



ARIA ISLE

AT EAST SHORE

SUPPLEMENTAL DESIGN GUIDELINES

April 12, 2024



IMPORTANT NOTE
(For effectively using this Table of Contents)

With an intent for ease of cross referencing, between the East Shore Design Standards and the specific requirements stated in these (Aria Isle) Supplemental Design Guidelines, the applicable Parts (e.g., “I. GENERAL INFORMATION”) and Sections (e.g., “1.2 Interpretation”), where possible, are numbered and named the same in both documents.

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I. GENERAL INFORMATION

1.1 Background and Purpose of Supplemental Guidelines

These Supplemental Design Guidelines for the community known as The Woodlands Village of Grogan's Mill, Lake Woodlands East Shore, Section 16 ("Aria Isle") are contemplated in and are promulgated pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements for East Shore (the "Declaration"). The Declaration applies to all lots in East Shore and provides for standards of architecture, maintenance, use, and conduct in order to preserve and enhance the overall community. "Article V" of the Declaration requires review and written approval of plans and specifications for all proposed construction, landscaping, and modifications on the lots in East Shore prior to commencing any such activity, except as otherwise provided in that Article.

The Woodlands Land Development Company, L.P. ("Founder"), as the developer of Aria Isle, has established these Supplemental Design Guidelines, along with the East Shore Design Standards, to facilitate the review process by providing direction to Owners and their contractors in planning, design, and construction of, and modifications to, residences, landscaping, and related improvements on lots in Aria Isle. These Supplemental Design Guidelines, along with the East Shore Design Standards, are intended to facilitate the review process, but are not the sole basis for decisions on architectural matters. Compliance with these Supplemental Design Guidelines, and the East Shore Design Standards, does not guarantee approval.

1.2 Interpretation

- A.** These Supplemental Design Guidelines shall be employed in conjunction with the Declaration and the East Shore Design Standards; provided, the mere fact that the terms of the East Shore Design Standards or these Supplemental Design Guidelines, may be more restrictive than the terms of the Declaration; the most restrictive provision shall control and prevail.
- B.** Aria Isle also is subject to Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands Community Association ("WCA Covenants"), the East Shore covenants and the Aria Isle covenants.
- C.** If there is a conflict between the terms of the WCA Covenants and the terms of these Supplemental Design Guidelines, the terms of the Declaration and the East Shore Design Standards shall control and prevail; provided, the mere fact that the terms of the Declaration or the Standards, or vice versa, shall not be construed as an expressed conflict and, in such case, the most restrictive provision shall control and prevail.

1.3 Review Authority

- A.** Pursuant to the Declaration, architectural control and design review is handled by either (i) Founder or its designee, or (ii) the East Shore Design Committee (the "ESDC") appointed by the board of directors of Aria Isle at East Shore Homeowners Association, Inc. (the "Association"). Founder has exclusive authority over architectural review within

Aria Isle until all lots planned for Aria Isle have been conveyed to persons other than builders and are improved with completed residences. Founder may delegate authority over certain aspects of design review, and Founder, the ESDC, or any other person or committee to whom Founder has delegated authority may use architects, engineers, or other professionals to assist in such review. The term “Reviewer,” as used in the Declaration, the East Shore Design Standards and these Supplemental Design Guidelines, refers to the entity responsible for review of a particular matter at any given time.

- B.** Each Owner is required to comply with the process established by Founder for the submittal, review, and approval of building plans and specifications and landscape plans and specifications (“Plans and Specifications”). Each Owner and each Owner’s building team should become familiar with these Supplemental Design Guidelines and the East Shore Design Standards, which have been established to provide Owners and their architects, designers, and builder and any subcontractor specifications, and drawings for the construction of residences and related improvements on lots. Owners, their designer(s) and builder(s) are encouraged to consult the Reviewer with questions regarding the application of these Supplemental Design Guidelines and the East Shore Design Standards prior to the initiation of any design work.
- C.** Architectural review under the Declaration, the East Shore Design Standards and these Supplemental Design Guidelines shall be in addition to, and not in lieu of, review and written approval required by any and all appropriate entities with applicable jurisdiction.

1.4 Other Requirements – Building Code

- A.** All homes must be designed to the most currently adopted edition of the International Residential Code published by the International Code Council and adopted by the Plan Review Committees. A copy of the Building Code is available for review at The Woodlands Township.
- B.** All homes, once completed, will conform with the provisions set forth in Chapter 11 of the International Residential Code (Energy Efficiency), as adopted and amended by the City of Houston.
- C.** Please note that, under the Standards, all homes/dwellings containing more than ten thousand (10,000) square feet of Living Area must include an automatic fire sprinkler system constructed and installed in compliance with NFPA Standard 13-R as amended or re-codified from time to time.
- D.** All fencing must be constructed to meet minimum Code requirements for pool and spa barrier fencing.

1.5 Future Amendments

Founder may amend the East Shore Design Standards and/or these Supplemental Design Guidelines as long as it has reviewing authority under the Declaration. Thereafter, the ESDC may amend them, with the consent of the association's board of directors. Amendments shall not

apply retroactively so as to require modification or removal of work already approved and completed. It is the responsibility of the Owners to ensure that they have the most current edition of the East Shore Design Standards and these Supplemental Design Guidelines.

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II. DESIGN AND CONSTRUCTION REVIEW PROCESS / INSPECTIONS

2.1 Design Review Procedure – General Information

- A.** The Owner and the Owner's building team should familiarize themselves with the East Shore Design Committee, East Shore Design Standards, The Woodlands Community Association Standards and these Supplemental Design Guidelines. The design of each home must be approved in writing by the ESDC and a building permit obtained from the ESDC before construction of the residence can begin. No activities on the lot may commence prior to purchase of the lot without written approval of the ESDC. No clearing related to soil borings may commence prior to purchase of the lot.
- B.** Application for plan approval, with complete documentation, must be submitted a minimum of one (1) week prior to the meeting (before 4 p.m. on the Tuesday prior to the meeting) to the office of the ESDC Design Administrator. Preliminary designs must be submitted within this time frame to both the Reviewer and the ESDC Design Administrator. Applications received after the deadline or incomplete submittals, or submissions requiring revisions may be deferred until the next scheduled meeting.
- C.** The ESDC meets on a regular basis throughout the year. Contact the ESDC Design Administrator for a proposed meeting schedule.
- D.** A non-refundable fee, for design review and inspection by the ESDC, is required as part of the Preliminary design submission. Contact the ESDC Design Administrator for a fee schedule.
- E.** The Preliminary Design submittal should include a Tree Preservation Plan, on lots with existing tree, that identifies the larger existing specimens that are to remain.
- F.** One (1) electronic copy must be sent by email to the ESDC Design Administrator's office. (All electronic copies must be sent in PDF format.)

2.2 Application for Architect/Designer Approval

All homes must be designed by an Architect registered in the State of Texas, or by a Certified Professional Building Designer (CPBD) member of the American Institute of Building Design (AIBD), who is approved in advance by the ESDC. The appropriate seal and signature must appear on all plans.

2.3 Final Design

- A.** The Final Design submission (which shall all be in electronic PDF file format) should incorporate all of the comments from previous reviews. It must clearly depict all proposed improvements and shall consist of complete construction documents including, but not limited to:

- Foundation Plan (with Engineer's seal)
- Site Plan
- Floor Plans
- Roof Plan
- Framing Plan (with Architect/Designer/Engineer's seal)
- Exterior Elevations indicating exterior materials
- Landscape Plan (can be delayed until construction of driveway)
- Clearing Plan depicting proposed "Construction Activity Zone"
- Exterior Lighting Plan
- Pool & Deck Plan (if applicable)
- Dock Plan (if applicable)

- B.** The Final Landscape Plan is required at the Final Design approval.
- C.** One (1) electronic copy of the plans (in PDF format) must be submitted to the ESDC Design Administrator.
- D.** Final Construction Approval by the ESDC shall be valid for a maximum of one hundred eighty (180) days from the date of written approval. If work has not started or a continuance received by the lot Owner within the above time period, the approval will then automatically expire. A re-application and re-approval, subject to any new regulations, will then be necessary to begin construction.

