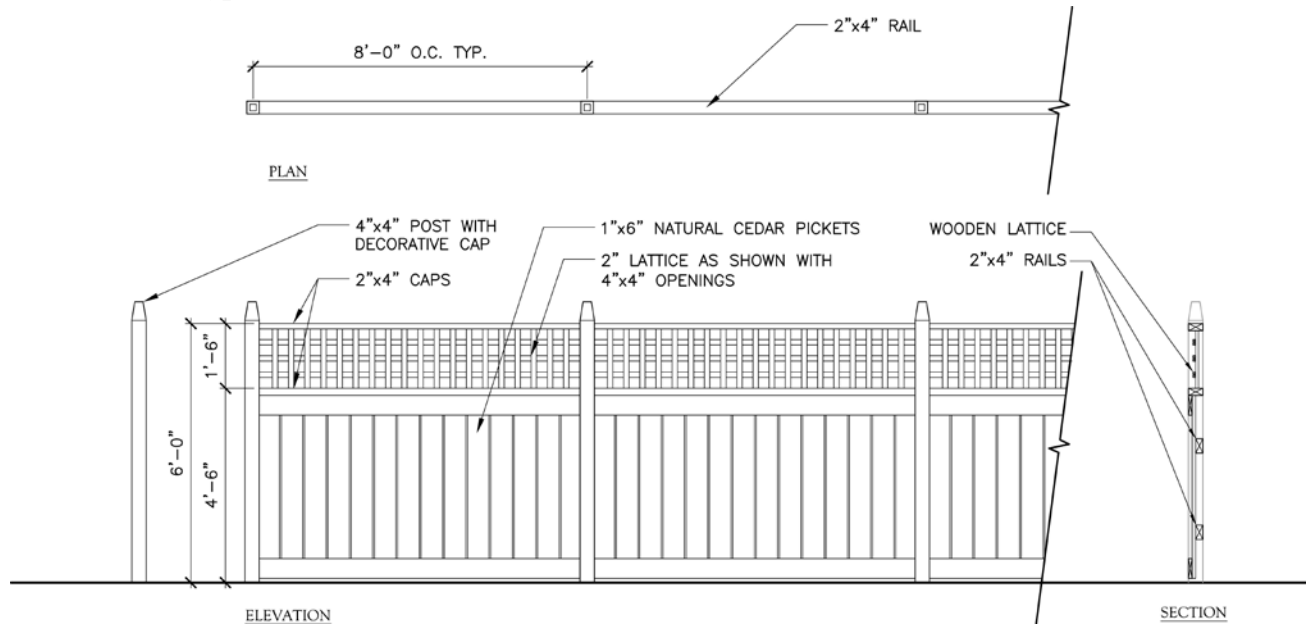


- iv. Corner Lot Fencing** – Fencing shall be tubular steel with masonry or stone columns and base to be compatible with the architectural style of the house (Type K or L). Columns to be located at all property corners and a maximum of 15’ apart. Fencing on corner lots shall be set back 20’ minimum from the front building corner and located 2’ inside the side property line. When the fence turns and runs parallel to the alley, it shall be located a minimum of 7’ from the edge of alley paving and terminate with a column at the driveway (refer to cottage and village lot diagram). A tubular steel fence (see metal fence detail) with gate shall run from the terminating column along the driveway and end at the house/garage. The front yard of corner lots shall not be fenced. All fences and columns to have appropriate structural footings.
- v. Alley Fencing** - Alley fencing may be type G, H, I, J, K, or L. Fencing along the rear lot line in alleys is required. Alley fencing shall be placed a minimum of 7’ from the edge of alley paving but may be placed further from alley paving if desired. The finished side of the fence shall face the alley. All fences and columns to have appropriate structural footings. Alley fencing applies to all fencing that can be seen publically from the alley and is not part of the fencing located inside the private yard area.

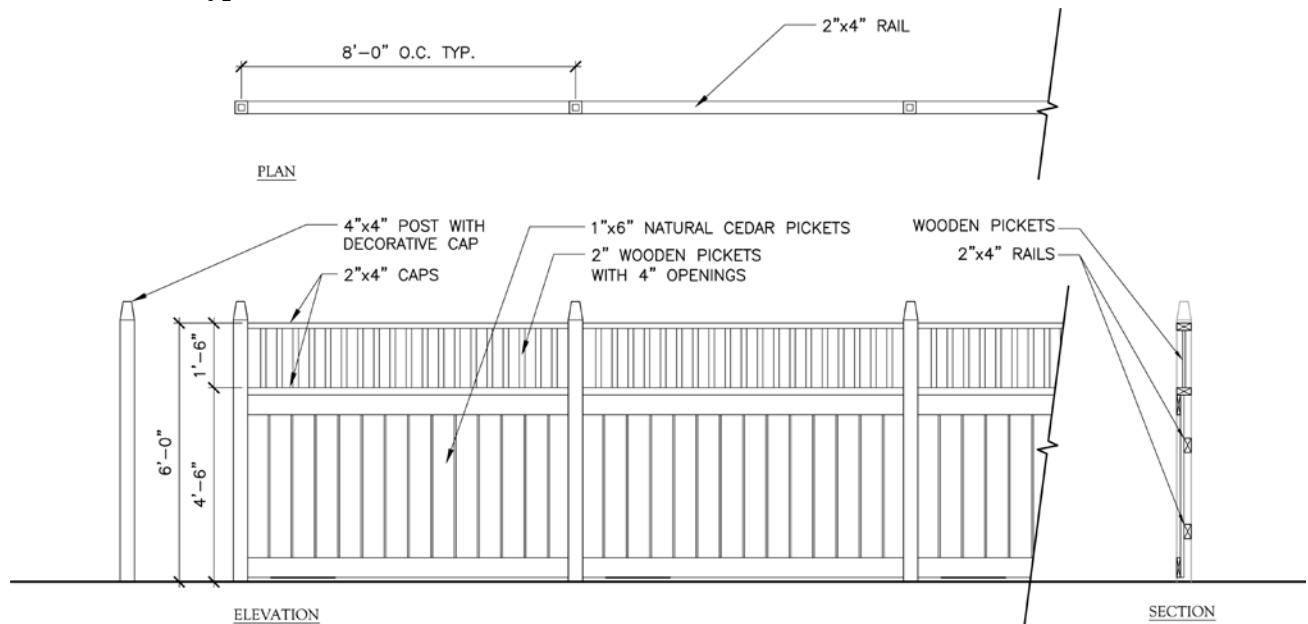
### Fence Type G




## Fence Type H



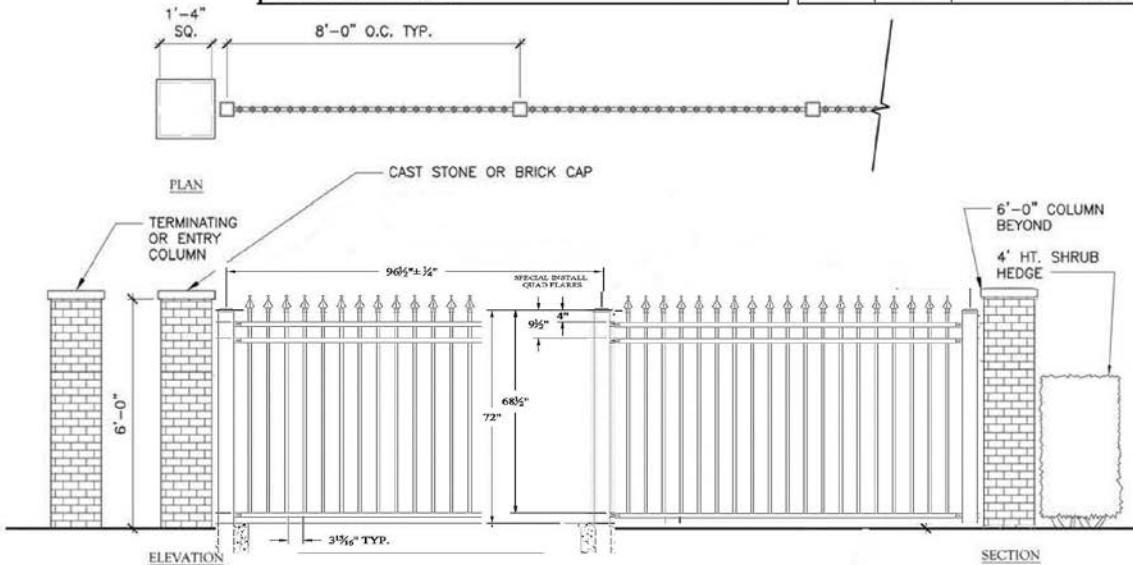
## Fence Type I



 <b>AMERISTAR®</b> 1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com		
TITLE: MONTAGE PLUS GENESIS 3R FLB 6T 8' PANEL		
DATE: 03-22-11	SCALE: DNS	SHEET: 1/1
DRN BY: JF	CHK BY: CK	REV: a
DRAWING NO: 1RGX370F		

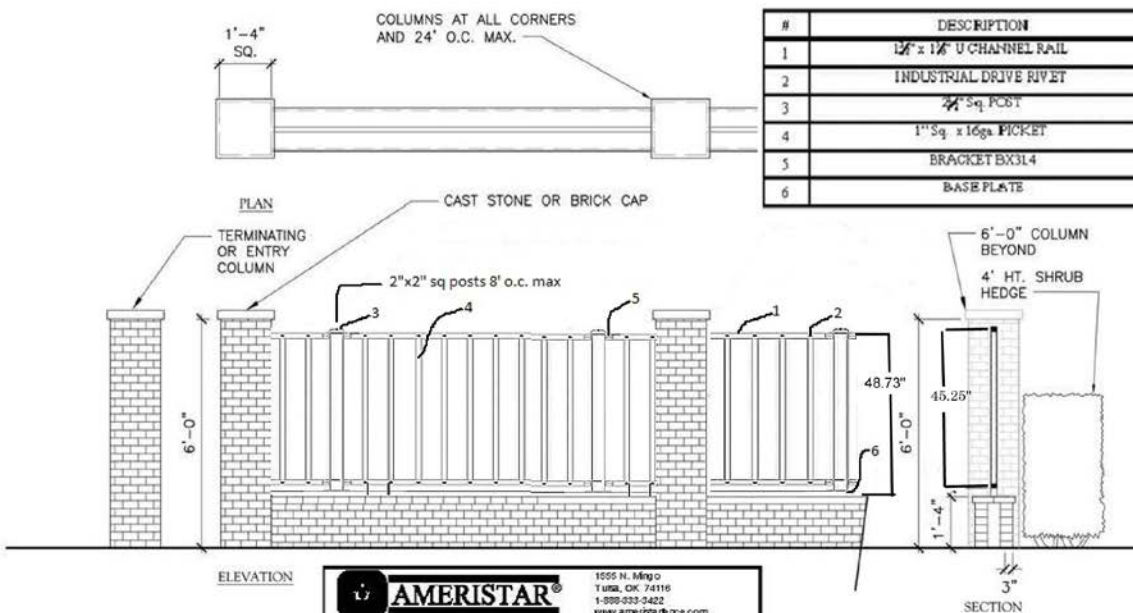
Fence Type J

#	QTY.	DESCRIPTION
1	2	4" Sq. x 11 ga. POST
2	3	1 1/2" x 1 1/2" x 14 ga. RIBBED CHANNEL RAIL
3	19	3/4" Sq. x 18 ga. PICKET
4	6	BRACKETS



Fence Type K

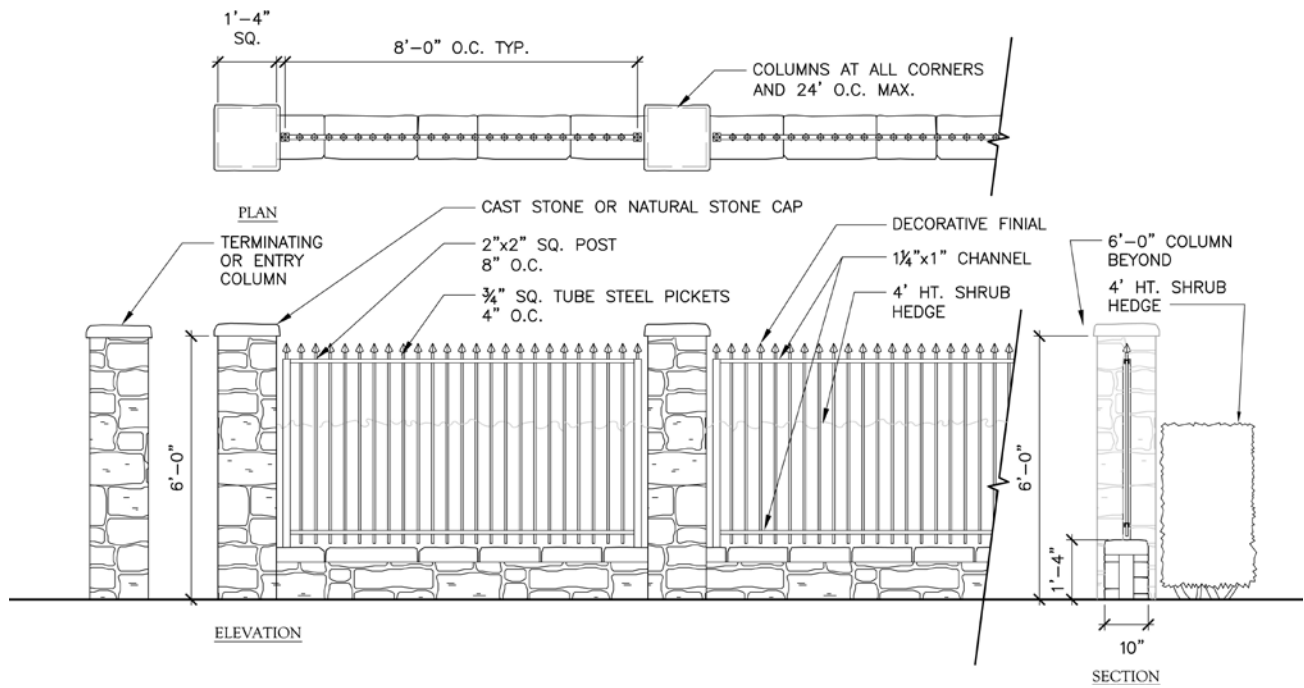
#	DESCRIPTION
1	1 1/2" x 1 1/2" U CHANNEL RAIL
2	INDUSTRIAL DRIVE RIVET
3	2" Sq. POST
4	1" Sq. x 16 ga. PICKET
5	BRACKET BX314
6	BASE PLATE



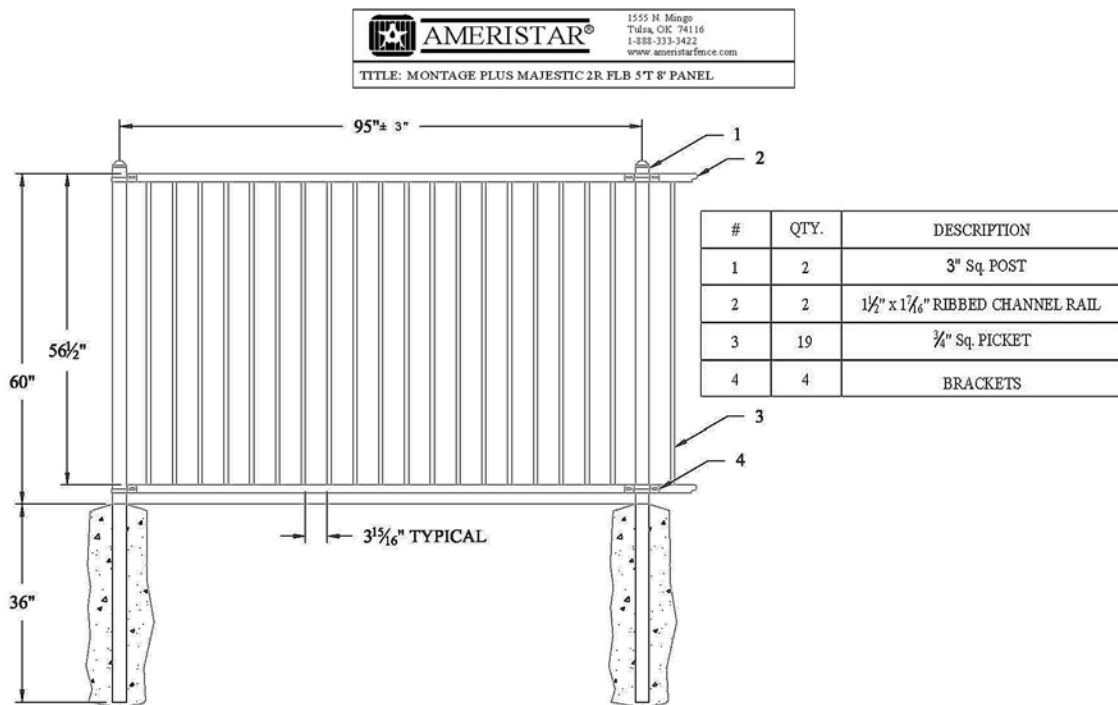
 <b>AMERISTAR®</b> 1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com	
TITLE: MAGNUM INDUSTRIAL STEEL PANEL - SPECIAL	
DATE: 07-27-12	SHEET: 1 of 1
DRN BY: JF	REV: A
DRAWING NO: 43-100-0033	



## Fence Type L



## Metal Fence



- vi. **Lots with Terminating Views** - Houses that are designated as a terminating view shall have columns at entry walks. Optional fencing shall be compatible with the architectural style of the house.