2.4 Construction Review Procedure

A. Pre-Approval of Builder/Contractor

Pre-Approval of all Builders/Contractors is required to build in Aria Isle.

B. Building Permit

A construction deposit will be required, payable to the ESDC. A list of current deposit requirements can be obtained from the ESDC.

C. Pre-Construction Conference

Prior to beginning construction, the Builder must meet with the ESDC Design Administrator or another representative of the ESDC to review the Construction Rules within Aria Isle. Builders need attend only one (1) Orientation regardless of the number of projects they have at Aria Isle.

D. Pre-Clearing Site Inspection by ESDC

The Builder shall request the ESDC to make a site inspection prior to lot clearing and commencement of construction, no later than twenty-four (24) hours prior to the

requested inspection day. The Builder shall clearly stake the building footprint, Building and Development Zone Setback lines, drive, patio, walks and if applicable, pool location, and delineate with a continuous ribbon the limits of the area to be cleared. The purpose of the site inspection is to approve the clearing, which delineates the Construction Activity Zone and any vegetation to be saved within this Zone, ensure compliance with the approved plans, and to prevent any unnecessary damage to specimen trees and other unique site features. If approved, authorization to proceed with clearing and construction will be issued immediately after the inspection.

E. Pre-Concrete Inspection by ESDC

The Builder shall request the ESDC to make a site inspection prior to pouring concrete, no later than twenty-four (24) hours prior to the requested inspection day.

F. Final Construction Approval by ESDC

- (1)** After all construction, including landscape is complete, and upon receipt of the Final Survey, a copy of the Final Inspection by a Qualified Inspector, a completed Compliance Letter from the Builder (see Forms), stating that the structure was built according to the Code, standards and approved plans, and a completed application for Final Construction Approval, a representative of the ESDC will inspect the residence or other improvements for Final Approval. Request for inspection shall be made at least one (1) week prior to the scheduled closing date.
- (2)** If all the improvements comply with these Improvement Standards, the ESDC will give Final Construction Approval to the Applicant, constituting a final release of improvements by the ESDC, and accompanied by the remaining balance of the Construction Deposit.
- (3)** If the ESDC fails to issue Final Construction Approval and also fails to issue a Notice of Non-Compliance to the Builder within sixty (60) days of receipt of the Builder's written notice of completion with required final submission documents, the completed improvements shall be deemed to be approved by the ESDC. The remaining balance of the Construction Deposit shall be returned.

2.5 Applications/Resubmittals

Applications must be received at least one (1) week in advance of a scheduled meeting in order to be placed on the agenda. Each application for plan approval must include the following items: (Missing and/or incorrect information may delay review of the application).

A. Application Form

A completed application must be submitted for each improvement project.

B. Construction Plans

- (1)** Construction plans must be submitted, in electronic PDF format, for each improvement project.
- (2)** Sealed Plans are required if the project includes:

Construction or structural remodeling of a home, a garage, or a detached structure containing Living Area or Construction of an addition or attachment to a home, a garage or a detached structure containing Living Area of the addition or attachment, has a roof area greater than one hundred twenty (120) square feet, contains Living Area or has a floor area elevated more than thirty (30") inches above filled grade. Slab elevation must be verified with lot grading plan.

2.6 Fees / Construction Deposit / Fines

A. Fees

- (1)** All Projects require a design review and inspections by the ESDC. A list of current review fees can be found in Exhibit "D" within these Supplemental Design Guidelines. Each additional inspection required, due to non-compliance, shall be in the same amount as the initial inspection fee, per occurrence.

(See Exhibit "D" for the Fee Schedule.)

- (2)** In some cases, additional inspections must be performed by a Qualified Inspector. The fees charged by these third-party inspectors shall be paid to the Qualified Inspector(s) solely by the Owner, as they complete their work.

B. Construction Deposit

The Construction Deposit shall be fifteen thousand (\$15,000) dollars.

C. Fines

- (1)** Fines will start at one thousand (\$1,000) dollars per incident. Subsequent Fines shall be in the amount of the previous Fine, plus one thousand (\$1,000) dollars, and continue on all incidents going forward. For example:

- 1st Fine \$1,000
- 2nd Fine \$2,000
- 3rd Fine \$3,000

- (2)** Initially, all Fines will be deducted from the Owner's Construction Deposit until it is no longer available, and then the Owner will require remittance of payment per occurrence.

2.7 Variances

- A.** Variances to these Standards may be granted by, and at the sole discretion of, the ESDC when it can be demonstrated that, because of disability or other factors, strict compliance would create an undue hardship by depriving the owner of the reasonable utilization of the site or where unusual circumstances or characteristics which affect the site make strict compliance impractical. No variance will be granted unless the general purpose and intent of the Covenants and Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted and will not modify or change any standards as they apply to other sites or conditions.
- B.** Variance Request: A Design Variance Request must be submitted for approval of each variance to the Standards and/or these Supplemental Guidelines, which is requested by the Applicant. (See Forms)

2.8 Complete Work

Purchaser covenants and agrees (i) to begin the plan approval process within one (1) year from the date of Closing, and (ii) to pour the foundation of a residential dwelling on the Property ("Construction Commencement") within two (2) years from the date of Closing, and to complete construction of the residential dwelling within eighteen (18) months after Construction Commencement. These periods may be extended for any delays caused by civil commotion; war or sabotage; hurricane, flooding or other acts of God; or governmental or judicial order provided Purchaser gives notice in writing to Seller within two (2) business days of the commencement of such delay setting forth in reasonable detail the cause of such delay, but neither of these periods may be extended more than ninety (90) days by such delay.

2.9 Inspections

A. Purpose of Inspections

The Covenants give the ESDC the right to make inspections to determine that the work is carried out in accordance with the approved plans and these Standards. Such inspections are for the sole and exclusive benefit of the ESDC and no other person or entity is entitled to rely on the ESDC inspections as any evidence of the safety of the improvements or their compliance with applicable laws, regulations or these Standards.

B. Qualified Inspector

A Qualified Inspector is a third-party licensed architect or registered engineer with dominant practice in structural engineering or building inspector certified by the International Conference of Building Officials or the Southern Building Code Congress International. Third-Party means a person other than the Founder, a person who performed all or a portion of the work, an owner, employee, officer, or director of any entity, which performed all, or a portion of the work or a member of their immediate families. A list of approved Qualified Inspectors for East Shore can be obtained from the

office of the ESDC Design Administrator. The name of the Qualified Inspector selected by the Builder should be identified on the Building Permit Application.

C. Qualified Inspector Required

A Qualified Inspector must complete periodic inspections of improvements if the plans include:

- (1) The construction of a dwelling, a garage, or a detached structure containing Living Area or the construction of any addition or attachment to a dwelling, garage or detached structure containing Living Area;
- (2) The construction of a structure with a roof area exceeding one hundred twenty (120) square feet (measured as the area within the exterior walls at roof plate elevation).
- (3) The construction of a swimming pool or a swimming pool security barrier;
- (4) Remodeling or alteration to any structure if the work includes structural changes or work on electrical or plumbing facilities (including fuel supply systems).
- (5) The type, number, and timing for inspections varies, depending upon the type of improvement being constructed.

D. Homeowner Agreement to Allow Access for Inspection(s)

At the time of Final Design Submission, Owner must submit a signed agreement to allow the ESDC and/or its designee access to the property to conduct the applicable required inspections.

E. Certificate of Compliance

Upon completion of final construction and landscaping, once the Owner receives an approved ESDC Final Compliance Inspection, the Owner shall receive a Certificate of Compliance.

2.10 Limitation of Liability - General

- A. The East Shore Design Committee, the Aria Isle at East Shore Architectural Control Committee (the "ACC"), the Reviewer, and Ken Anderson & Associates, shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with the Codes and other governmental requirements. The ACC does not review or approve elements relating to the acceptability, sufficiency and/or safety of structural, mechanical, and electrical**

systems in the improvements.

- B.** It is the sole responsibility of the Builder to ensure that the proposed improvement is structurally, mechanically, and otherwise safe and is designed and constructed in compliance with the Covenants, the Standards, these Supplemental Design Guidelines, applicable governmental regulations, codes adopted by the ACC, and sound practices.
- C.** Neither the Founder, The Aria Isle at East Shore Homeowners Association, Inc., the ACC, the Reviewer, Ken Anderson & Associates, nor any officer, director, employee, agent, or member thereof shall be liable for damages or otherwise because of the approval or non-approval of any improvement or because of any act or omission in connection with the construction of improvements on any lot. Each applicant for plan approval must execute a release of all such liability in a form acceptable to the ESDC.

2.11 Limitation of Liability - Damage and Repair

A. Emergency Repairs

Emergency repairs, which are required to prevent property loss or damage or bodily, may be made without prior: application to, and review and inspection by, the ESDC. If emergency repairs are intended to be permanently left in place, the Owner must submit application to the ESDC for each emergency repair, within thirty (30) days of the emergency repair's initial implementation. Only ESDC-approved permanent emergency repair(s) shall remain. All unapproved permanent emergency repairs must be removed by the Owner, at the Owner's sole expense, on or before the date as solely determined by the ESDC.

B. Permanent Repair

Before permanent repair or restoration work is begun, but in no event no more than fifteen (15) days following the date of casualty damage, the Builder must obtain an inspection of the damaged structure by a Qualified Inspector to determine the need for or extent of repair work required. If the inspection determines that no structural (studs, joists or rafters) repair or replacement is necessary, then no application, approval or further inspection is necessary so long as the structure is rebuilt according to the original ESDC approved plans and with materials and colors matching those existing before the casualty damage.

2.12 Limitation of Liability - Demolition

A. Notice

Notice of demolition activities must be provided to the ESDC at least seventy-two (72) hours prior to the commencement of these activities.

B. Fencing

- (1) Construction fencing must be installed around trees in the area of the demolition and access route if tractors or other machinery are to be used in the work. Access to site must be through Owner's property. Access through Easements and properties adjacent to the Owner's property is not permitted.
- (2) Perimeter fencing must be installed around the site.

C. Completion

Demolition work must be completed within ten (10) days from commencement.

D. Approval

Application, approval, fees, and permit is required for and prior to any demolition and shall be carried out in compliance with these Standards.

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III. SITE AND LANDSCAPE GUIDELINES

3.1 Site Analysis

- A. In order to accurately assess the design opportunities of each homesite and to aid in the location and design of the structure, an individual Site Analysis must be conducted. The Site Analysis should determine the site's topography, locate significant trees, and identify unique site characteristics. While the site survey is being conducted, a study of the design opportunities of this site should also be taken. This merely involves walking the site, locating the best views to and from the homesite, relationships to adjacent homesites and structures, dominant solar orientation, prevailing breeze, soil conditions, vegetation type and quality, and any other special site features worth noting.
- B. A tree survey of trees fourteen (14") inches in diameter and greater will be required for all lots with existing trees. Spot ground elevations at lot corner and near the base of each tree surveyed will also be required.
- C. The Site Analysis will be used at the Pre-Design Conference to aid in the establishment of the home location on the site. At a minimum, the location and type of the following items must be identified and illustrated on a copy of the survey:

All lots shall provide:

- Tree survey
- Drip lines of all significant trees near anticipated improvements (distance from trunk edge to outermost canopy)
- Other significant existing vegetation
- Topography
- Retaining Walls
- Solar orientation (sun and shadow patterns)
- Driveway access location(s)
- Required setbacks from all boundaries (Building Zone, Development Zone, fence setbacks)
- Utility easements
- Dock location
- Location of utilities serving the site
- Location and footprint of adjacent homesites, window locations, view corridors, pool and HVAC equipment
- Height, style, and form of adjacent structures (if any)
- Views to the site and from the site to the lake, adjacent lots, properties, reserve(s)
- Slope and drainage of the lot
- Prevailing wind pattern (from southeast to northwest)
- Significant natural features on and off the site
- Areas of any pre-existing site disturbance

3.2 Setbacks - Building and Development Zones

(See Exhibits “A1” – “A3”)

3.3 Maximum Coverage

- A.** Impervious coverage will apply to all areas that do not allow water to infiltrate or do not support vegetation. Except for one (1), sixteen (16') foot minimum wide driveway (two (2) driveways are permitted on certain lots) within the front landscape area. Impervious coverage must occur within the Building Zone and the Development Zone areas.
- B.** The building pad, garage, patio, walks, driveway, and pool are considered Hard Surface Areas that constitute impervious coverage. The Maximum Coverage allowable on a lot shall be seventy (70%) percent of total lot area.

3.4 Orientation and Driveway Access

- A.** On all corner lots, the driveway must be located opposite or away from the intersecting street corner and must access from the street to which the house is oriented, unless otherwise noted in the Special Criteria.
- B.** Circular driveways may be approved on lots at least eighty-five (85') feet wide at the front lot line if a sixteen (16') foot minimum turning radius can be achieved, and the plat does not limit street access unless otherwise specified in applicable Special Criteria.

3.5 View Considerations

- A.** All site plans, landscaping, and building design should enhance, not detract from, the views from nearby rights-of-way, Lake Woodlands, and common areas.
- B.** When analyzing view corridors, the goal should be to identify the location and extent of views to and from a homesite. It is important to consider the views from the adjacent street, neighbor's home, and the lake, as well as distant vistas. A good rule-of-thumb is as follows: If a person can see a particular place, such as a road or a recreation area or even a neighbor's home, from a site, then a person in any of those locations will most likely have a view of the site in question.
- C.** View corridors to the front and back should be contained within the side setbacks, which define the Development Zone. The natural area along the side property lines, which is outside the Development Zone and which will contain native evergreen vegetation, should act as a visual buffer zone between lots. Within view corridor areas, natural underbrush can be removed, if desired; however, trees greater than six (6") inch caliper cannot be removed without prior written approval of the ESDC.
- D.** No clearing of vegetation on adjacent reserve property to provide or improve a view corridor from a residential lot is allowed without prior written approval of the owner of the lake.

3.6 Erosion Control

During construction, all downstream silt shall be controlled utilizing an EPA approved erosion silt fence on all construction sites including lakes edge.

3.7 Driveways/Garages/Vehicular Parking

A. Driveways

- (1)** All driveways shall be ornamental pavers that complement the architectural style, design, materials, and color(s) of the home.
 - (a)** All driveways shall be paved with high-end ornamental brick pavers, porcelain, or natural stone unit masonry that compliments the architecture. All pavers shall be vehicular rated and set on a sand or mortar bed on top a concrete sub-base.
 - (b)** No stamped concrete or exposed aggregate shall be permitted.
 - (c)** Integral colored concrete or natural gray concrete may be used as a border or edging, but not as the main driveway material.
- (2)** Typical front-loaded driveways will be a minimum of sixteen (16') feet in width.
- (3)** The driveway width shall be reduced, to a maximum width of sixteen (16') feet, in the area between the street curb and the development zone setback line.
- (4)** The Buyer shall construct driveways in a manner that will not allow the extreme storm water flows to exit the street right of way. Driveways should not slope directly away from the street, but shall slope upward to the right of way line and then be graded to conform to natural ground, in areas near storm inlets. The driveway break point at the right of way shall be a minimum of one (1') foot above top of curb.
- (5)** Driveway construction shall not be permitted along the adjoining lot line common to Reserves Restricted to Drainage and Municipal Utility Easement purposes.

B. Garages

- (1)** Driveway access and garage placement/orientation greatly affect the design of the home and resulting streetscape of the location. When designing a home in Aria Isle at East Shore, considerable consideration should be employed to minimize the potential visibility of the garage doors from the street. Garages shall not be the predominant design element(s) or massing of front elevation(s).
- (2)** Garages must be located within the Building Zone.
- (3)** Garage doors may not face the lake or another common area(s) and no more than three (3) garage bays may face the street. In certain locations, garage doors may

not face the street (utilizing “hook-in” garages) or must be set back significantly from the front façade of the house.