#### D. Materials and Finishes

Brick and stone materials shall be compatible with the brick and stone of the home architecture. Cast stone shall be natural, earth-tone color. Wood shall be treated Southern Yellow Pine and Cedar. Side lot fencing, fencing between houses (Type G) and wood on alley fencing shall have natural cedar pickets without paint or stains. Front lot wood picket fences are to be painted or stained black, white or a color compatible with the architecture. Submit colors for approval. All tubular steel fencing shall be painted or powder coated black, white, dark brown or dark green.

#### E. Gates

Gates shall match adjoining fences' style/color and openings shall not exceed 5'.

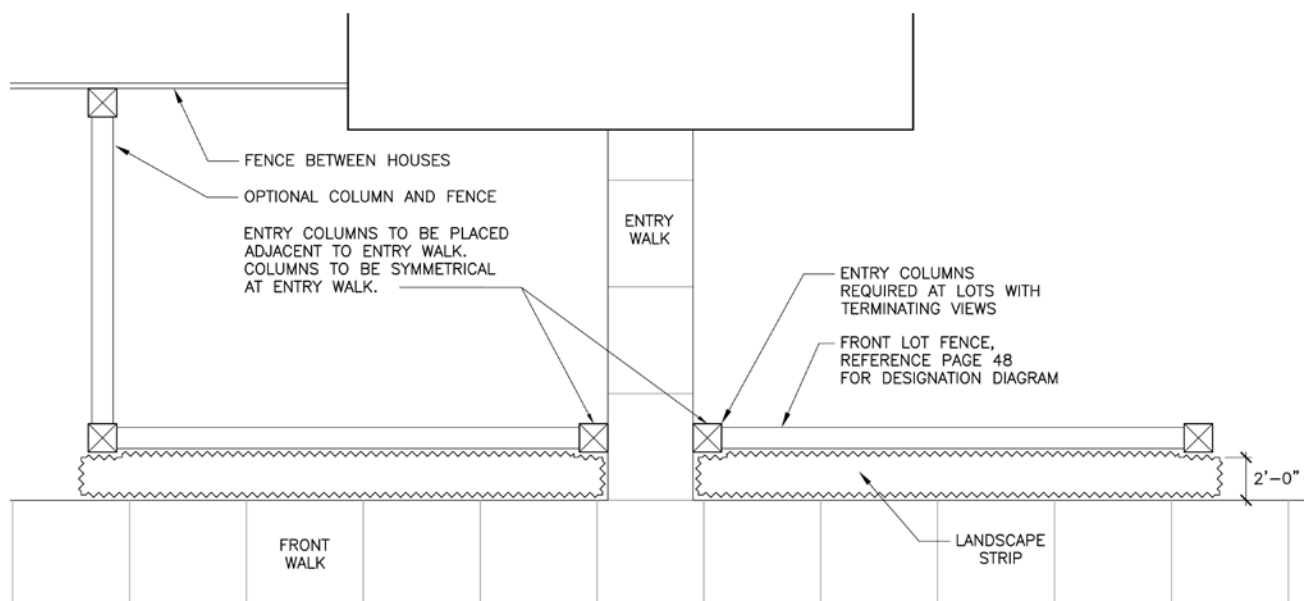
#### F. Submission and Approval

The ARC shall approve all fences prior to installation. The Builder shall clearly identify on each site submission, the fence type being proposed on all sides of the lot, as a confirmation of correct interpretation of the information on the Neighborhood Diagrams in the Appendix.

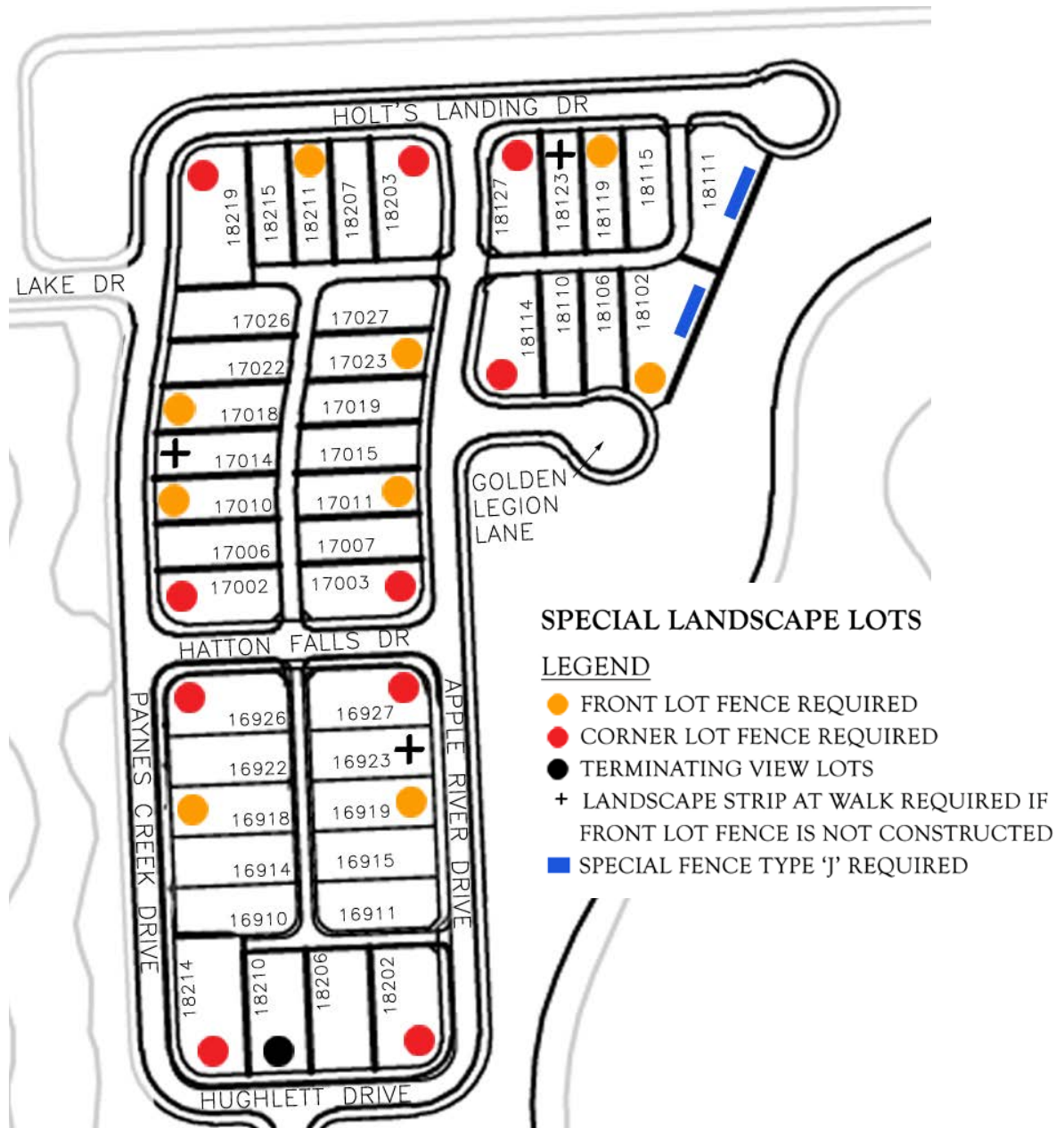
#### G. Front Lot Fence Layout

Brick or stone need to be approved. All fences and columns to have appropriate structural footings.