- (4)** A three (3) bay garage is recommended when the residence contains more than three (3) bedrooms, and four (4) car garages are suggested for homes with five (5) or more bedrooms.
- (5)** Three (3) garage bays may front the street provided all of the following requirements are met:
 - (a)** That the third bay is set back a minimum of twelve (12”) inches from the other two (2) bays.
 - (b)** Two (2) bay garages must use a single sixteen (16’) foot wide door.
 - (c)** A single eight (8’) foot or nine (9’) foot wide garage door may only be used for the third bay.
 - (d)** The Lot can accommodate the configuration without any encroachments.
- (6)** In addition, homesites in prominent locations may have additional requirements on garage door placement. These requirements will be communicated to the Architect at the Pre-Design Conference.
- (7)** For side-loading garages, a minimum of two (2) enclosed and two (2) uncovered vehicle parking spaces. The uncovered vehicle parking spaces may be achieved by parking cars in tandem along the driveway.
- (8)** For side-loading garages, a minimum twenty-eight (28’) foot back-up distance is required for the garage turnaround area and adequate vegetation screening between lots.

3.8 Walls, Fences, and Gates

- A.** All walls and fences must be approved in writing by the ESDC prior to installation.
- B.** Fence type locations can be found on Exhibit “C” within these Supplemental Design Guidelines.
- C.** Wing walls which are proposed outside the Development Zone, must provide for drainage and require approval by the M.U.D. (if applicable). It is the responsibility of the builder to obtain the approvals for encroachment into the drainage easements and to provide a copy of this approval to the East Shore Design Administrator.
- D.** All fencing and security gates are restricted to masonry, decorative steel, aluminum or wrought iron (tubular steel to meet ASTM-051, bar steel to meet ASTM-36), with or without masonry columns, unless noted in specific criteria for individual locations. If masonry is used, the same materials should be used as found in the architecture of the residence. No wood fencing shall be approved. Individual locations within East Shore

may have special fence design requirements, particularly along the lake, between locations, or along streets, which border side lot lines or rear lot lines in order to provide continuity.

- E.** Solid masonry walls are not permitted (must utilize view/transparent fence types only).
- F.** The M.U.D. must approve all fencing across storm easements. It is the responsibility of the builder to obtain the approvals for encroachment into the storm easements and to provide a copy of this approval to the East Shore Design Administrator. Overflow swales between homes must be maintained during construction and sodded upon completion of home construction.
- G.** All rear and side yard and front fencing behind the building setback line must meet the minimum Code for pool or spa barrier construction.
- H.** **Fences must be set back as follows:**

(1) Fence Side Setback – Corner Lot (Side Street)

Five (5') feet from a side street property line (or the building setback line, whichever is greater)

(2) Fence Side Setback – Internal Side

- **90' Lots (15-25)**

Two feet, six inches (2'-6") from a side property line (or the building setback line, whichever is greater)

- **110' Lots (1-14)**

Five (5') feet from a side property line (or the building setback line, whichever is greater)

(3) Fence Setback – From Retaining Wall(s)

Fence(s) shall be setback five (5') feet from the retaining wall.

- I.** Perimeter fencing around the entrance to Aria Isle at East Shore will be installed by the Founder and maintained by the Association, with the exception of the interior wall face(s), which shall be maintained by the Owner. Other fencing between locations that may be installed by the Founder shall be maintained by the adjoining Owner. No changes to this fencing by the Owner are permitted without written approval by the ESDC, prior to installation.
- J.** If vehicular access is restricted by a fence, gate, or other barrier, a Knox Box or other means of access for fire-fighting and other emergency vehicles must be installed by the

Owner, and maintained at all times in accordance with plans approved by the ESDC. It is the Owner's responsibility to notify the fire department of the location of the key box.

- K.** Adequate distance must be provided between the transformer and a perimeter fence in order to meet the security barrier requirement in the International One and Two-Family Dwelling Code (minimum of two (2') feet is recommended).

(Continued on the following page.)

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L. Fence Types

(See Exhibit “C” – FENCING LAYOUT)

(1) Fence Type 1

This fence type is intended to provide privacy to the back of the lot and allow for a harmonious design with the architecture. The fence height is to be six (6') feet in height maximum, and any masonry/accent columns can be six feet, six inches (6'-6") maximum. Fence panels may be horizontal or vertical and can be completely screened or open to view.





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(2) Fence Type 2

This fence type is intended to provide open views to the lakeside and natural areas on the island and be designed in a manner consistent with the character of the individual house. All side yard fences are to be a maximum height of six (6') feet and must be augmented entirely with vines, hedgerows, or shrub borders. All prefabricated and non-ornamental masonry or metal fences must be fully concealed by landscaping on all exposed sides.



(Continued on the following page.)



(3) Fence Type 2 (Optional)

This fence type is optional to allow open unrestricted views to the lakeside. The intent is that the design and construction are similar to the side yard fences and must be of the same height. The fence must be setback from the existing retaining wall by five (5') feet and augmented with low shrubs or perennial plantings in the five (5') foot zone between the fence and retaining wall.

M. No Fence Zone

This zone is restricted from having any type of fence and is in conjunction with the twenty (20') foot maintenance easement around the island.

N. Rear Setback

Any fence constructed within the proximity of the retaining wall shall be setback five (5') feet from the back of the wall.

3.9 Landscaping

A. General

- (1)** It is the intent of the ESDC to ensure the highest standard of landscape design excellence for Aria Isle. In addition to adding aesthetic charm and interest, the primary goal for landscape improvements should be to enhance the landscape character of the homesite and vicinity.
- (2)** Landscape will become a key element in creating a contemporary estate-style streetscape and neighborhood, as well as private courts and gardens. Mature

trees and formal landscape beds in private lots will provide an estate-like backdrop for this neighborhood. The landscape palette and materials selected for each private lot are companion elements to the architectural style of the house; their gardens tended as precious outdoor living spaces. Lush landscaping will enhance privacy between homes, soften views and sounds and provide a striking architectural environment.

- (3) All landscape plans must be designed by a licensed landscape architect, and plans must be submitted with the seal and signature.
- (4) All plans must be submitted with the defined front forty (40%) percent, and rear thirty (30%) percent yard percentages clearly illustrated on the front page of the designed plans.

B. Right-of-Way (“Parkway”)

- (1) This zone (“Parkway”) encompasses from the back of curb to fifteen (15’) feet in towards the property. This zone (“Parkway”) shall be harmonious throughout the island and be entirely planted with lawn (Emerald Zoysia) or an evergreen groundcover that does not exceed twelve inches (12”) in height (Asian Jasmine or Sandy Leaf Fig Ivy). The “Parkway” will be irrigated and maintained by the homeowner. Residential area from ROW to be per established guidelines.
- (2) No improvement may be constructed or placed in the public street right-of-way without prior approval of the ESDC.

C. Front Yard

- (1) This zone varies in width by lot but represents the most important and visible landscaped area complementing the streetscape. Low landscape walls, low plant hedges, or planting masses may be incorporated into this zone. Walls and plant hedges should be a maximum of twenty-four (24”) inches in height, allowing for the presence of houses to be unobstructed. Individual entry walks are to be four (4’) foot minimum in width and shall tie back into the driveway. Material of walks shall compliment the architectural finishes of the home and be approved by the ESDC.
- (2) Landscaping in the Front Yard should consist of forty (40%) percent plantings other than lawn area. Plantings can include a variety of shrubs, ornamental grasses, perennials, and groundcover. The design shall be in a formal architectural manor. Canopy and ornamental trees are required as defined opposites, and each should be varied, refer to Tree Canopy Requirements. Only naturally colored, woodland mulch material. Refer to Plant Palette for recommended plant lists.

D. Side Yard

This zone varies in length depending on the side yard fence line. There shall be a continuous screen of plants in front of the side yard fence. Screens can be composed of a

mixture of evergreen shrubs and vines with a minimum height of four (4') feet.

E. Rear Yard

(1) Lake Lots

The zone encompasses from back of the building to five (5') feet from the retaining wall at back of lot. The intent is for landscaping in the lakefront yard zone to preserve open vistas, with lawns and generous landscaping fronting the lake-oriented house facades. Landscaping must include thirty (30%) percent planting other than lawn area. Adjacent canopy and ornamental trees are encouraged. Only naturally colored, woodland mulch material is to be used. Refer to Plant Palette for recommended plant lists.

(2) Forest Preserve Lots

The intent is for landscaping in the rear yard zone to embrace the natural wooded area adjacent, with lawns and generous landscaping fronting along the fence of the eagle zone area. Landscaping must include twenty (20%) percent planting other than lawn area. Adjacent canopy and ornamental trees are encouraged. Only naturally colored, woodland mulch material is to be used. Refer to Plant Palette for recommended plant lists.

F. Retaining Wall

This zone extends from the back of the retaining wall five (5') feet into the lot. Where a fence is required, low shrubs, perennials, and groundcovers shall be placed between the back of retaining wall and fence. No plant can exceed a height of thirty-six (36") inches. If no fence is required or installed, this area is permitted to be all lawn. No trees or large shrubs are permitted within ten (10') feet of the retaining wall except where screening shrubs are required by the side yard.

All Developer-installed retaining walls are permanently-installed features of each lot and shall not, by any party, including but not limited to the Builder, Owner/homeowner, contractor, etc., be moved and/or modified in any manner from the retaining wall's original location, material, color, structure, dimensions, etc., and shall remain as originally constructed in perpetuity. Additionally, no portion of the home, nor any type of improvement, (excluding improvement(s) which are exclusively used for homeowner access to the property beyond the retaining wall) shall be constructed/installed over the retaining wall, including but not limited to, any attached or detached structure(s), amenities, etc.

G. Water/Waterside Access

(1) This zone encompasses from the bulkhead along Lake Woodlands up to the front face of the retaining wall. The area between the retaining wall and bulkhead will

be landscaped generously with low plant material to maintain open vistas. This area may be hard-paved with decorative natural-colored pavers or stone, but must maintain a continuous five (5') feet area of landscape between the bulkhead and edge of paving. A minimum of thirty (30%) percent of this area must be plantings other than lawn or hardscape. No trees or large shrubs will be allowed in this area. Private boat docks, viewing platforms, and decks may be constructed in this area. Reference the water access guidelines.

- (2) Water access is allowable within the maintenance easement with the exceptions of lots with an eagle zone easement.
- (3) Water access may consist of docks, overlooks, decks, and steps. Any such areas shall be constructed of wood, composite, or metal components able to withstand the wet environment.
- (4) The existing retaining wall may not be altered or compromised in any way for the construction of water access amenities. They may not attach, rest, or be supported on the existing retaining wall, but may span the retaining wall. All structural loads must be designed around the existing retaining wall foundation. The existing retaining wall may not be treated as a walking/stepping surface.
- (5) All designs must be approved by the ESDC, and submittals must be signed and sealed by a Texas Professional Engineer.

3.10 Utilities

Utility services are stubbed to the property lines of each homesite. Water and sanitary sewer are generally clustered (usually with those of one adjacent lot) in a utility easement located on one of the front corners of each homesite. Dry utilities, such as natural gas, electrical, telephone, and cable, are generally located in a utility easement along the front of the lot. This ten (10') foot easement is usually located within the front of the lot.

3.11 Outside Equipment / Storage Buildings / Play Equipment / Yard Structures

- A. If garage space is insufficient for the storage of trash and recycle containers, the outside enclosures must be fully enclosed by fencing, and/or vegetation and approved in writing by the ESDC.
- B. All boats and recreational vehicles must be kept in a garage or other structure designed to harmonize with the architecture of the residence.

3.12 Sports Courts

Sports Courts are not permitted in East Shore Section 16, Aria Isle.

3.13 Exterior Lighting

- A. Flood Lights are not permitted in East Shore Section 16, Aria Isle.
- B. LED, incandescent, tungsten halogen, and fluorescent lamps are acceptable for all types of exterior lighting.
- C. Mercury vapor lamps are not acceptable.
- D. Outdoor lighting at Aria Isle will provide safety and security for the neighborhood residents while maintaining the quality of the natural landscape. Appropriate for individual lots, fixtures are to direct the light downward and be integrated into walls, fence posts, or bollards. Excessive glare and illumination of neighboring properties is not permitted. Significant consideration and necessary measures shall be taken to eliminate light pollution. Accent lights are permitted to highlight trees of special architectural elements. Restrained low-level bollard or pathway lighting is appropriate for sidewalks and driveways. Waterfront property should be lit sensitively, in a manner consistent with the respect for neighbors, including those viewing Aria Isle from across the lake. All exterior lighting is subject to review and approval by ESDC prior to installation.
- E. All lighting shall have a color range of twenty-five hundred to three thousand (2500-3000k) Kelvin, warm white, and shall be of contemporary or modern aesthetics.
- F. Any pathway / bollard lighting shall have a maximum height of thirty-six (36") inches and shall have a downward light path.

(Continued on the following page.)

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- G. No acorn or lantern stall fixtures shall be approved.
- H. Gas lantern lighting on the façade is allowed and shall have a modern or contemporary design. No traditional or old-world style fixture will be approved.

- I. Outdoor lighting shall be installed in such a way to shield or minimize the amount of spill light on adjacent properties, homes or streets.
- J. All lighting on individual lots should be directed away from adjoining property. Light sources shall not conflict with the sight lines of pedestrians or motorists in a manner which endangers their safety and welfare.
- K. Rear yard lighting is permitted but must be similar to the front lighting.

3.14 Satellite Dishes and Antennae

A. Color

All satellite dish antennae, including the supporting structure and related equipment, must be painted grey, black, or a suitable earth-tone color.

B. Approvals

All satellite dish antennae twenty (20") inches or less in diameter require written approval by the ESDC, prior to installation and must comply with the requirements for Small Satellite Dishes.

3.15 Address Markers

All Address Markers shall be:

- A. Fabricated per the exhibit referenced below.
- B. Located four (4') feet from back-of-curb and two (2') feet from the home's driveway.
- C. Oriented perpendicular to the street for which the address of the home is designated.
- D. Constructed with house numbers on both sides of the perpendicular stone faces.
- E. In-ground lighted on both sides, shielded to limit illumination to only the house numbers, with warm-white LED light.
- F. Designed only per the exhibit and shall not include any logos or decorative details of any kind.

(See Exhibit "F1" – "F3" – ADDRESS MARKER)

IV. ARCHITECTURAL GUIDELINES

4.1 Architectural Style

The architectural styles of homes in Aria Isle at East Shore are envisioned as Modern Transitional architectural expressions, allowing contemporary interpretations of design principles as approved by the ESDC.

A. What is Transitional Style?

Transitional style refers to striking a balance between contemporary and traditional elements in a home's design. There is the freedom to be experimental in this approach. Homeowners who opt for a transitional look can be sure they will create one-of-a-kind spaces to reflect uniqueness, tell a story, and have personality. By bringing together, a combination of design styles, homeowners can express themselves in a playful yet sophisticated way.

B. What is Modern Style?

Influenced by the modern art movement, modern architecture emerged at the turn of the 20th century and was a dominant style until roughly the mid-20th century. While global interpretations of modern architecture varied, each was a response to major technological advancements that took place at the end of the 19th century. Reinforced concrete, cast iron and plate glass were revolutionary materials that allowed architects of the period to break away from historical architectural precedents. Modern homes are characterized by minimalist design that emphasizes function. They are recognizable for their rectangular forms, lack of adornment and whitewashed exteriors. Many modern homes were also built with the landscape in mind. For instance, the lines of a roof or overhang might reflect the lines of natural surroundings. Modern homes further incorporate an appreciation of nature with horizontal compositions built low to the ground, and expansive glass windows or walls. While modernist architecture may at first appear stark, it often includes natural materials like wood with rich, warm tones to ground the space. Modern homes are also known for their inviting, open floor plans. Here are some key characteristics to keep in mind when identifying modern architecture:

- Rectangular forms
- Lack of adornment
- Low, horizontal composition
- Elements of asymmetry
- Open floor plans
- Large glass windows
- Whitewashed exteriors
- Natural materials like wood
- Emphasis on nature