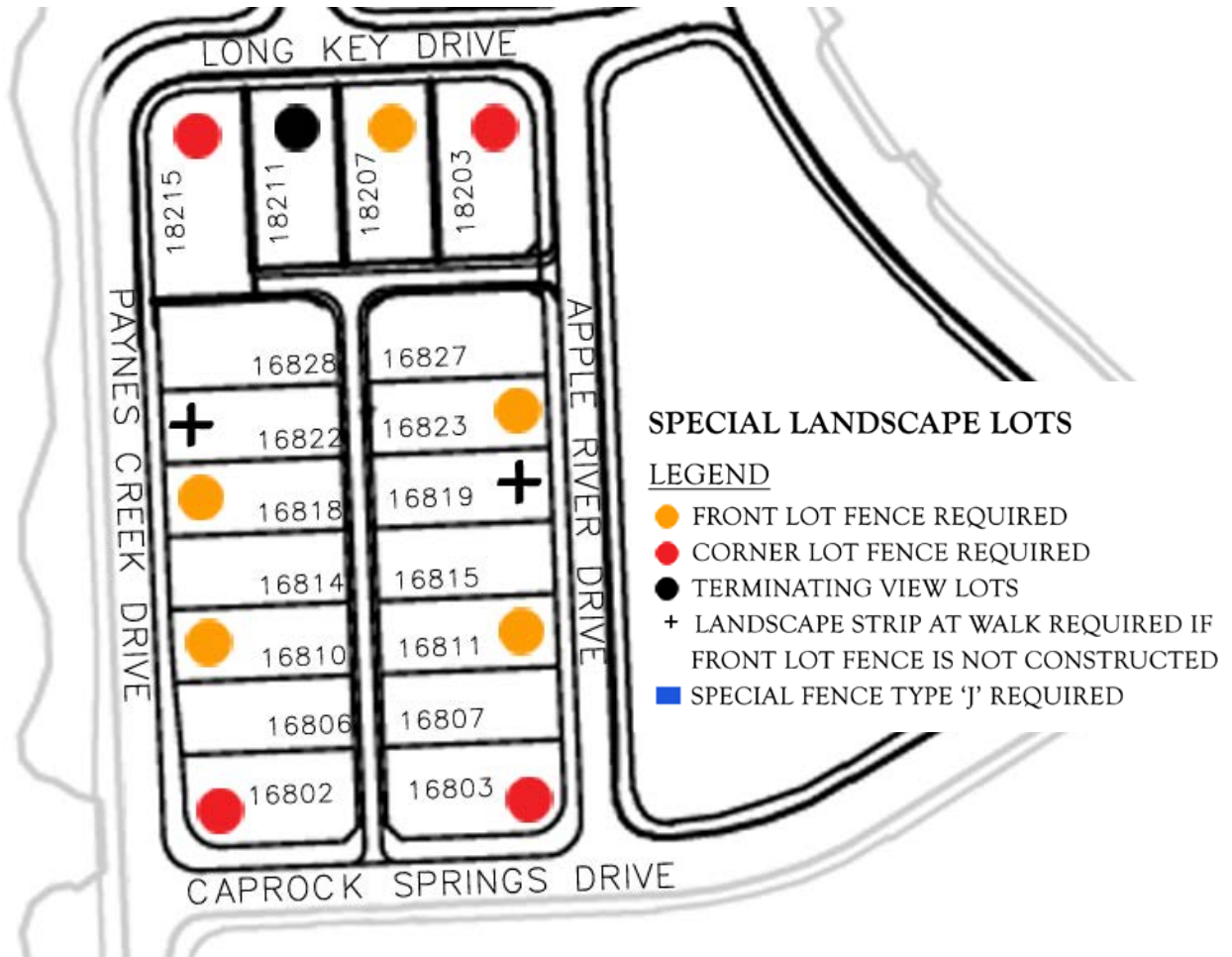
##### Fence Layout



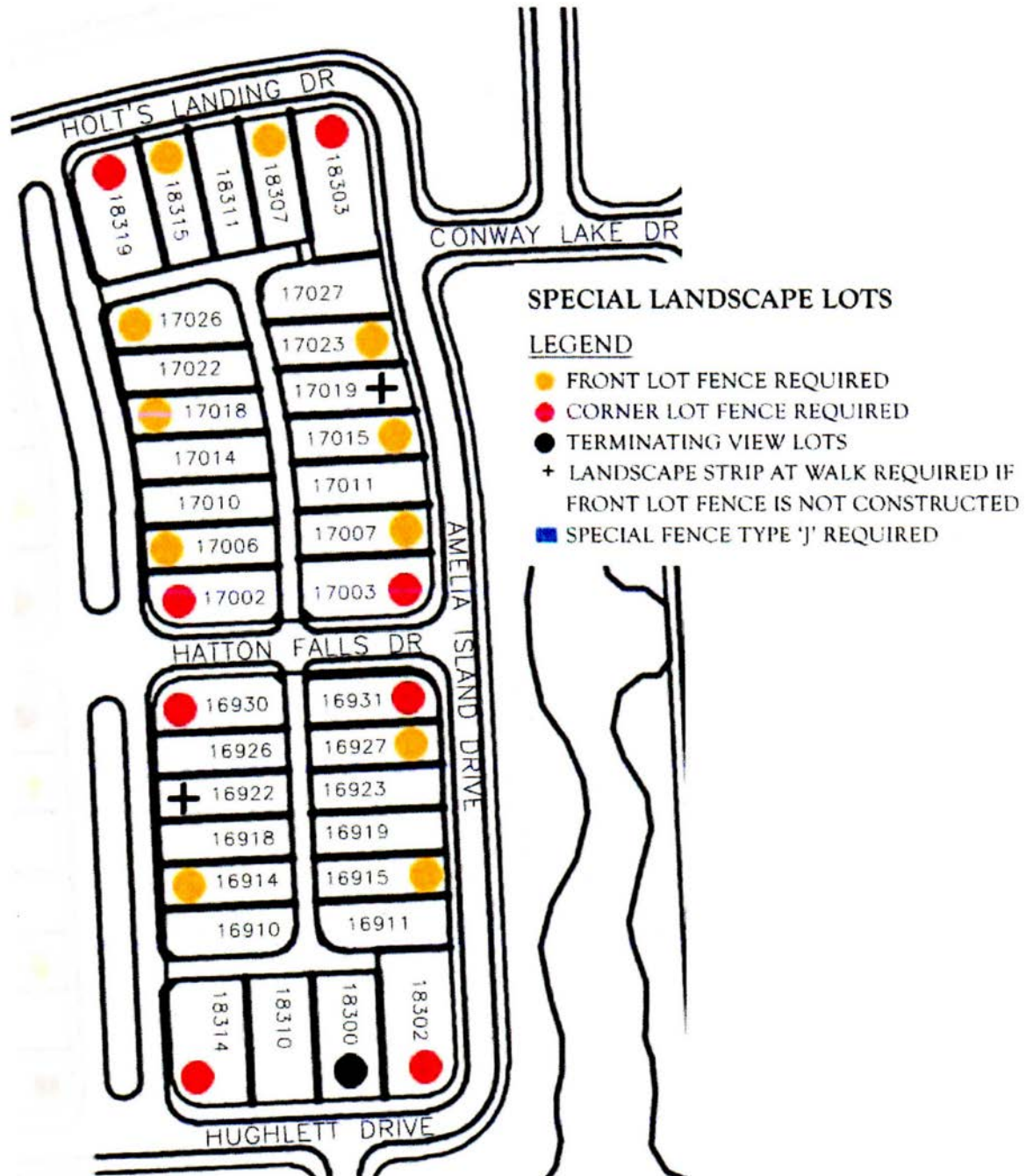
## H. Fence Locations - Phase I



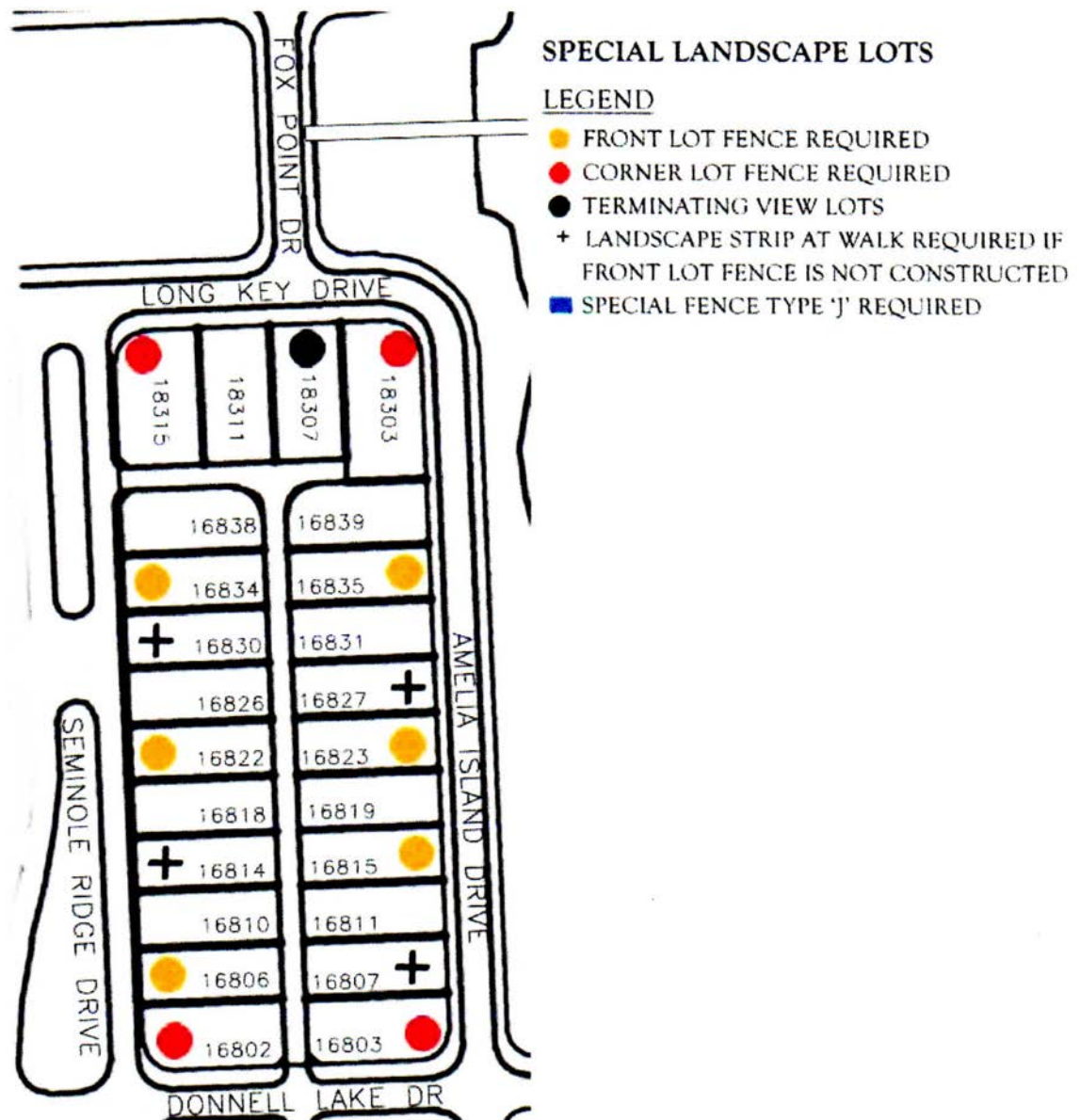
**Fence Locations - Phase I (cont.)**



## I. Fence Locations - Phase II

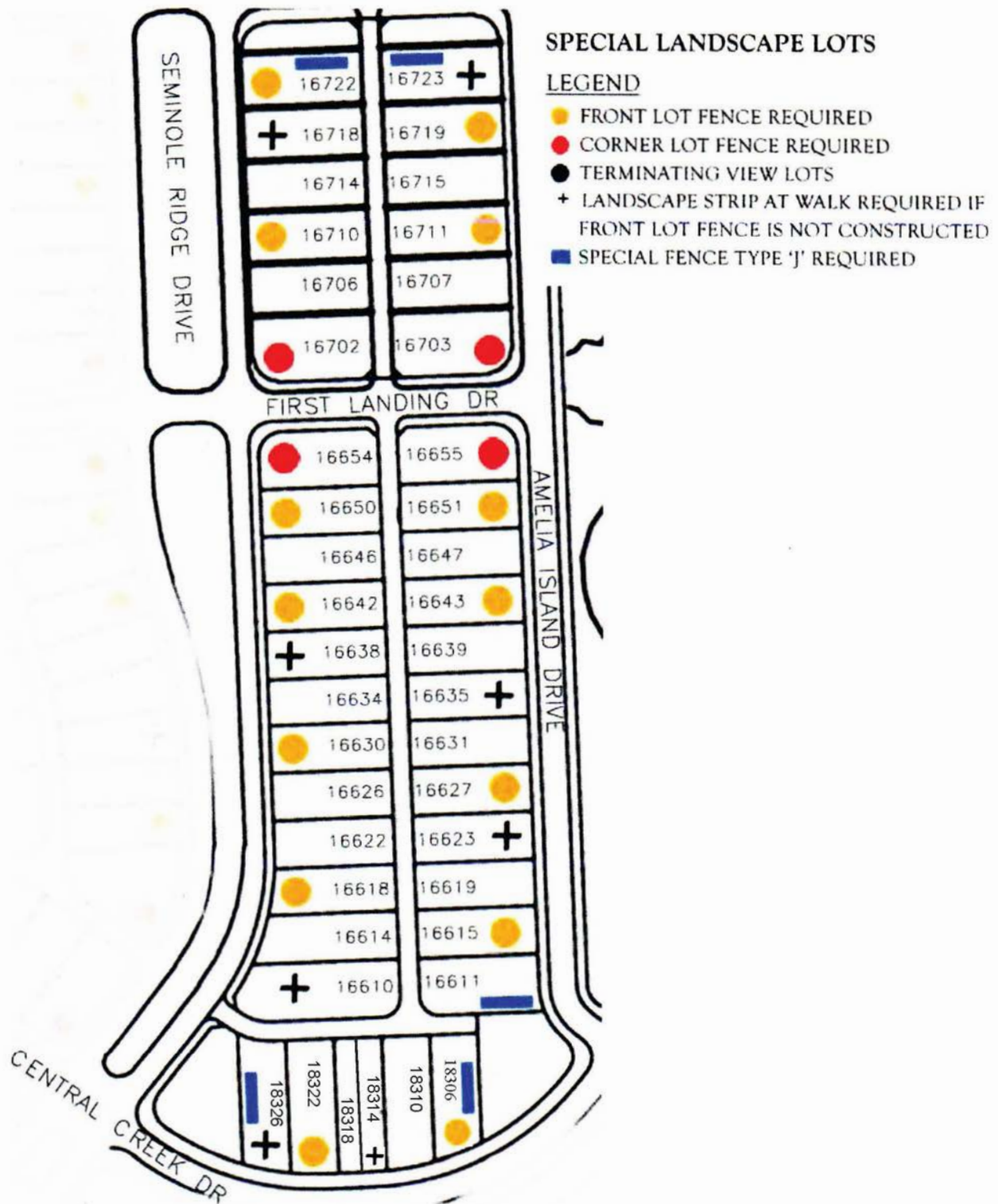


## Fence Locations - Phase II (cont.)





## Fence Locations - Phase II (cont.)



## J. Fence Locations - Phase III

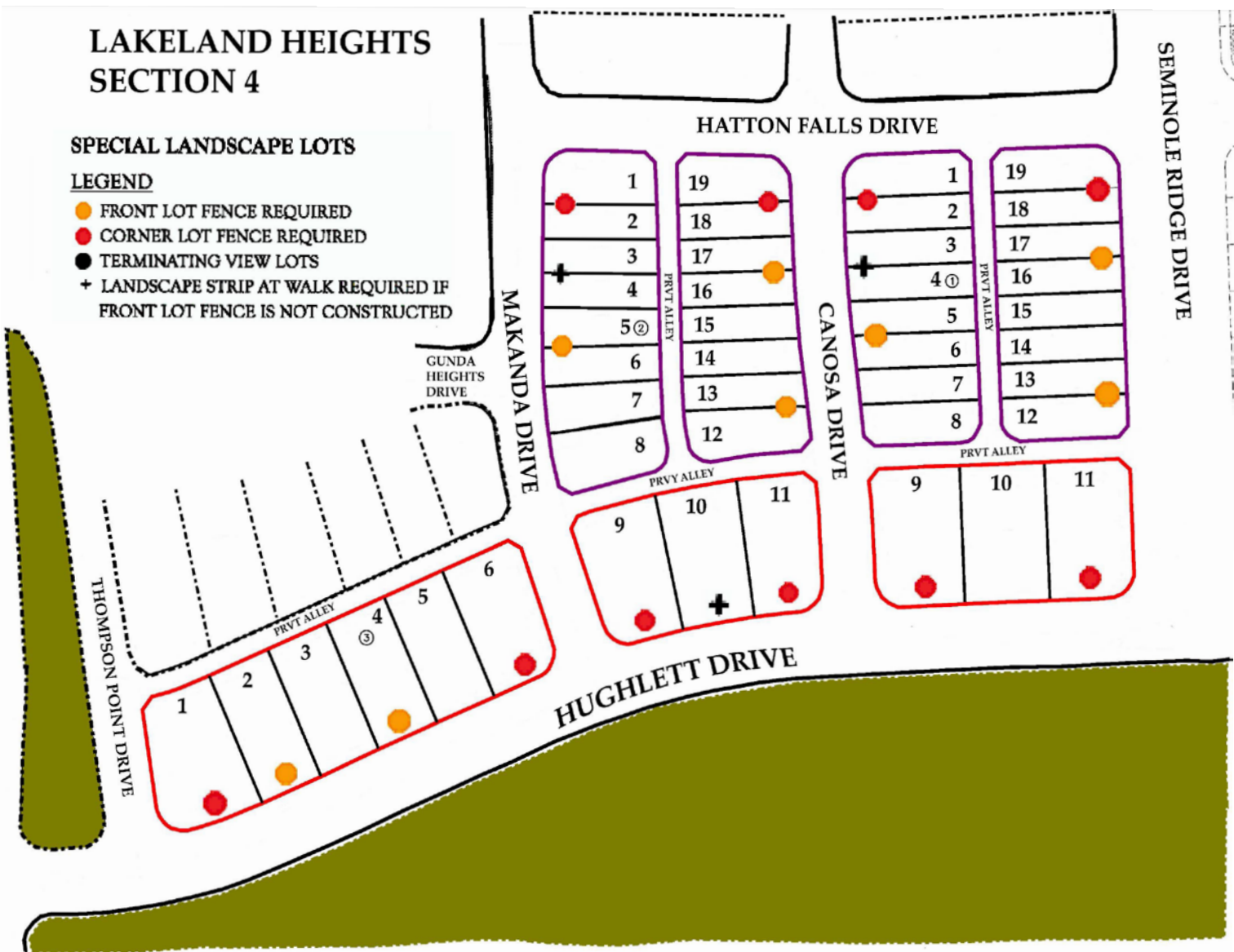
# LAKE LAND HEIGHTS

## SECTION 4

## SPECIAL LANDSCAPE LOTS

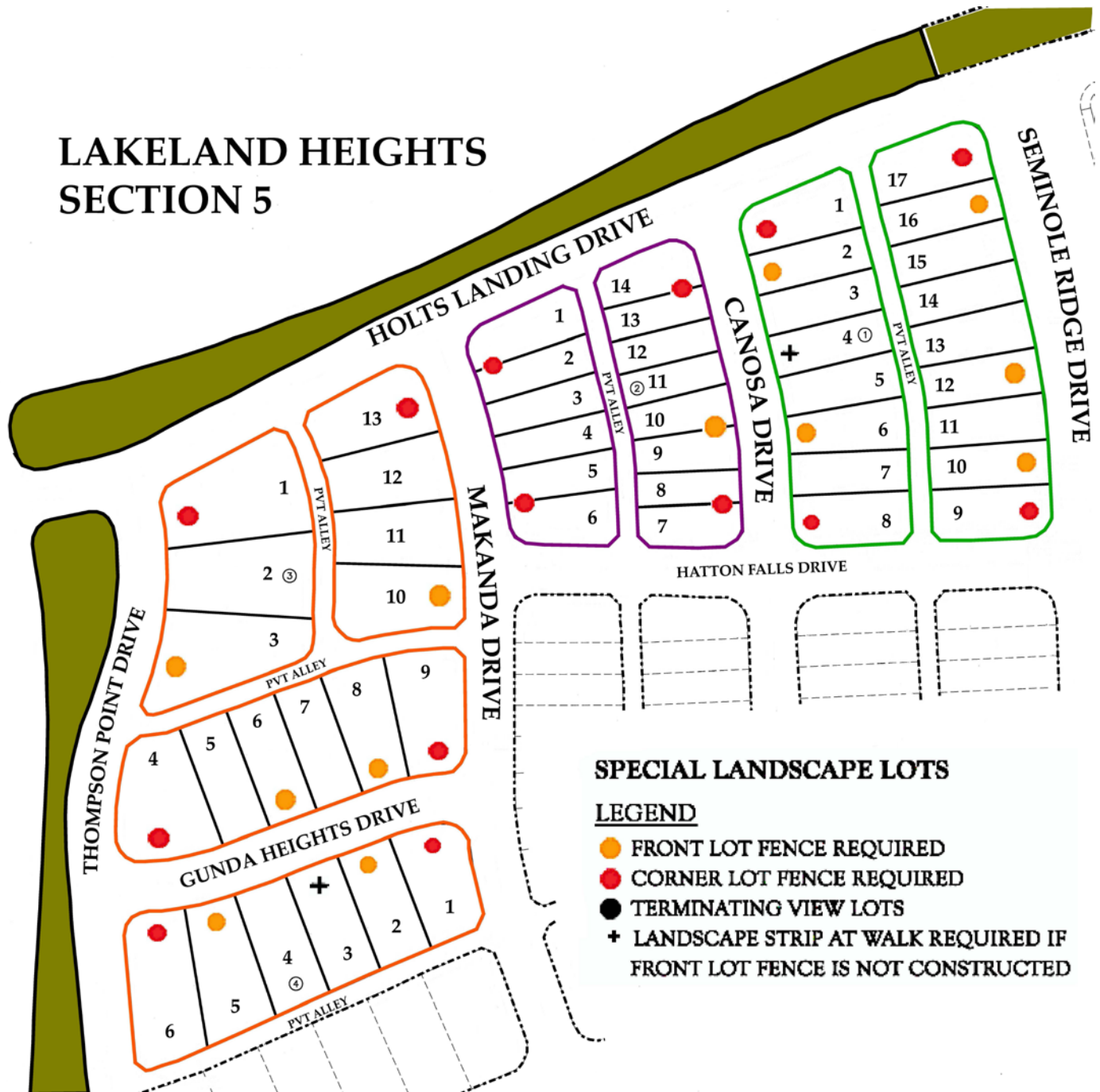
### LEGEND

- FRONT LOT FENCE REQUIRED
- CORNER LOT FENCE REQUIRED
- TERMINATING VIEW LOTS
- + LANDSCAPE STRIP AT WALK REQUIRED IF FRONT LOT FENCE IS NOT CONSTRUCTED