C. What is Contemporary Style?

Unlike modern architecture, contemporary architecture is not rooted in any one time period. That is, contemporary homes reflect architectural trends of the moment — what's contemporary now may not be contemporary 20 years from now. However, this type of architecture is fluid in style, incorporating design elements of both past and present day. For that reason, contemporary homes often include elements typically found in modern homes. Hence why the two are so frequently confused. Contemporary homes are unique for their incorporation of multiple architectural styles. While they feature the minimal adornment, open spaces and large windows of modern homes, they are also characterized by free-form composition not found in modernist architecture. With today's technology, architects are no longer limited to linear forms. For this reason, contemporary homes tend to incorporate dramatic curves and seemingly impossible proportions. Another main feature of many contemporary homes is eco-friendly, sustainable design and smart-home technology that reflects a response to today's climate-change emergency. For instance, contemporary homes are often constructed of natural and recycled materials. Here are some key characteristics to keep in mind when identifying contemporary architecture:

- Combination of styles
- Both angles and curves
- Free-form composition
- Elements of asymmetry
- Open floor plans
- Large glass windows
- Mixed materials
- Emphasis on nature
- Sustainable design

4.2 Square Footage

The allowable square footage of Living Area shall be:

A. 90' Lots (Lots 15-25)

- Minimum: 3,000
- Maximum: No Maximum

B. 110' Lots: (Lots 1-14)

- Minimum: 4,500
- Maximum: No Maximum

4.3 Building Orientation

- A.** The front elevation of the residence must be oriented to the street address side.
- B.** Consistency of detailing on all elevations should be maintained.
- C.** Homes shall be a maximum of two (2) stories and may include a rooftop deck. Overall height of home, from natural grade to the highest point of the roof and/or rooftop deck, shall not exceed forty (40') feet.
- D.** In addition to the general approval of plans and elevations, the ESDC, may require special features and massing on highly-visible lots from the lake, the club building, at entrances or other special locations.

4.4 Roofs / Skylights / Chimneys

Appropriate roofing materials include standing seam metal (factory-finished steel, terne or copper), metal shingle, clay or concrete tile, or slate. The roof material must be in keeping with the architectural style of the house.

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V. CONSTRUCTION RULES & BUILDER REGULATIONS

5.1 Objectives

The Builder shall, in any event, start construction within twenty-four (24) months of lot purchase and complete all construction of improvements to the homesite within eighteen (18) months after commencing construction, except when such completion is impossible or would result in hardship to the Builder due to labor strikes, fires, national emergencies or natural calamities.

5.2 Delivery and Storage of Materials and Equipment

Delivery of construction materials must adhere to any posted construction routes.

5.3 Signs (Lot Identification / Builder Signs)

- A.** One (1) temporary project sign identification/street address sign is required during the construction phase. This sign must be located on the subject homesite, facing the street. It must identify the project site by street address.
- B.** The sign must be freestanding and must conform to the East Shore sign standard. The sign's design, color, style, text, duration of display, and location upon the homesite must be approved in advance by the ESDC in accordance with design requirements. The sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity. Furthermore, all signs must be removed within two weeks after Final Approval. The architect or contractor of a newly completed but unoccupied home may apply to the ESDC for a continuation of the signage for advertising and sales purposes after construction has been completed, until such time that a contract for sale has been executed.
- C.** Individual signs or construction sign attachments identifying individual subcontractors, trades people or suppliers are prohibited.
- D.** Attachment of any signs or similar material to trees is strictly prohibited. Placement of any sign facing the lake or any non-street common area is not allowed.

(See Exhibit "G" – LOT INFORMATION SIGN ("BUILDER SIGN"))

5.4 Enforcement

Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc. will be repaired by the Association and such costs billed to the Owner. This amount will be deducted from the damage deposit. If not sufficient, the additional amount will be charged to the Builder.

VI. OTHER ACTIVITIES

6.1 Business Use in Home / Garage Sales / Short-Term Rentals

A. Parking on Streets

Parking on streets or in the street right-of-way should be avoided except for temporary situations.

B. Short-Term Rentals

Short-Term Rental(s) includes any Single-Family Dwelling rented for monetary and/or bartering consideration for a period of time less than thirty (30) consecutive calendar days for an amount in excess of fifteen (\$15.00) dollars per stay. Short-Term Rental(s) include, but are not limited to, detached or attached Units and vehicles.

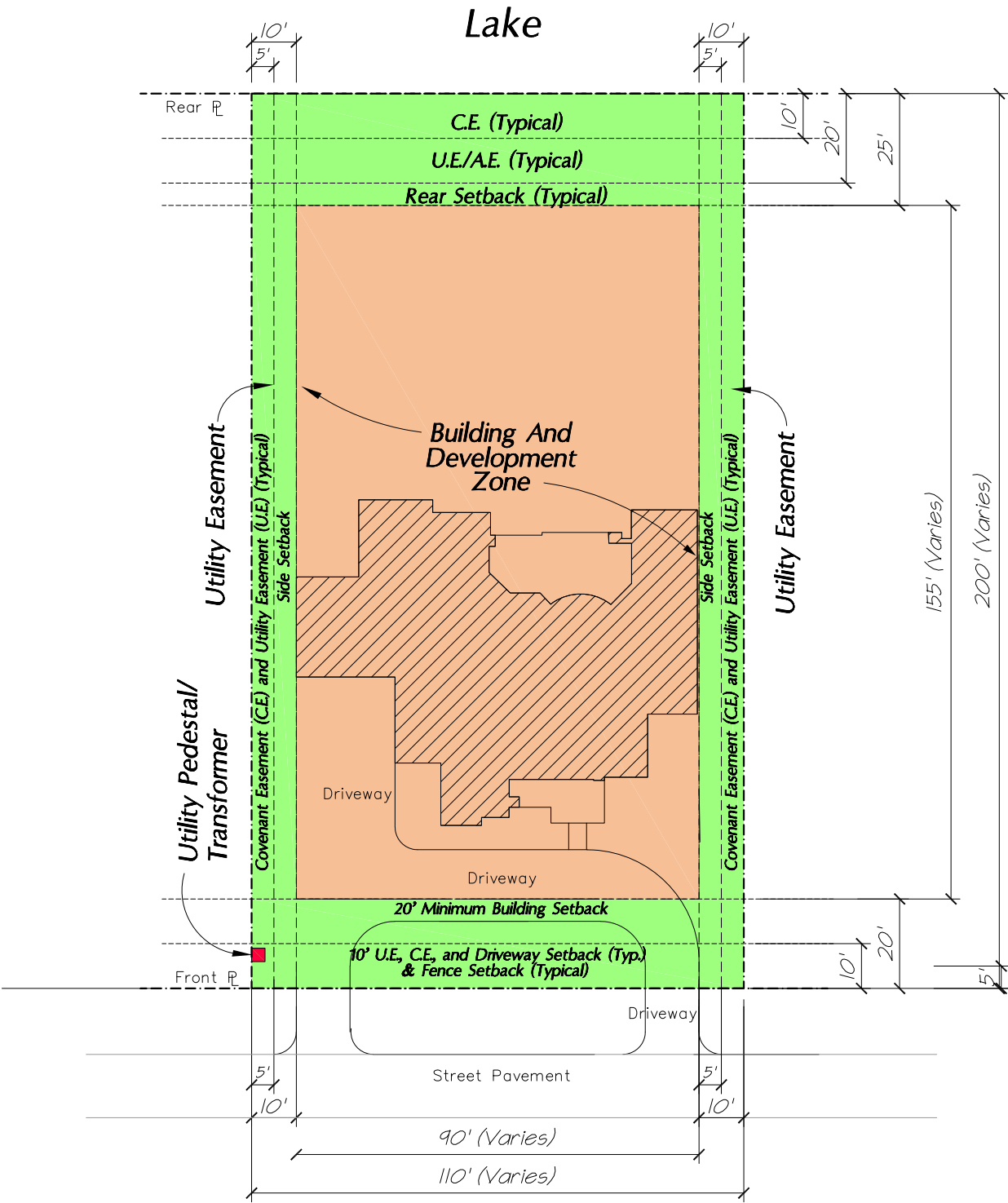
To maintain the unique vision and integrity of Aria Isle at East Shore, let it be known prior to any and all lot sales, that no property in whole or in part, located within and/or attached to and/or serviced, docked or stored on/in/by any property of Aria Isle at East Shore, Section 16, shall be used as a Short-Term Rental and/or future adaptations of the concept, and shall remain strictly prohibited.

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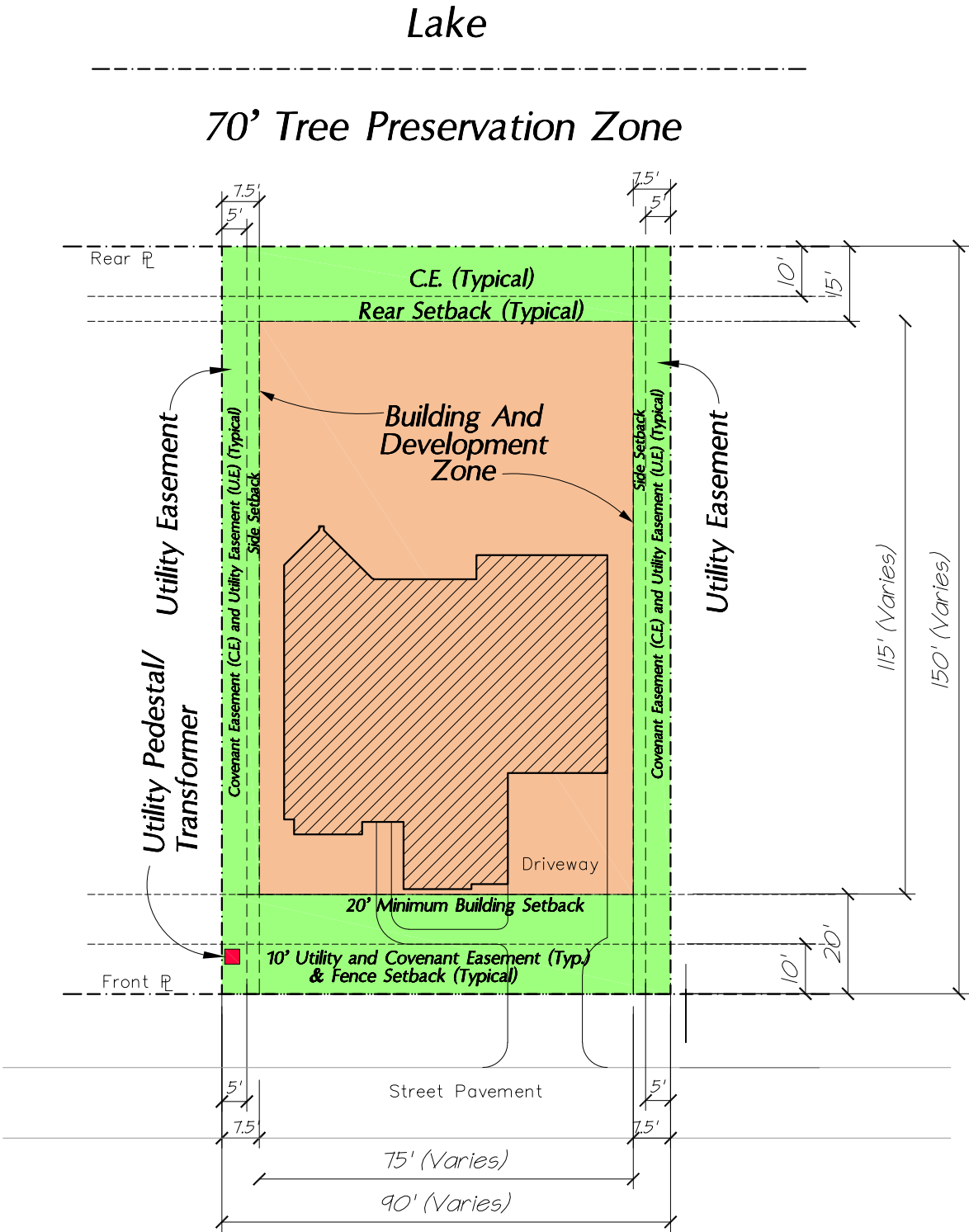
VII. Exhibits & Diagrams

All exhibits & diagrams will be found on the pages that follow.