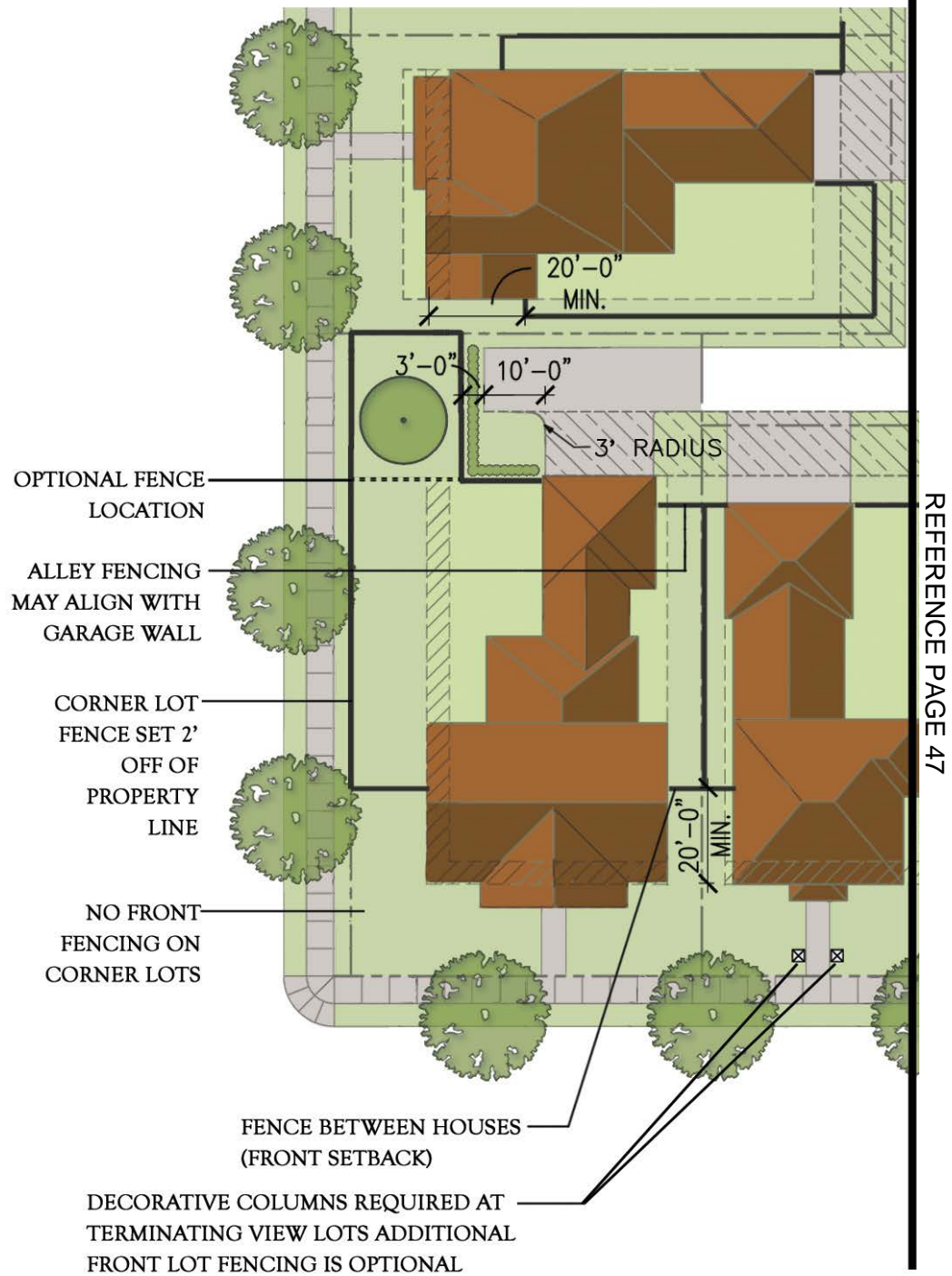


## LAKELAND HEIGHTS SECTION 5



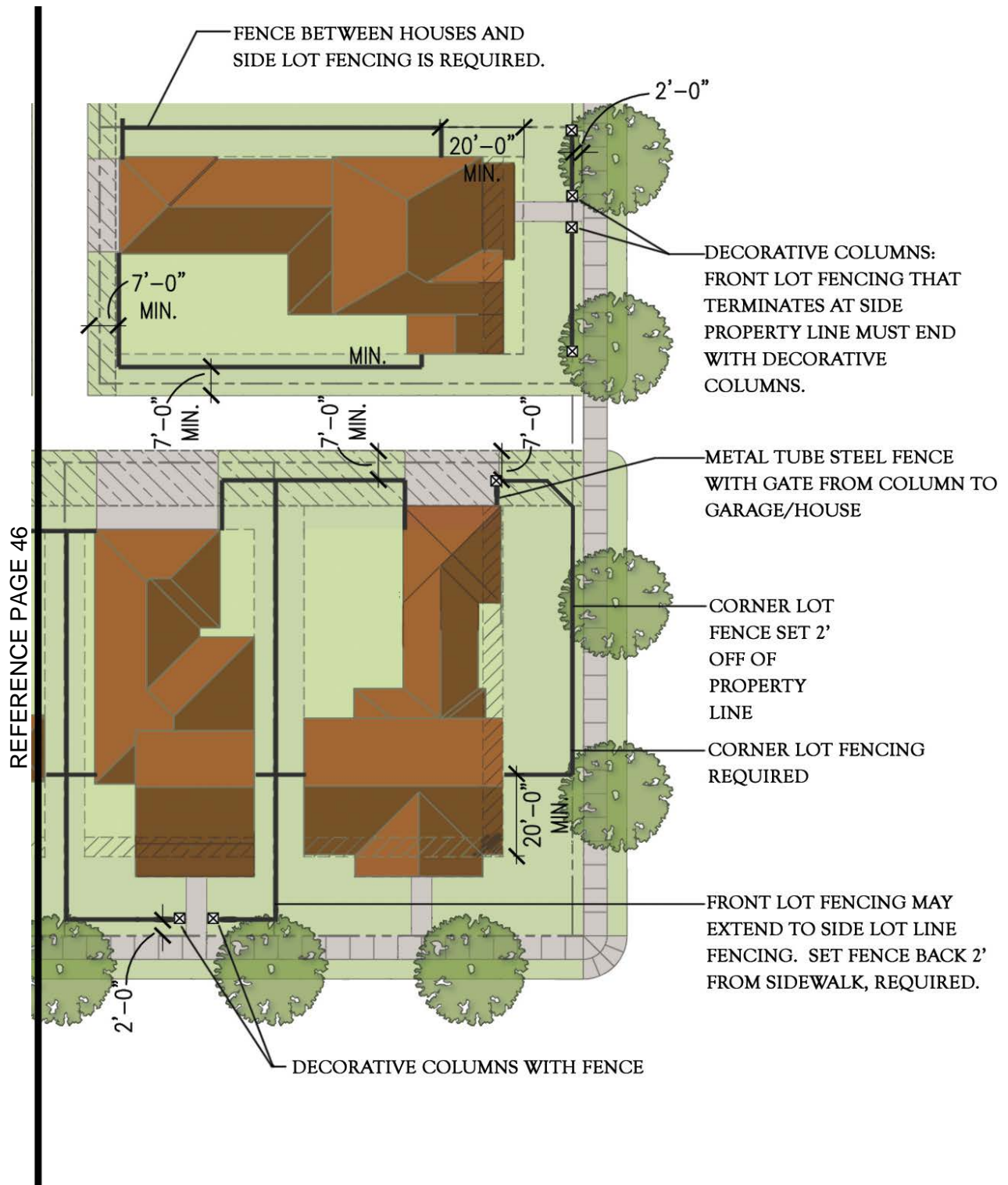


## K. Cottage & Village Lot Fencing





## Cottage & Village Lot Fencing (cont.)





## V. LANDSCAPE

### A. General

This section outlines the standards for creating an attractive and functional landscape environment that enhances the architecture of the houses, provides a canopy along streets, buffers unwanted views and provides color, texture and visual interest.

### B. Street Trees in Right-of-Way

Street trees are required in the street right-of-way in the area that extends from the curb to the sidewalk. **Each street will have a single species of street tree to reinforce neighborhood identity.** The Builder is responsible for the cost and installation of all street trees along their lot(s). Refer to the Street Tree Master Plan in the Appendix of these Guidelines for detailed information on street tree type required.

The spacing of the trees will be at forty feet (40') on center along all streets within Lakeland Heights. This applies on all street frontages whether at the front of houses on an individual lot, or at the side of a corner lot. All trees shall be purchased in 65 gallon or larger containers. The trees shall be centered between the back of the curb and the edge of the sidewalk. All street trees shall be staked with metal tree stakes and guyed. Street tree location will also be determined by the developer.

Harris County requires that street trees be located forty feet (40') back from all county street signs (along the site line) to avoid the street tree obstructing the view of the sign.

The Builder is responsible for maintenance of street trees within the right-of-way adjacent to their lot. In the event that any street tree in the right-of-way is lost due to damage or disease, the Builder shall immediately replace it with a tree of the same height and type to the one lost. Trees along the streets shall not be changed, relocated, or removed without prior consent from the ARC.

### C. Boulders/Rocks in the Right-of-Way

Boulders/Rocks located in the right-of-way are a violation of Harris County policy and are not allowed.

### D. Landscaping Components

These guidelines address the following areas: street, front lot, corner lot, alley, and private yard landscaping. **All landscaping for Townhomes will be constructed per building as opposed to per lot.**

### E. Front lot Landscaping

The front lot landscaping will extend from the back of the curb of the street that the house faces to the façade of that house.

- i. Trees-Minimum of 1 ornamental tree. Trees must be a minimum of 20' from the street trees. Like species shall not be planted on adjacent lots.

- ii. Shrubs/ Groundcover- 50% minimum (This includes the area from the back of the sidewalk to the front of the house.)
- iii. Shrubs/ Groundcover-75% minimum for lots with terminating views (This includes the area from the back of the sidewalk to the front of the house).
- iv. Turf-50% maximum (This % does not include the sod required in the right of way.)

An optional landscape border may be installed along front walk. Plant heights may not exceed 30". Reference following list for approved tree species.

#### **F. Corner Lot Landscaping**

Corner lot landscaping is the side of a lot located on a corner where two streets intersect. Landscaping on this 'corner' is also part of the 'public' view and shall be landscaped consistently with/and addition to the front lot landscaping.

- i. Trees-minimum 1 canopy tree and 1 ornamental tree in addition to other required trees that are included in the front lot landscaping (This includes the area from the back of the sidewalk to the front of the house.) One tree shall be located within 20' of alley entry.
- ii. Shrubs/ Groundcover-50% minimum
- iii. Turf-50% maximum (This % does not include the sod required in the right of way.)

A minimum 2' landscape border shall be continuous along the fencing adjacent to the sidewalks on all corner lots. Plant height shall not exceed 30". A 4' ht. shrub hedge shall be planted on the private side of the fence and shall be continuous along the length of fencing types with tubular steel such as types J, K and L.

#### **G. Alley Landscaping**

Alley landscaping should promote a pleasant view as the main entry and exit point for residents to their homes.

- i. Trees- 1 of the required private landscape trees shall be planted within alleyway or within 10' of alley paving.
- ii. Shrubs/ Groundcover- 25% minimum with a maximum of 1/3 of this area being groundcover
- iii. Turf- Maximum 75%
- iv. A 4' ht. shrub hedge shall be planted on the private side of the fence and shall be continuous along the length of fencing types with tubular steel such as types J, K and L.

## **H. Private Yard Landscaping**

Private landscaping within fenced areas should be planted and maintained to provide shade and provide a good indoor/outdoor relationship between private areas and homes.

- i. Trees- Minimum 1 canopy tree and 1 ornamental tree per lot (one tree to be within 10' of alley paving)
- ii. Turf—100% (Shrubs can be added if desired)

## **I. Corner Lots at Alley Ends**

- i. Trees- Minimum 1 canopy tree at end of each alley
- ii. Shrubs-a single row of shrubs will be installed to screen view into alleyway (reference fence diagram)

## **J. Sod**

All areas that have sod installed will use St. Augustine. This includes front, corner, alley, private yard and the area between the curb and the right-of-way where the street trees are located. Lawns may be “overseeded” with rye grass (maintained to 2 1/2” height). Neither gravel nor rock is permitted for ground cover.

## **K. Irrigation**

Irrigation is preferred, but not required on lots. Sprinkler heads shall be located to effectively and evenly water intended area with 100% coverage while minimizing overthrow onto pavement, walks, etc. Sprinkler heads located along alley ways should be set back 2' off of alley paving.

Builders shall instruct the homeowners in the operation of the system. Care shall be taken to avoid irrigation spray and runoff on adjacent property. All irrigation systems shall be designed and installed by a licensed irrigator in the state of Texas and be equipped with a backflow prevention device as mandated by appropriate local code.

## **L. Plant Bed Edging**

Plant bed edging is not required. If edging is installed, it must be in keeping with the architecture and materials of the residence. Scalloped concrete borders, plastic edging, and landscape timbers etc., are not permitted. Plant bed edging requirements are not limited to those listed in these Guidelines. Plant bed edging materials and construction design shall be submitted with the landscape plans prior to installation.

## **M. Plant Material**

On the following page is a list of approved plant material. Other plant material may be used if approved by the ARC, but priority shall be given to plants from this palette. The Builder is encouraged to use a blend of the suggested plant material. Planting plans shall be reviewed and approved by the ARC prior to installation.



## **N. Energy Conservation**

Large shade trees and vegetation reduce soil temperatures and provide shade beneficial to plants in the hot summers of coastal Texas. Deciduous trees on south and west exposures create summer shade while allowing the sun to penetrate in winter months. Shading air conditioner units can save energy and reduce utility bills.

## **O. Tree Protection and Preservation**

Protection of trees on construction site:

- i.** Fences or barricades shall be placed around drip line (outward extent of tree canopy) of trees to prevent storing of machinery or equipment, which can cause soil compaction and mechanical damage. No materials or equipment of any sort may enter or be stored within the fenced protection area or drip line of the tree; potentially toxic materials such as solvents, paints, gasoline or oil, etc., shall not be poured on the ground near the drip line of the trees.
- ii.** There shall be no parking of vehicles or equipment under existing tree canopies.
- iii.** Excessive pedestrian traffic shall not occur within drip line of trees. Care shall be taken when working in the vicinity of trees in order to prevent damage to trunks, branches, and foliage.
- iv.** Soil shall not be excavated, spread, spoiled, or otherwise disposed of within the drip line of trees.
- v.** Trash fires are prohibited.
- vi.** Trenching or boring near protected trees shall be avoided when possible. When necessary, care shall be taken to avoid damaging the tree's root system by hand trenching.
- vii.** Placement of utilities within the drip line is detrimental to chances of survival on a developed Lot. Where keeping utility lines from within tree canopies is not possible, care shall be taken to protect root system as much as possible.
- viii.** In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood 2"x 4"x 5' around the trunk and laying plywood on the ground in drip line of tree to prevent compaction of soil by trucks or machinery. No nails, bolts, ropes, or guy wires shall be attached to any trees.
- ix.** Prune trees horizontally using accepted methods to compensate for any loss of root system.
- x.** Fencing. Every effort shall be made to preserve existing trees by adjusting fence lines to weave among, jog around, or abut to trees or stands of trees. No part of a fence may attach to a tree. No tree having a diameter greater than 6" measured 2' above natural grade may be removed for installation of fencing.

**P. Approved Plant Material**

**Canopy Trees (minimum 65 gal, 3 1/2 caliper)**

D.D. Blanchford' Magnolia - *Magnolia grandiflora*  
Texas Pistache - *Pistacia texana*  
Laurel Oak - *Quercus laurifolia*  
Willow Oak - *Quercus phellos*  
Water Oak - *Quercus nigra*  
Nuttall Oak *Quercus nuttallii*  
Shumard Oak - *Quercus shumardii*  
Southern Live Oak - *Quercus virginiana*  
Monterrey Oak - *Quercus polymorpha*  
Drake Elm - *Ulmus parvifolia* 'Drake'  
Bald Cypress - *Taxodium distichum*  
Cedar Elm - *Ulmus crassifolia*  
American Elm - *Ulmus Americana*

**Perennials**

Bicolor Iris - *Dietes Bicolor*  
Bearded Iris - *Iris x germanica*  
Butterfly Iris - *Dietes* 'Butterfly'  
Variegated Shell Ginger - *Alpinia zerumbet* 'Variegata'  
Shasta Daisy - *Chrysanthemum x superbum*  
Butterfly Weed - *Asclepias curvassavica*  
Coreopsis - *Coreopsis rosea*  
Turks' cap Lily - *Lilium superbum*  
Foxtail Fern - *Asparagus densiflorus*  
Purple Coneflower - *Echinacea purpurea*  
Bigblue Liriope - *Liriope muscari*  
Black-eyed Susan 'Goldstrum' - *Rudbeckia hirta*  
Cherry Chief Sage - *Salvia x* 'Cherry Chief'  
Mexican Bush Sage - *Salvia leucantha*  
Peter Pan Dwarf Agapanthus – *Agapanthus* 'Peter Pan' \*  
Purple Trailing Lantana - *Lantana montevidensis* \*  
Lily of the Nile - *Agapanthus spp.*  
Common Lantana - *Lantana camara*\*  
Louisiana Iris - *Iris spp.*  
Hot Lips - *Salvia microphylla* 'Hot Lips'  
Lily of the Nile - *Agapanthus spp.* \*

**\*Denotes plants for use with front lot fence.**

**Ornamental Trees (minimum 30 gal, 1 1/2 caliper)**

American Holly - *Ilex opaca*

East Palatka Holly - *Ilex x attenuata* 'Eastern Palatka'

Yaupon Holly - *Ilex vomitoria*

Possumhaw - *Ilex deciduas*

Savannah Holly – *Ilex x attenuata* 'Savannah'

Crape Myrtle - *Lagerstroemia indica*

Waxleaf Ligustrum – *Ligustrum japonicum*

Little Gem Magnolia – *Magnolia grandiflora* 'Little Gem'

Cherry Laurel – *Prunus caroliniana*

**Shrubs**

Abelia - *Abelia spp.*

Azalea - *Azalea sp.*

Coppertone Loquat - *Eriobotrya japonica* 'Coppertone'

Japanese Blueberry - *Elaeocarpus decipiens*

Dwarf Crape Myrtle - *Lagerstroemia indica* 'dwarf'

Barberry - *Barberis thunbergi*

Plum Delight - *Loropetalum* 'Plum Delight'

Bottlebrush - *Callistemon spp.*

Chinese Fringe Flower - *Loropetalum chinensis*

Holly Fern - *Cyrtomium falcatum*

Southern Waxmyrtle - *Myrica Cerifera*

Common Oleander - *Nerium oleander*

Nandina - *Nandina domestica spp.*

Dwarf Oleander - *Nerium oleander* 'Petite Salmon'

Rose Hybrids - *Rosa spp.*

Texas Mountain Laurel - *Sophora Secundiflora*

Spirea - *Spirea spp.*

Gold Star Esperanza - *Tecoma stans*

Japanese Cleyera - *Ternstroemia gymnanthera*

Mexican Buckeye - *Ungnadia speciosa*

Lilac Chaste-Tree - *Vitex agnus-castus*

Prostrate Juniper - *Juniperus prostrate* \* ‡

Japanese Boxwood - *Buxus microphylla* \* ‡

Green Mound Juniper - *Juniperus procumbens* \* ‡

Clara Indian Hawthorn - *Raphiolepis indica* 'Clara' ‡

Carrisa Holly - *Ilex cornuta* 'Carrisa' \* ‡

Yaupon Holly - *Ilex vomitoria* \* ‡

Burford Holly - *Ilex cornuta* "Burfordii" ‡

Waxleaf Ligustrum - *Ligustrum japonicum* ‡

**\* Denotes plants for use with front lot fence.**

**‡ Denotes plants for use without front lot fence.**

## **Groundcover, Grasses, & Vines**

### **Groundcover**

Foxtail Fern - *Asparagus densiflorus 'Myersi'*  
Asian Jasmine - *Trachelospermum asiaticum*  
Bigblue Liriope - *Liriope muscari\**  
Evergreen Daylily - *Hermerocallis spp.*  
Bulbine Lily - *Bulbine bulbosa*  
Giant Liriope - *Ophiopogon gigantean*  
Verbena - *Verbena spp.*  
Garden Violet - *Viola odorata*  
Australian Violet - *Viola hederacea*  
Variegated Shell Ginger - *Alpinia zerumbet 'Variegata'*  
Variegated Society Garlic - *Tulbaghia violacea 'Variegata'*

**\*Denotes plants for use with front lot fence.**

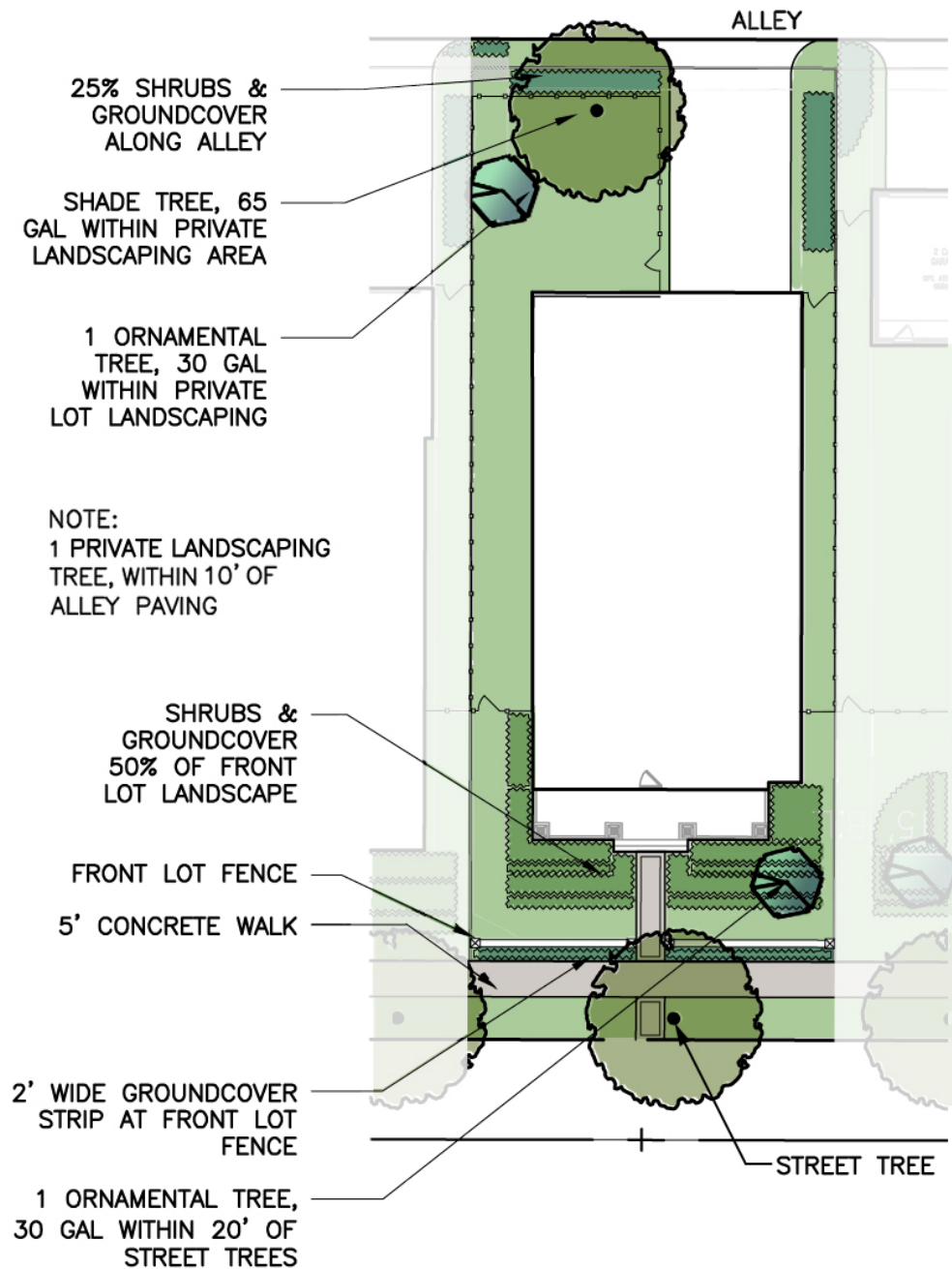
### **Grasses**

Monkey Grass - *Ophiopogon japonicas*  
Cassian Fountain Grass - *Pennisetum alopecuroides 'Cassian'*

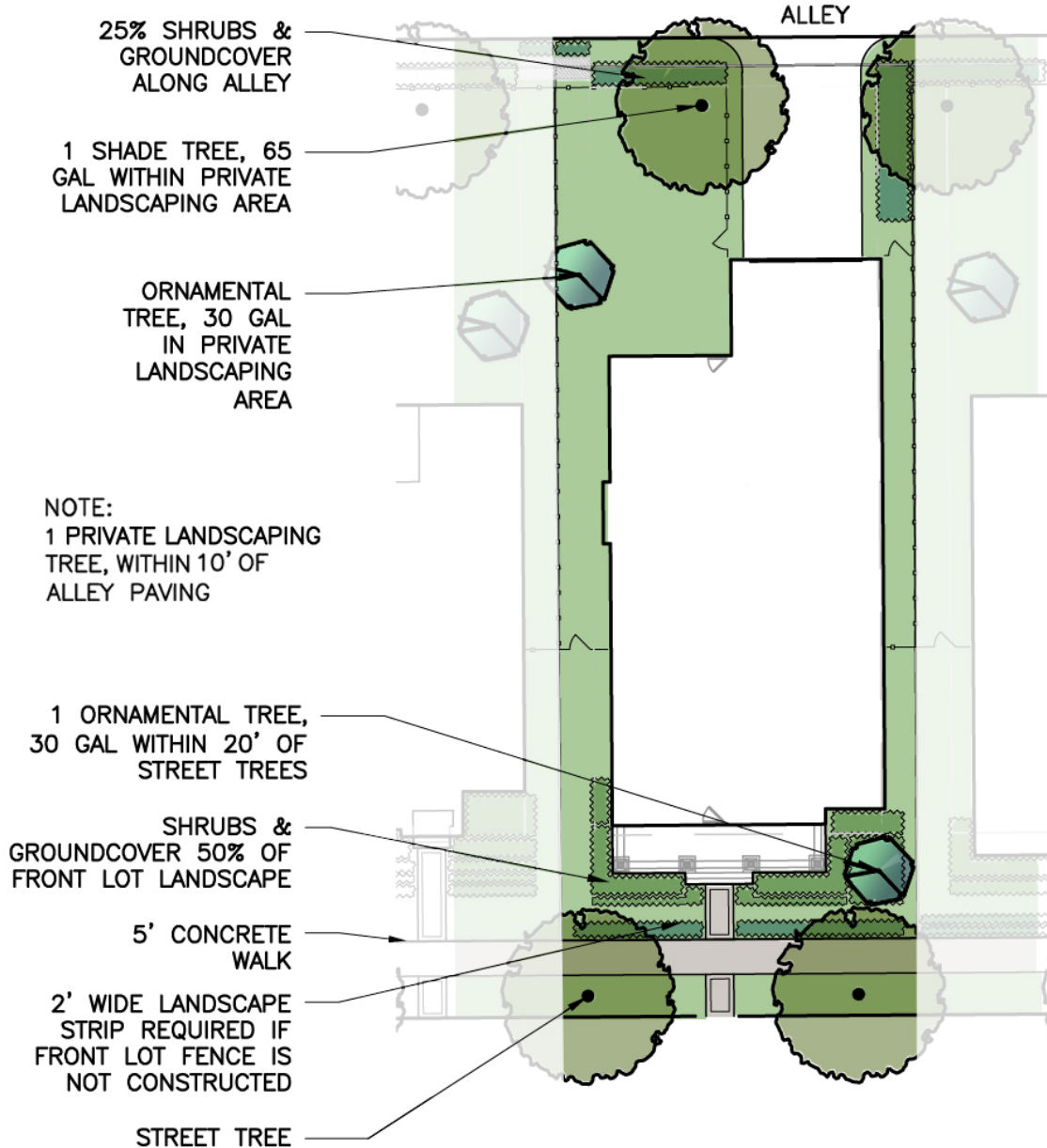
### **Vines**

Coral Vine - *Antigonon leptopus*  
Crossvine - *Bignonia capreolata*  
Trumpetvine - *Campsis spp.*  
Carolina Jasmine - *Gelsemium sempervirens*  
Clematis - *Clematis spp.*  
Mandevilla - *Mandevilla spp.*  
Bougainvillea - *Bougainvillea x spectoglabra*  
Fig Ivy - *Ficus pumila*  
Evergreen Wisteria - *Millettia reticulata*  
Virginia Creeper - *Parthenocissus quinquefolia*  
Climbing Rose - *Rosa spp.*  
Confederate Jasmine - *Trachelospermum jasminoides*

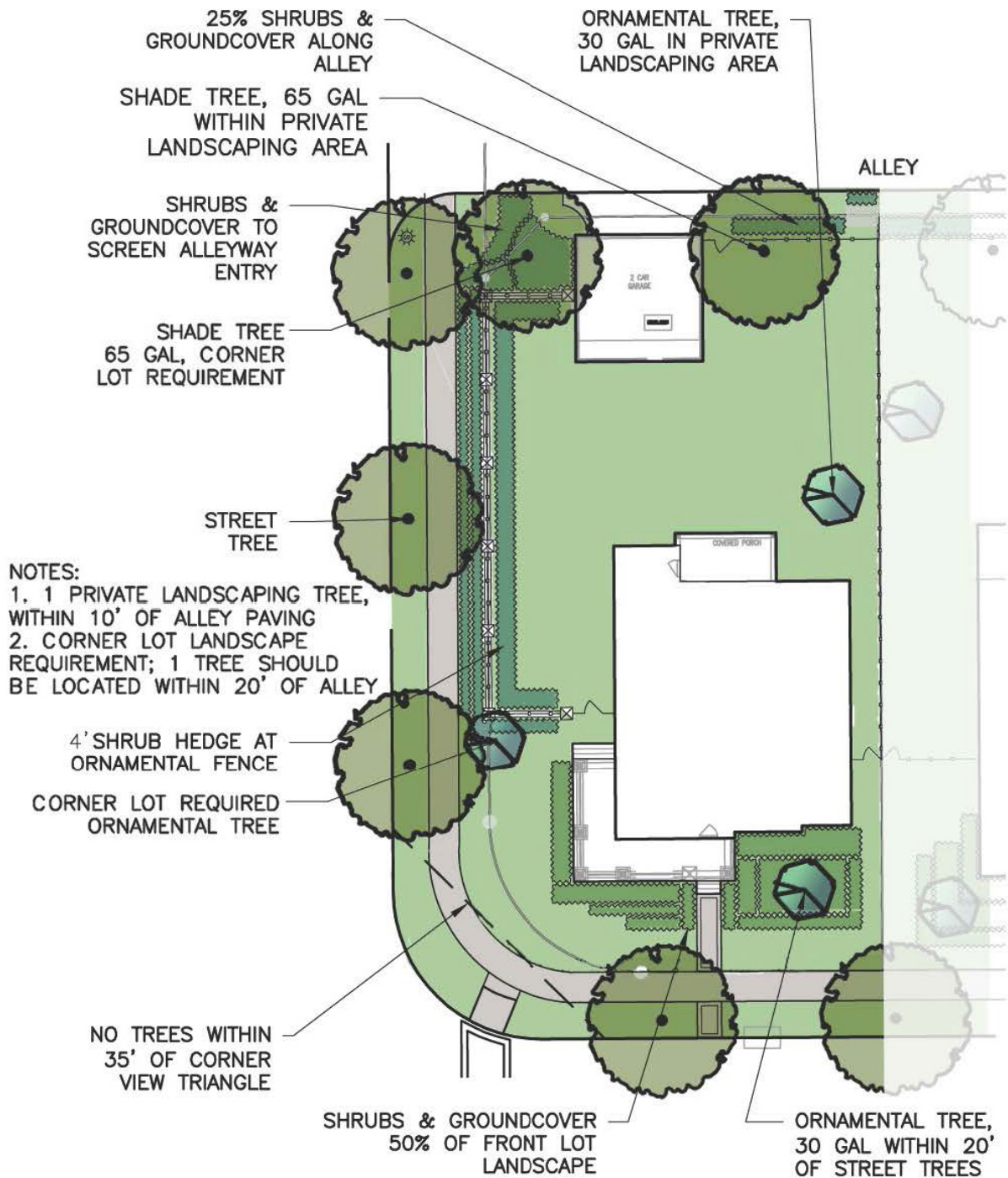
## Q. Required Front Lot Fence Landscape Plan



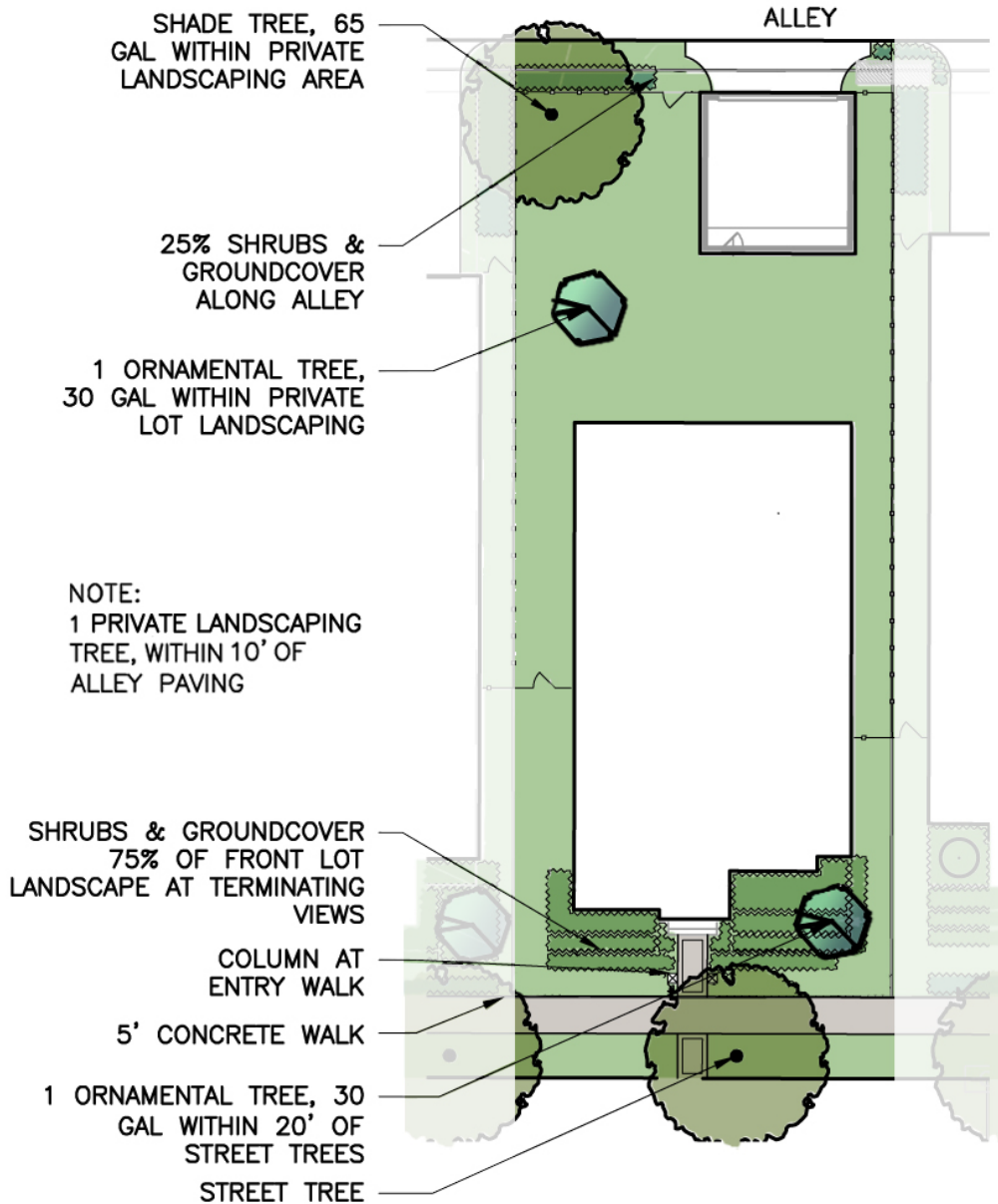
## R. Required Planting Strip Landscape Plan



## S. Corner Lot Landscape Plan

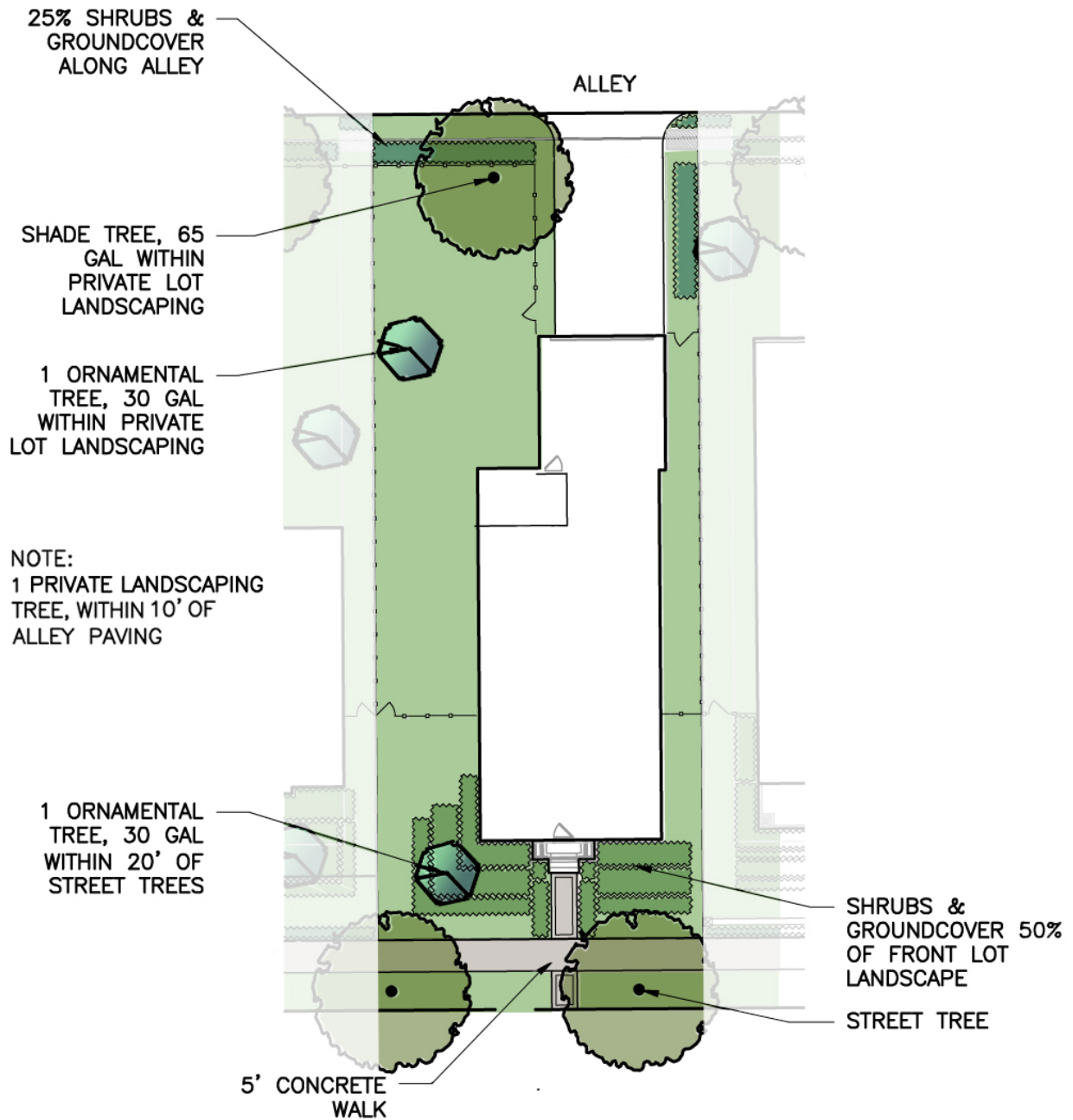


## T. Terminating View Lot Landscape Plan

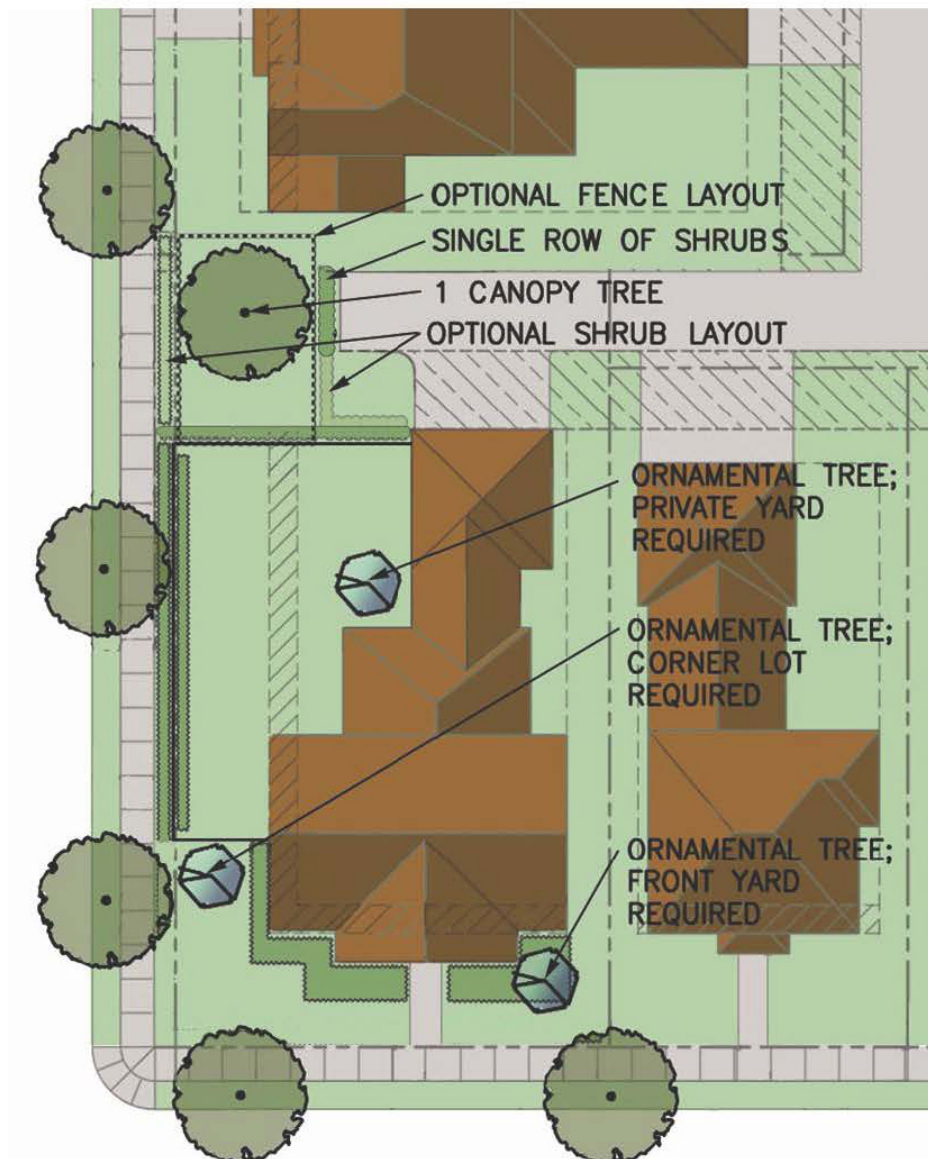




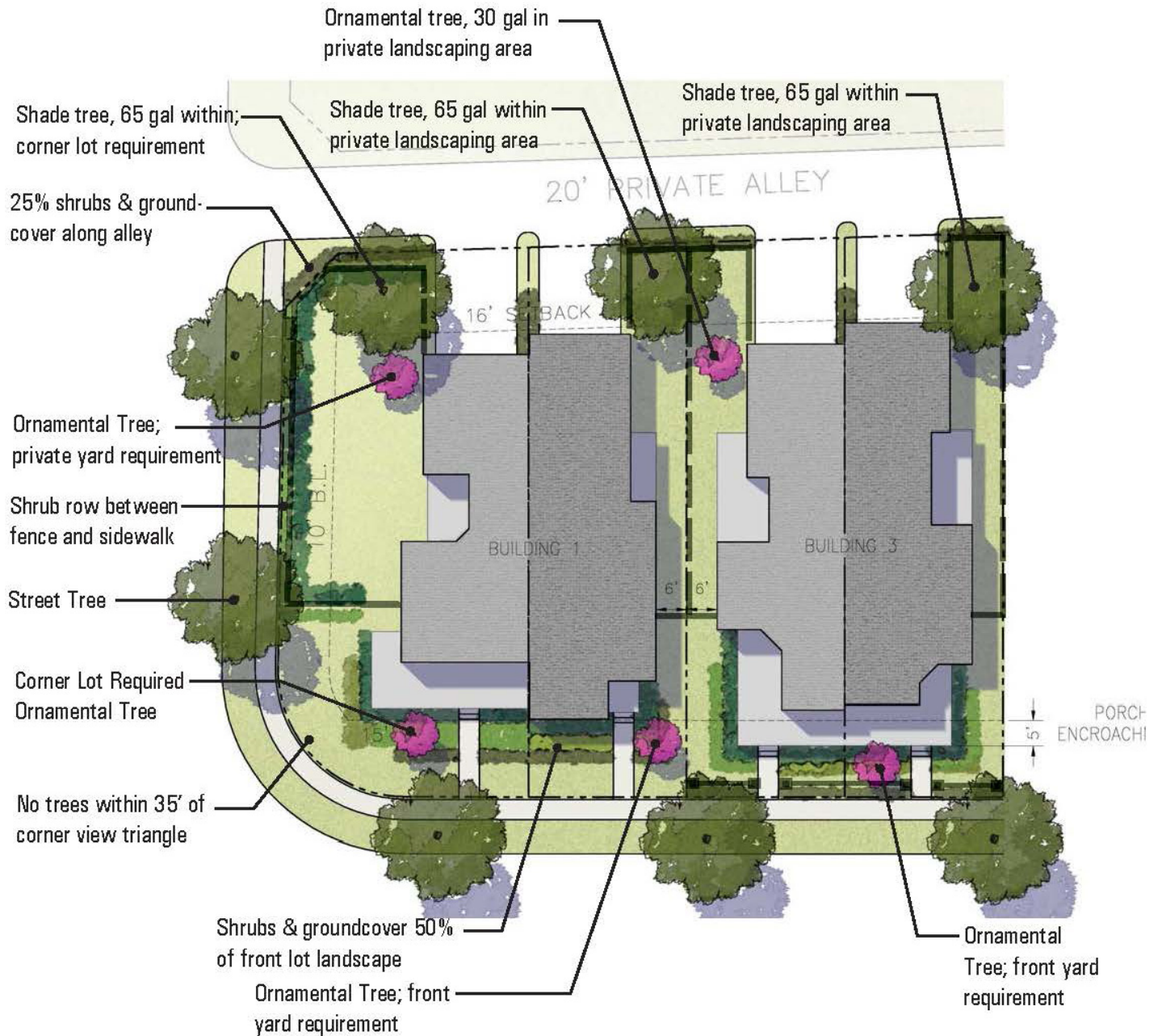
## U. Interior Lot Landscape Plan



## V. Corner Lots At Alley Ends



## W. Townhome Lot Landscape Plan



## **VI. PROCEDURES & SUBMISSIONS**

### **A. General**

The process of submitting plan, specifications and samples to the Bridgeland Architectural Review Committee (“ARC.”) is explained in this section. This process is a mechanism for insuring uniform conformance by Builders to the guidelines established to create a new town consistent with the Bridgeland Mission Statement. A clear, direct statement as to acceptability of construction plans will be made to builders who make submissions according to the standards and within the stated review time period.

### **B. Scope of This Document**

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures within Bridgeland in general, and Lakeland Heights, shall be reviewed and approved by the ARC, prior to commencement of any on-site building or construction activity. The ARC may consider any and all exterior elements of design including, but not limited to, size, massing, architectural style, colors, materials, harmony of design and other factors that, in the opinion of the ARC, affect the appearance of the improvement(s) and/or their compatibility with surrounding development.

This document specifically applies to the activities of Builders constructing new homes on lots within Lakeland Heights on which there are no existing structures. A separate yet similar document will govern subsequent activities by homeowners or builders on lots once the initial construction activities have been completed.

### **C. Procedure**

The review process begins when a Builder submits an application form with two sets of plans, drawings, specifications and other required information to the ARC for processing. Submissions shall be made to the address listed below. Application forms and information can also be obtained from that address.

Bridgeland

ATTN: Architectural Review Committee

23720 House Haul Road

Cypress, TX 77433

PH: 281-213-9600 Fax: 281-256-7341

The address listed for the ARC may change from time to time in the course of the development of Bridgeland.

#### **D. Required Submission Information**

The builder is required to submit the following information to be reviewed by the ARC.

##### **i. Architectural**

- a. Floor plans and (all) exterior elevations at a minimum of 1/8"=1'-0"
- b. Outline specifications with materials/colors list clearly referenced to location
- c. Statement of House Square Footage

##### **ii. Site**

Plot plan drawing at a minimum scale of 1"=30' including the following information

- a. Neighborhood Name, Section Number, Block Number, Lot Number
- b. Right of way, minimum setbacks & easements
- c. Actual footprint of house and garage, with dimensions of main elements from property line
- d. Driveway, patios, walls and any other flatwork, fully dimensioned
- e. Utility service locations
- f. Total area of all footprint areas of impervious cover including house and garage footprint
- g. Location, height and material of each exterior fence or wall
- h. Any proposed freestanding exterior lighting, including fixture cuts including locations, mounting heights and manufacturer's catalog photographs of proposed fixtures.
- i. Any temporary construction facilities such as trailers, storage locations, fences, temporary signs, lights, etc.
- j. Actual material samples of all exterior wall material and roofing. Complete color combinations of all exterior colors including siding, trim, gutters, downspouts, doors, windows, roof material, etc.

#### **E. Quality of Submission Content**

It is in the interest of both the Builders and the Developer that this process be a smooth and timely one. Towards that end, the approvals can be facilitated if complete and high quality documentation is provided to the ARC. When an Application is received, it is reviewed for completeness. An Application that is not complete will be returned with an explanation of the reasons for this action. A complete Application will be processed and reviewed by the ARC.

#### **F. Submission Timing**

Submissions to the ARC for approval may be made at any time. Responses will generally be made within 7 days from receipt, however there is no time restriction and lack of response shall be deemed a rejection.

#### **G. Submission Fees**

Nominal fees may be established by the Developer in the future to help defray the expenses associated with the review of improvements. The fees are adjusted from time to time and are based on the complexity of the project proposed. A list of current fees can be obtained from the Developer's office.

## **H. ARC Action On Submittals**

The approval process is intended to minimize hardship or undue delays, while facilitating the common goals of the Builders and the Developer. Every effort will be made to review and act upon applications as soon as possible after they are received.

Notice of Approval, Conditional Approval or Disapproval of each submission will be returned to the Applicant via email or fax. Construction may proceed immediately following receipt of written Final Approval.

## **I. Variances**

Variances to these Standards may be granted by the ARC. **Any variance granted will only be applicable to the specified site and conditions for which the variance was granted, only if it has been identified in the submitted plan and specifically approved by the ARC. Granting of such a variance will not modify or change any standards as they apply to other lots or conditions.**

All variances shall be exercised within one year from the date of approval, or the variance shall be null and void. Upon an application being filed 30 days prior to expiration and for good cause, the ARC may grant an extension of time not to exceed one year.

## **J. Appeals**

Every aspect of a proposal is carefully weighed and most projects are approved. If a proposed submission is not approved by the ARC, the applicant may appeal the decision to the ARC in writing within 10 days of receipt of the ARC decision. Appeal can be made by addressing a letter to the ARC stating the decision being appealed and the specific objection to the decision. The ARC then hears and rules on appeal as promptly as possible. All decisions of the ARC are final.

## **K. Final Inspection Procedures, Penalties, and Variances**

A representative of the ARC must inspect the improvements to verify that they have been constructed in conformance with the *Covenants*, the approved plans and these *Development Standards*. The *Final Inspection* represents a selected portion of these *Development Standards*; it should not be considered as a total approval of these *Development Standards*. Each builder is ultimately responsible to make sure every home is built to be in full compliance with these *Development Standards*.

### **i. Inspection Procedures and Penalties**

Each Builder is responsible for requesting a *Final Inspection* on a home once it is completed and before it closes. Anyone who fails to request a *Final Inspection* before a home closes will be subject to a \$500.00 fine.

The builder will have ten (10) working days to correct all items listed on the *Final Inspection* report. It is the builder's responsibility to request a re-inspection once the necessary corrections have been completed. If the corrections have not been completed within ten (10) working days, then all *New Construction Submittals (starts)* will be put on hold until all inspections items are completed.



If a *Final Inspection* is done before a home closes and there are any un-resolved issues still remaining after the closing and the ten (10) day grace period, those items will be submitted to the Homeowner through the HOA as a request to comply with the *New Construction Development Guidelines*.

All notices sent to Homeowners will include a suggestion that they contact the Builder to make the necessary corrections in order to be in compliance with the *New Construction Development Guidelines*.

The Homeowners will also be informed that it was the Builders responsibility to make sure that all construction requirements were met before the home closed.

## **ii. Variances**

When applying for a variance on an issue of non-compliance, the following steps must be followed:

- a.** Submit a written request per address
- b.** List all issues separately per request
- c.** Give detailed information per issue as it relates to the Construction Development Standards
- d.** Submit all written requests to:

John Stoneham

Builder Coordinator

P: 281-389-6444

F: 281-213-9638

[John.stoneham@howardhughes.com](mailto:John.stoneham@howardhughes.com)

All variance requests will be considered on a case by case basis and issues will be considered individually

## **L. Certificate of Compliance**

Following the inspection, where the improvements are found to be in conformance with the Covenants, the approved plans and these Development Standards, the ARC will issue a Certificate of Compliance stating that the improvement complies with the Covenants, the approved plans and these Development Standards. Refer to Appendix VII, F

## **M. Certificate of Non-Compliance**

Where the improvements are found to not conform, a Notice of Non-Compliance may be recorded in the Harris County Real Property Records, which may require compliance with the Covenants and these Development Standards before the property can be sold.

## **N. Remedies**

Additional remedies and enforcement rights exist under the Covenants. The ARC may file suit to obtain an injunction mandating compliance with the Covenants and the Standards. The ARC has the

further right, after proper notice to the Owner, to go onto the property where a violation exists, fix or remove the violation, and collect any costs incurred from the Owner.

**O. Changes In Review Process**

The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of Builders.

**P. Governmental Regulations.**

The Covenants and these Development Standards are not intended to permit any action prohibited by applicable laws, rules, or regulations of any governmental authority. Where these Standards contain requirements in addition to or more restrictive than applicable governmental laws or regulations, the provisions of these Standards are binding and enforceable, and prevail over the requirements of such laws or regulations unless these Standards are expressly made unenforceable by law or judicial decisions.

**Q. Job Site Procedures**

**i. Construction Fencing**

On certain Reserve areas that border on the side of a lot there will be a Developer installed construction fence. This construction fence will remain in place until the builder gives notification of at least one week prior to the installation of the final grade/fence on the home under construction, whereupon the Developer will have the construction fence removed. Any damage to the construction fence will result in a \$150.00 repair fee and any removal of the fencing will result in a \$300.00 replacement fee to be paid by the builder to *Bridgeland Development, L.P.*

Each builder is still responsible for the install of orange construction fencing along all lot sides that face common areas, lakes or vacant lots that does not have construction fencing already installed by the Developer.

**ii. Trash Containment**

All lots under construction are required to have two forms of trash receptacles (types A & B). They must be kept on site and maintained during the construction process.

- a. Type A** – refers to a trash bin that will be used to contain trash material that will most likely be wind blown from the construction of the home. This material includes but is not limited to shingles, insulation, a/c ducts, and mortar bags. Material such as interior trim and tile will also be placed in this trash bin. The trash bin will have three sides that will be made of heavy gauge wire panel or solid wood material. Orange safety fence will not be accepted unless it is used in conjunction with another material, such as the heavy gauge wire, that will contain the trash in the bin. The dimensions for the trash bin will be 8' to 10' long for each panel and a height of 4' to 6' for each panel.

Heavy material such as lumber and brick should be placed in a single pile on the lot under construction. Any additional small debris left over after trash pick-up should be placed in a trash bin. No random material should be left out around the house.



- b. Type B** – refers to a trash bin that will be used to contain trash from labor and trade personnel working on the job site (plates, cans, food trash, ect...). This trash bin will be a fifty-gallon plastic drum or similar product that functions in the same capacity. Daily clean up food trash is required in order to reduce the amount of trash that is blown into the streets and neighborhood.

Each builder is responsible for enforcing the daily clean up of food trash and making sure that all construction trash around the house is contained.

**iii. Silt/Mud in Street**

Each builder is responsible for insuring that every lot under construction has a silt fence installed and maintained along with keeping the street clean by removing any silt or mud that develops. Each builder is also responsible for repairing any silt fence that is damaged on an adjacent lot during construction. This also included the removal of any dirt or mud that accumulates in the street from access to a home under construction via an adjacent lot.

**iv. Damage to common areas and or cul-de-sac island**

The builder is responsible for any damages incurred on the common areas and or cul-de-sacs sustained by their subcontractors or delivery trucks. This includes but is not limited to ruts, planting damage, and or irrigation damage. The builder will either be asked to replace or repair the damaged material or be billed for any damages.

**R. Lot Mowing**

Each builder is responsible for ensuring that the lots they own are mowed on a monthly basis.

## VII. APPENDIX

### Exhibit A - STREET TREE DIAGRAM



## Bridgeland Final Inspection Checklist (Lakeland Heights)

Email request to: [john.stoneham@howardhughes.com](mailto:john.stoneham@howardhughes.com)

**Date:** \_\_\_\_\_ **Contact Name:** \_\_\_\_\_ **Contact Number:** \_\_\_\_\_  
**Builder:** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Legal:** \_\_\_\_\_

Item	Approved	Rejected	Notes
Roof pipes, vents, louvers, flashing and utility equipment have been painted to match the surface from which they project.			
Mechanical/utility equipment and any service areas are screened from public view & located correctly.			
Chimney is constructed correctly & cap is installed.			
Fencing is constructed/located correctly on front lots, (when required).			
Fencing is constructed/located correctly on corner lots, (when required).			
Alley/Side Lot fencing is constructed/located correctly.			
Correct street tree is installed (type, size, & location).			
Correct Front Lot Landscaping installed.			
Correct Corner Lot Landscaping installed.			
Correct Alley Landscaping installed.			
Correct Private Landscaping installed.			
(If required, lot meets Terminating View requirement)			
Step/Porch layout is correct.			
Brick outlining private walk.			
Private walk width correct.			
Public walk width correct.			
Alley Driveways are installed correctly.			
House meets all architectural requirements per plan.			

**Inspection Date:** \_\_\_\_\_

**Results sent to Builder on:** \_\_\_\_\_

Items must be corrected by Builder within 10 days of notice. Please submit checklist for re-inspection once items have been corrected. This Final Inspection represents a selected portion of the Development Standards, as listed above; it should not be considered as a total approval of the Development Standards. Each builder is ultimately responsible to make sure every home is in full compliance with the Development Standards.



### **SFU STRUCTURED WIRING REQUIREMENTS FOR U-VERSE**

The Builder agrees to provide Structured Wiring ("SW") within each Home of a U-verse Subdivision based on the following definitions and in accordance with the following specifications:

- I. HOME MAIN DISTRIBUTION FACILITIES ("HMD Facilities"):** HMD Facilities include Underwriters Laboratories (UL) Listed CAT-5e Universal Twisted Pair (UTP) 4-pair cables and Tri or Quad-Shield RG-6 coax cables, and are used to provide Voice, Internet Access and Video services into the Home. HMD Facilities are placed between the AT&T demarcation point, usually located on the exterior of the Home, and the Central Wiring Panel (CWP) usually located inside the Home. Depending on the type of facilities AT&T uses to serve the Home, the AT&T demarcation point will be referred to as either the fiber-fed Optical Network Terminal (ONT), or the copper-fed Network Interface Device (NID). All SW served Homes must be equipped with the following HMD Facilities:
  - A.** Two UL Listed CAT-5e UTP 4-pair homerun cables between the NID or ONT usually located on the exterior of the home, and the CWP usually located inside the home.
  - B.** One Tri or Quad-Shield RG-6 homerun cable between the NID or ONT usually located on the exterior of the home, and the CWP usually located inside the home.

**In addition, fiber-fed Homes will be equipped with a fiber-fed ONT and will require an AC Power Feed. See Section II, paragraph C – AC Power Feed for information about the AC power feed required to power the ONT.**

**II. HOME INSIDE WIRE (“HI Wire”):** The HI Wire is placed between the CWP and the Voice, Internet Access, and Video outlets within the Home. All SW served Homes must be equipped with the following HI Wire facilities:

**A. Voice/Internet access Outlets within the Home:**

Minimum of Two Voice/Internet access outlets

All Voice/Internet access outlets must be wired and equipped per bullets 1 – 3 below:

- 1) A minimum of One, and recommendation of Two UL Listed CAT-5e UTP 4-pair homerun cables between the CWP and each Voice/Internet access outlet.
- 2) Outlets should include ports for RJ11 & RJ45
- 3) Outlets should be within 3' of a Standard, Duplex 110V AC Non-switched, Grounded outlet

**B. Video Outlets within the Home:**

Minimum of Two (2) Video Outlets per Home

All Video Outlets must be wired and equipped per bullets 1 – 4 below:

- 1) One UL Listed CAT-5e UTP 4-pair homerun cable between the CWP and each Video Outlet
- 2) One Tri or Quad-Shield RG-6 homerun cable between the CWP and each Video Outlet
- 3) Outlets should include ports for RJ45 & F-Connector
- 4) Outlets should be within 3' of a Standard, Duplex 110 AC Non-switched, Grounded outlet

**C. AC Power Feed:**

Fiber-fed Homes will be equipped with a fiber-fed ONT and will require an AC Power Feed used to power the ONT from an Uninterruptable Power Supply (UPS) that AT&T will mount in a controlled environment (32° – 113° F) inside the Home, and within a maximum distance of 100' from the ONT.

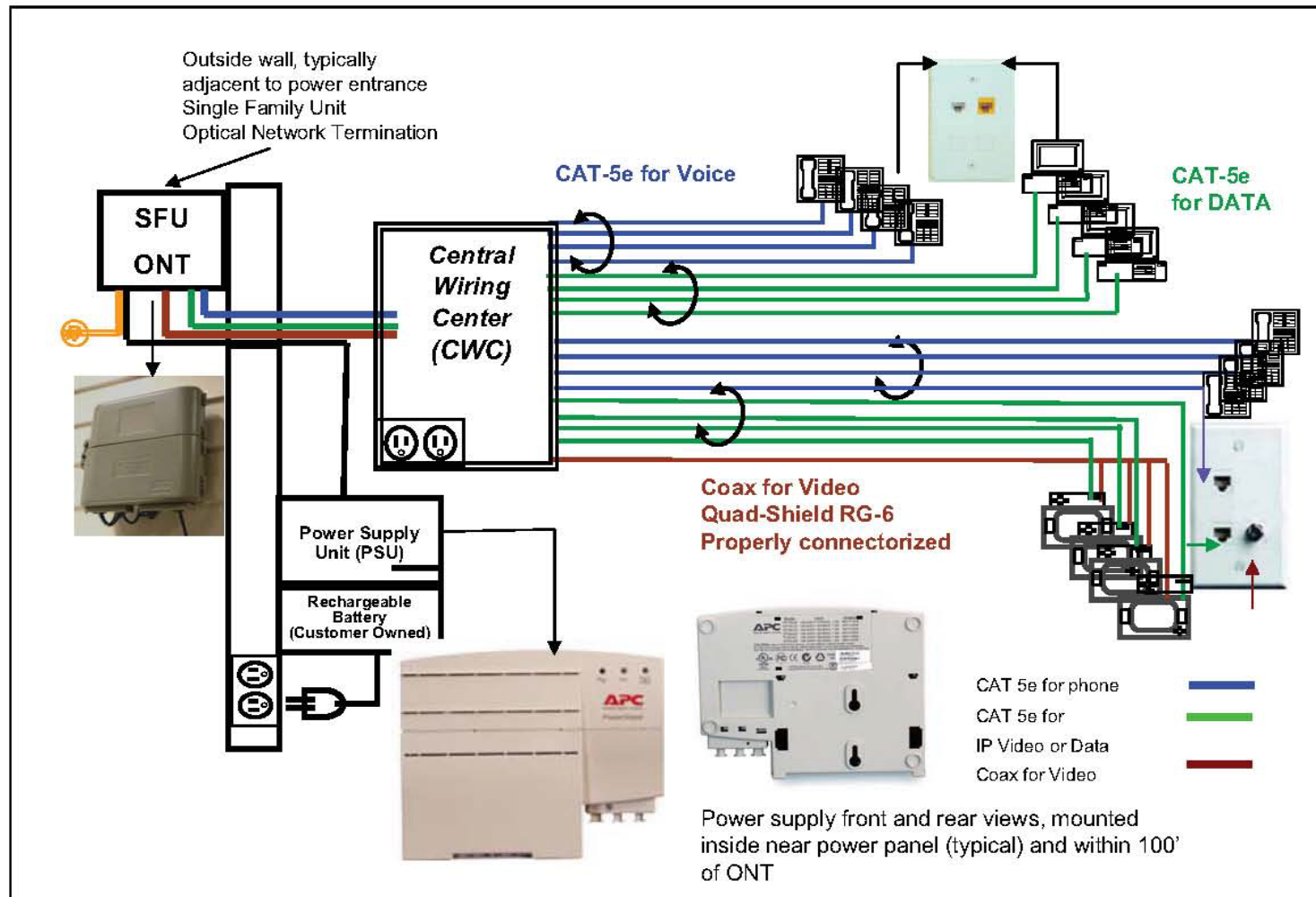
The Builder agrees to provide the following in each fiber-fed Home:

- 1) One UL Listed 16 gauge stranded copper 1-pair cable should be installed during construction, between the ONT and a builder selected Standard, Duplex 110V AC Non-switched, Grounded outlet in a controlled environment and within a maximum distance of 100' from the ONT.

## **MDU STRUCTURED WIRING REQUIREMENTS FOR U-VERSE**

1. **New Construction:** The wiring installed by the Builder within each residential Unit shall be installed in a star configuration from the central wiring panel to each communications outlet. The following are the Builder Wiring Requirements within each Unit:
  - i. One (1) 4-pair CAT 5e cable should be placed between each Voice/data jack and the central wiring panel; and
  - ii. One (1) tri-shield RG6 cable or one 4-pair CAT 5e cable should be placed between each video jack and the central wiring panel.

# Typical Structured Wiring Schematic

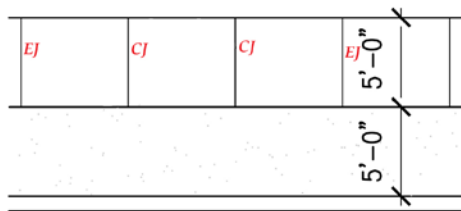




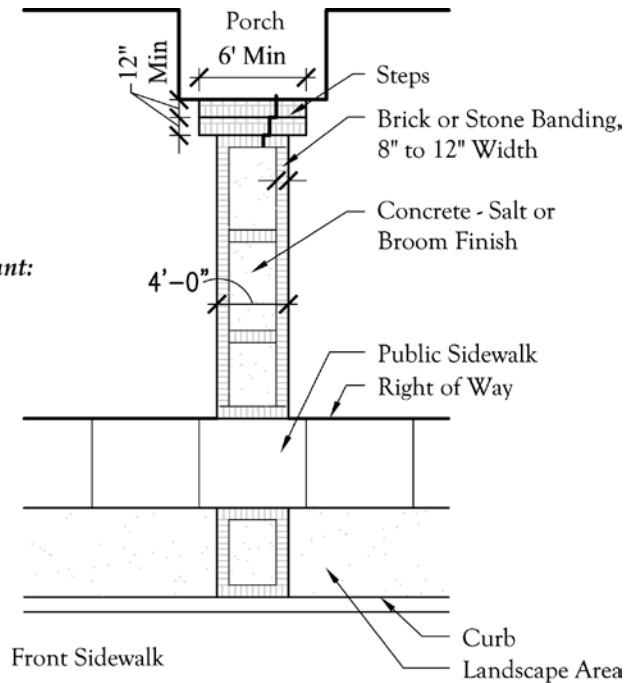
## Exhibit D – Required public sidewalk design for Sections 4, 5 and 9

### Notes:

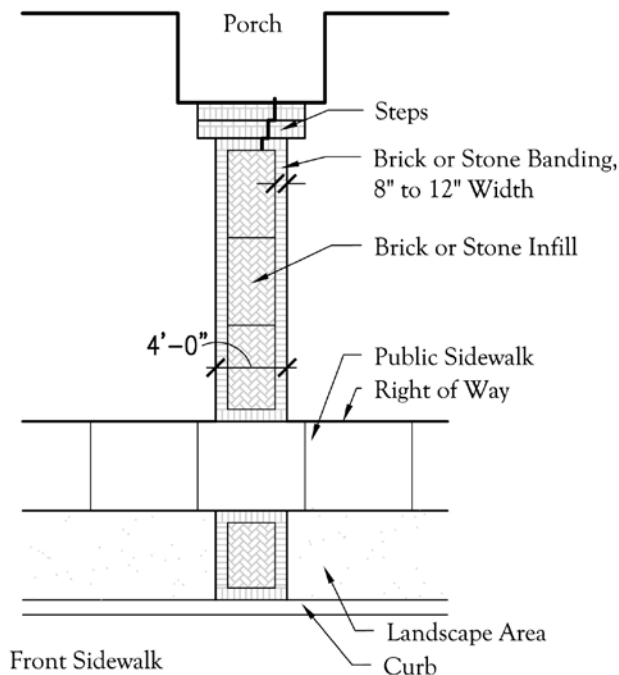
1. Locate expansion joints at 15'-0" o.c.
2. Locate control joints at 5'-0" o.c.
3. Expansion joints are 1X4 redwood with a caulk sealant:  
Sikaflex 2c SL (color)-Limestone;  
Builders Products (713) 686-8203
4. Sidewalk is medium broom finish, no picture frame



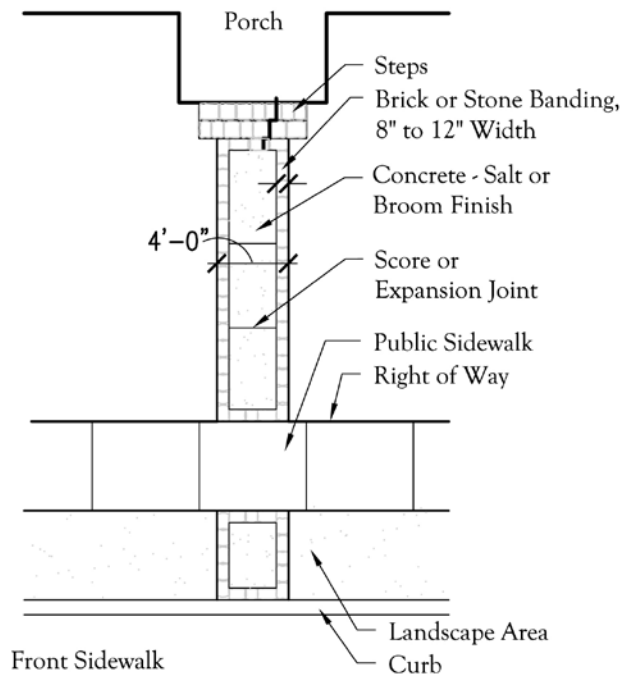
Public Sidewalk



Front Sidewalk

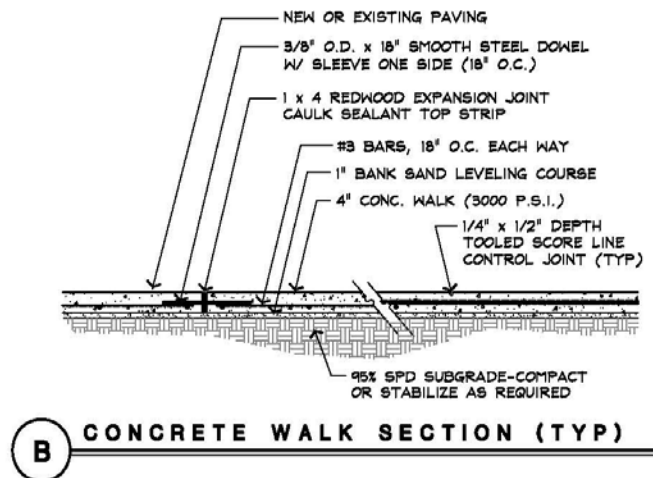
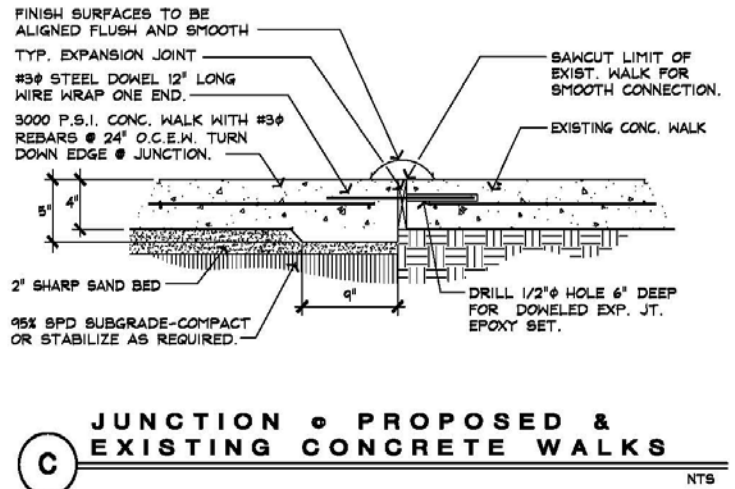
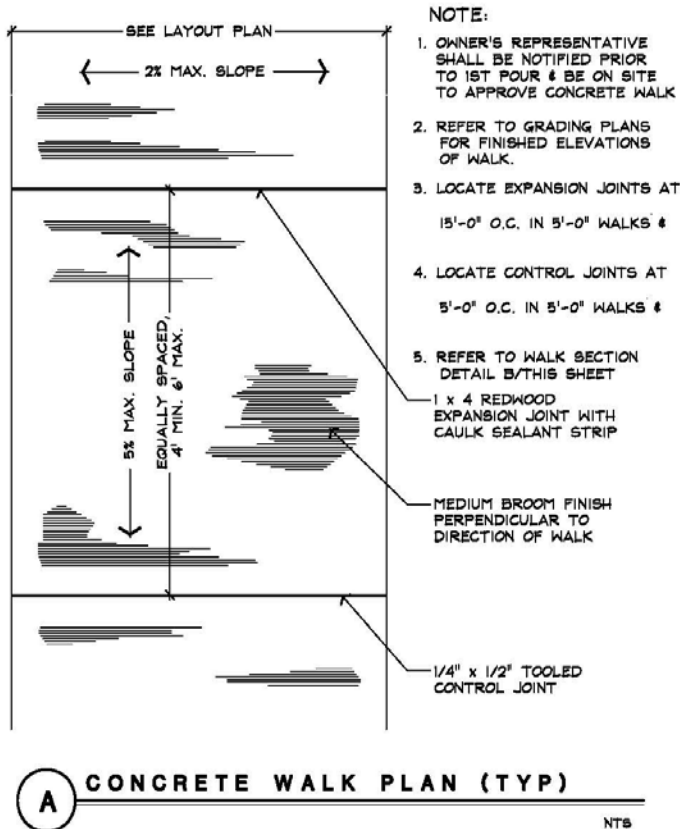


Front Sidewalk



Front Sidewalk

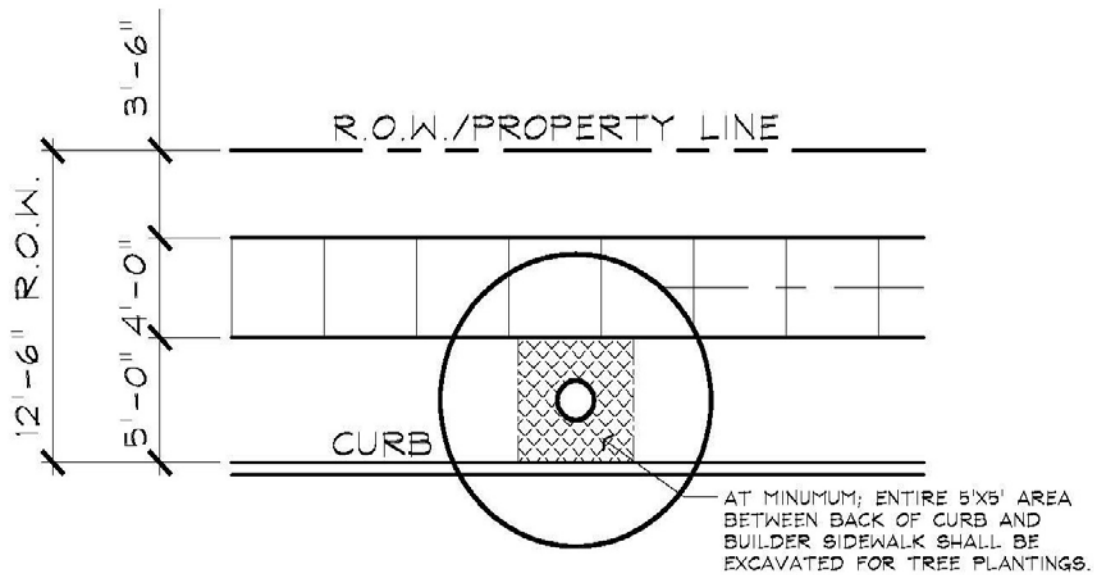
## Exhibit D – Continued.



## BRIDGELAND

### CONCRETE SIDEWALK DETAILS

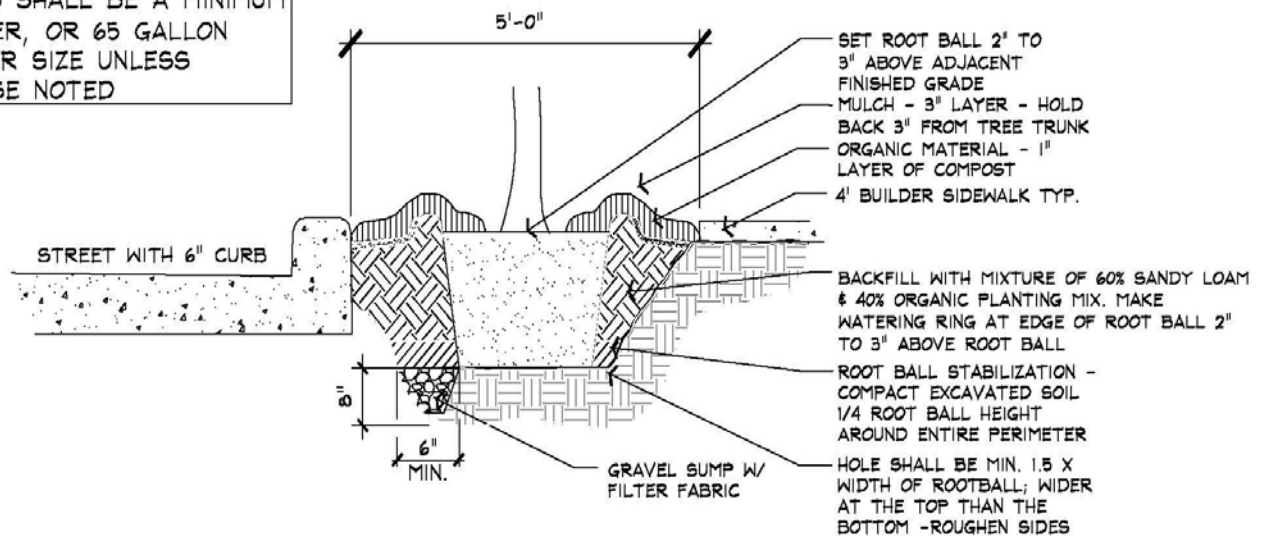
## Exhibit E – Street Tree Planting Detail



### TYP. CONDITION TO MEET BUILDER WALK

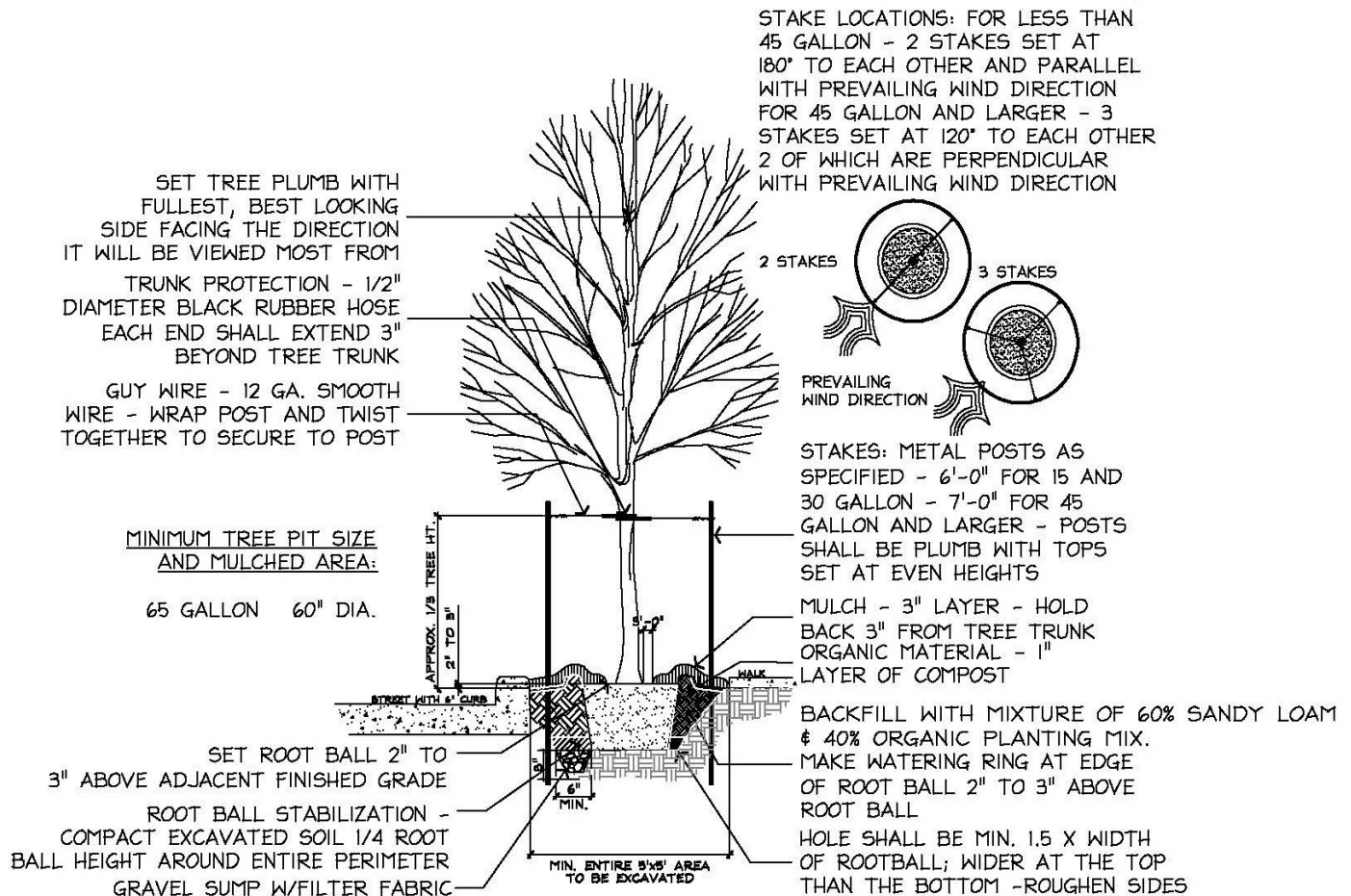
#### NOTE:

STREET TREES PROVIDED BY BUILDERS SHALL BE A MINIMUM 3" CALIPER, OR 65 GALLON CONTAINER SIZE UNLESS OTHERWISE NOTED



### TREE PIT PREPARATION DETAIL

## Exhibit E – Street Tree Planting Detail –Continued



## BI-STAKING DETAIL



## ARCHITECTURAL REVIEW COMMITTEE

23720 House Haul Rd

Cypress, TX 77433

P: (281)-213-1102

F: (281)-256-7341

### NEW CONSTRUCTION SUBMITTAL FORM

This form must be completed in its entirety.

Date Submitted: \_\_\_\_\_

#### SUBMITTED BY:

Builder: \_\_\_\_\_ Contact: \_\_\_\_\_ E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

#### PLOT PLAN INFORMATION:

Address: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Plan Number: \_\_\_\_\_ Elevation: \_\_\_\_\_ Base Total Living Square Footage: \_\_\_\_\_

Total Living Square Footage with Plan Options: \_\_\_\_\_

Stories: \_\_\_\_\_ Half Story: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_ Half Baths: \_\_\_\_\_

Garage: Attached \_\_\_\_\_ Detached \_\_\_\_\_ # of cars \_\_\_\_\_

Brick: Manufacture \_\_\_\_\_ Color \_\_\_\_\_ Stone: Manufacture \_\_\_\_\_ Color \_\_\_\_\_

Paint: Manufacture \_\_\_\_\_ Color \_\_\_\_\_ Roof: Manufacture \_\_\_\_\_ Color \_\_\_\_\_

#### START INFORMATION:

Start Type: Buyer \_\_\_\_\_ Spec \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Please be advised that this letter reflects only the opinion of the ARC with regard to review of the plan for compliance with the Declaration of Covenants, Conditions and Restrictions and the Development Standards for Lakeland Village, Bridgeland. The opinion does not imply that the plans are functionally or mechanically sound. All builders remain responsible for construction of any residence to be in full compliance with the Declaration of Covenants, Conditions and Restrictions and the Development Standards for Lakeland Village, Bridgeland and any local, state or national building codes or requirements that may be applicable. The builder is also responsible for insuring that adjacent homes do not have identical brick or exterior colors.

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

#### Developer's Comments:

\_\_\_\_\_  
\_\_\_\_\_

Approval Signature \_\_\_\_\_

Date \_\_\_\_\_



## ARCHITECTURAL REVIEW COMMITTEE

23720 House Hahl Road Cypress, Texas 77433 P: (281)-213-1102 F: (281)-256-7341

### NEW PLAN SUBMITTAL FORM

Date Submitted: \_\_\_\_\_

#### SUBMITTED BY:

Builder: \_\_\_\_\_ Contact: \_\_\_\_\_ E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

#### PLAN INFORMATION:

Plan Number: \_\_\_\_\_

Base Living Square Footage: \_\_\_\_\_

Elevation(s)	Total Living Square Footage (including any options)

Stories: \_\_\_\_\_ Half Story: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_ Half Baths: \_\_\_\_\_

Garage: Attached \_\_\_\_\_ Detached \_\_\_\_\_ # of cars \_\_\_\_\_

#### COMMUNITY / SECTION(S) IN WHICH PLAN WILL BE BUILT:

\*Bridgeland will be composed of four residential Villages. Each Village is composed of a series of Communities. Each Community is composed of a series of Neighborhoods (sections).

Community \_\_\_\_\_ Section \_\_\_\_\_ Lot Width \_\_\_\_\_

Please be advised that this letter reflects only the opinion of the ARC with regard to review of the plan for compliance with the Declaration of Covenants, Conditions and Restrictions, and the Development Standards for Bridgeland. The opinion does not imply that the plans are functionally or mechanically sound. All builders remain responsible for construction of any residence in full compliance with the Declaration of Covenants, Conditions and Restrictions and Development Standards for Bridgeland and any local, state or national building codes or requirements that may be applicable.

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

#### Developer's Comments:

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Approval Signature \_\_\_\_\_

Date \_\_\_\_\_