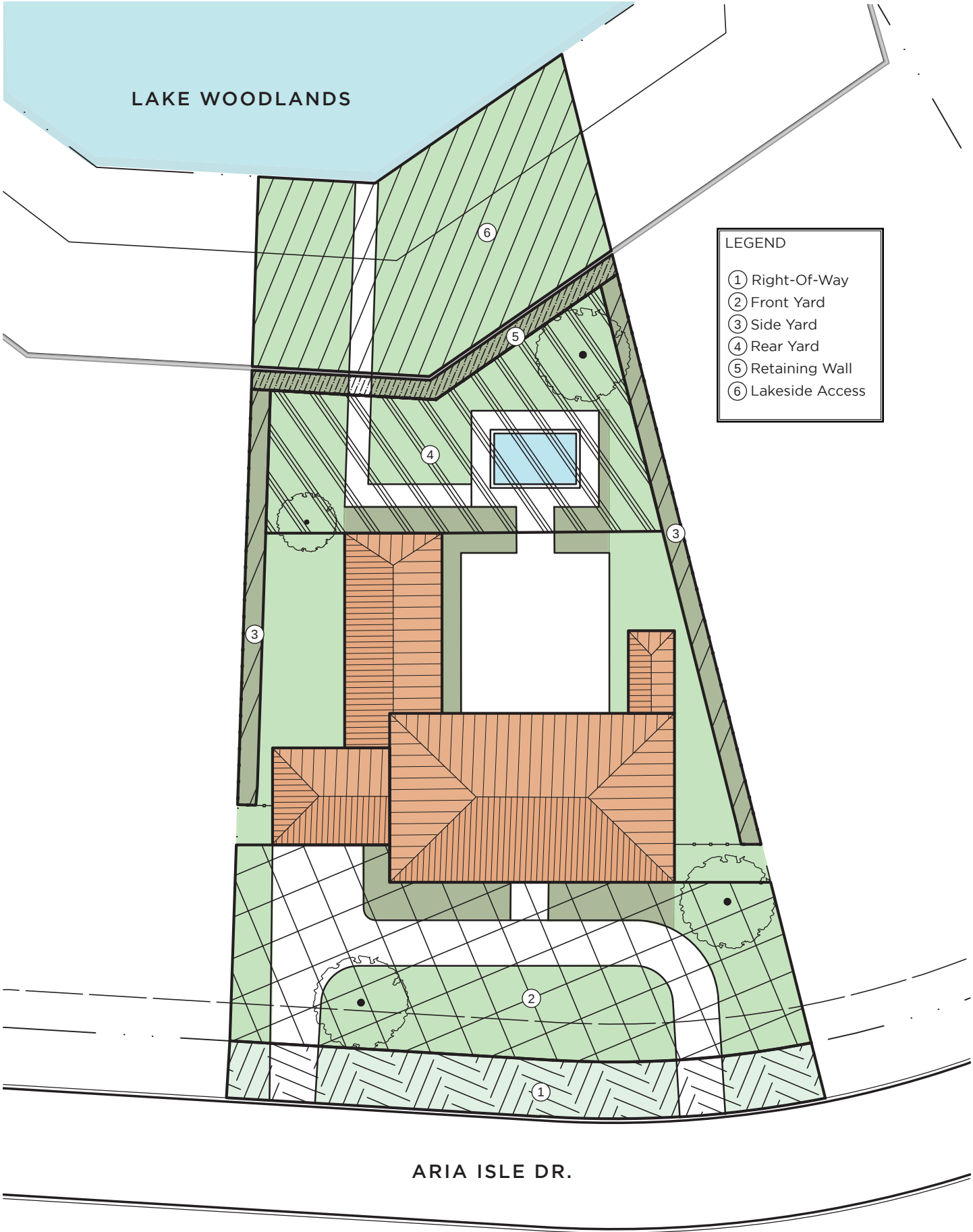
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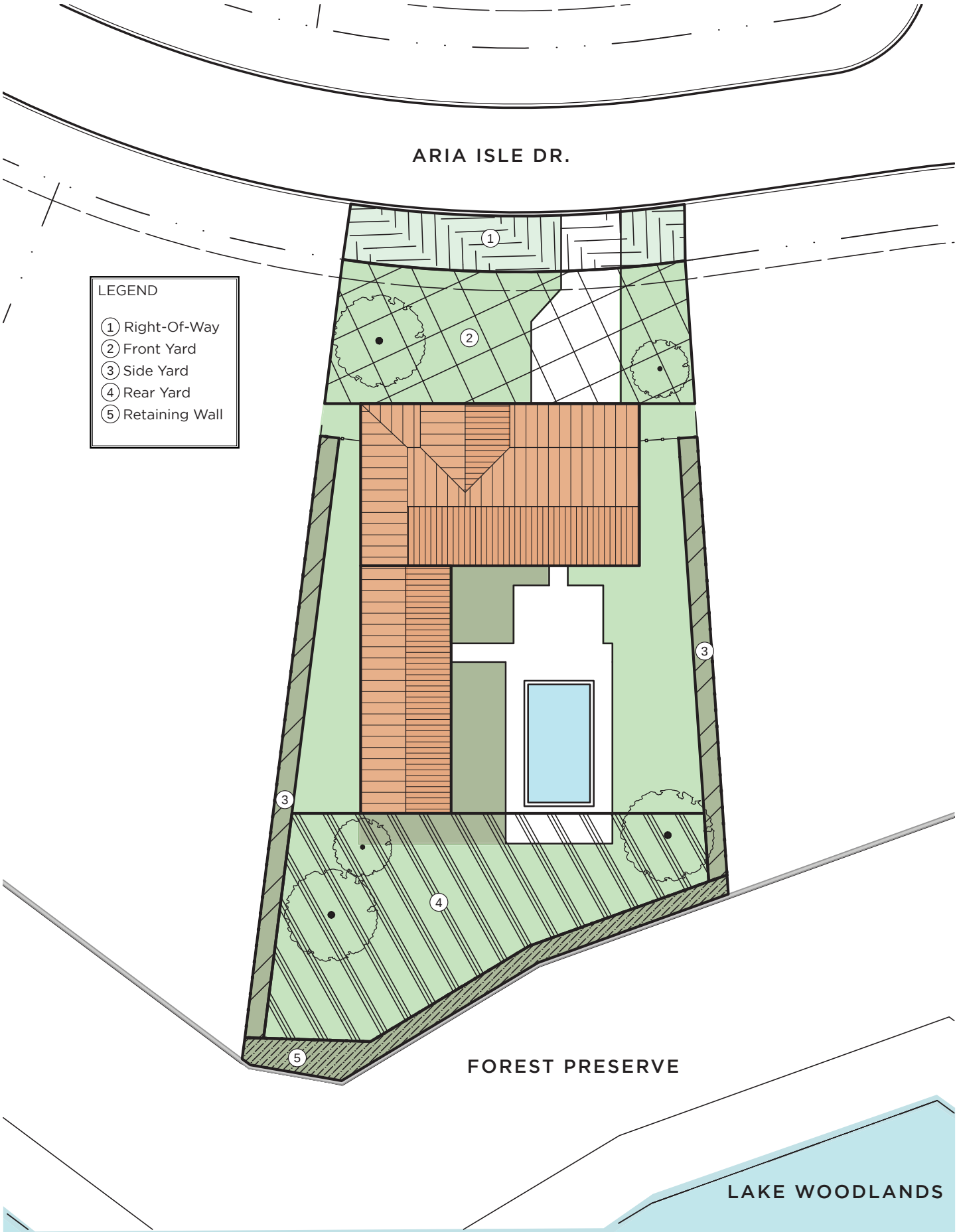
1. REVIEW THE RECORDED PLAT OF THIS SECTION AND TITLE RECORDS FOR ADDITIONAL EASEMENTS.
2. FENCE LOCATIONS ARE SUBJECT TO RESTRICTIONS IMPOSED BY EXISTING UTILITY EASEMENTS.
3. LOT OWNERS, BUILDERS, AND CONTRACTORS SHOULD CALL TO HAVE UTILITIES LOCATED BEFORE ANY DIGGING OR EXCAVATION BEGINS ON THE LOT.



- NOTES:
1. REVIEW THE RECORDED PLAT OF THIS SECTION AND TITLE RECORDS FOR ADDITIONAL EASEMENTS.
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SHADE TREES	
SCIENTIFIC NAME	COMMON NAME
ACER RUBRUM VAR DRUMMONDII	DRUMMOND RED MAPLE
BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH
CALLISTEMON 'HANNA RAY'	HANNA RAY BOTTLEBRUSH
CERCIS CANADENSIS VAR. 'TEXENSIS'	TEXAS REDBUD
CHIONANTHUS RETUSUS	CHINESE FRINGETREE
ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY
ILEX ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY
ILEX ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY
ILEX DECIDUA	POSSOMHAW HOLLY
ILEX 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
LAGERSTROEMIA SPP.	CRAPEMYRTLE SPP.
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM
PINUS TAEDA	LOBLOLLY PINE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATINUS MEXICANA	MEXICAN SYCAMORE
PLATINUS OCCIDENTALIS	AMERICAN SYCAMORE
QUERCUS MACROCARPA	BUR OAK
QUERCUS NIGRA	WATER OAK
QUERCUS NUTTALLII	NUTTALL OAK
QUERCUS PHELLOS	WILLOW OAK
QUERCUS POLYMORPHA	MEXICAN WHITE OAK
QUERCUS RUBRA	RED OAK
QUERCUS SHUMARDII	SHUMARD OAK
QUERCUS VIRGINIANA	LIVE OAK
TAXODIUM DISTICHUM	BALD CYPRESS
TAXODIUM MUCRONATUM	MONTEZUMA BALD CYPRESS
ULMUS PARVIFOLIA	LACEBARK ELM
ULMUS PARVIFOLIA DRAKE	DRAKE CHINESE ELM
UNGHADIA SPECIOSA	MEXICAN BUCKEYE
VITEX AGNUS-CASTUS	LILAC CHASTE TREE

PERENNIALS	
SCIENTIFIC NAME	COMMON NAME
AGAPANTHUS AFRICANUS	LILY OF THE NILE
ALPINA ZERUMBET 'VARIEGATA'	VARIEGATED GINGER
ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN
CAREX TEXENSIS	TEXAS SEDGE
DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY
DIETES BICOLOR	BICOLOR IRIS
DIETES IRIDOIDES	BUTTERFLY IRIS
HEMEROCALLIS SP.	DAYLILY
HIBISCUS	HARDY RED HIBISCUS
LANTANA SPP.	LANTANA SPP.
MALVIVISCUS ARBOREUS VAR. DRUMMONDI	DRUMMOND'S TURK'S CAP
PHILODENDRON X 'XANADU'	XANADU PHILODENDRON
PLUMBAGO AURICULATA	CAPE PLUMBAGO
ROSMARINUS OFFICINALIS 'PROSTRATA'	PROSTRATE ROSEMARY
RUSSELLIA EQUISETIFORMIS	FIRECRACKER PLANT
SALVIA LEUCANTHA 'SANTA BARBARA'	DWARF MEXICAN BUSH SAGE
SPIREA X VANHOUTTEI	VANHOUTTEI SPIREA
TRADESCANTIA PALLIDA 'PURPUREA'	PURPLE HEART

VINES	
SCIENTIFIC NAME	COMMON NAME
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
CAMPIS RADICANS	TRUMPET VINE
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER
TRACHELOSPERMUM JASMINOIDES	CHINESE STARJASMINE

SHRUBS	
SCIENTIFIC NAME	COMMON NAME
ABELIA X GRANDIFLORA	ABELIA GRANDIFLORA
ABELIA X GRANDIFLORA 'PROSTRATA'	DWARF ABELIA
BUXUS MICROPHYLLA VAR. JAPONICA	JAPANESE BOXWOOD
ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY
ERIOBOTRYA JAPONICA 'COPPERTONE'	COPPERTONE LOQUAT
ILEX 'COMPACTA'	COMPACT HOLLY
ILEX CORNUTA 'BURFORDII NANA'	DWARF HOLLY BURFORD
ILEX VOMITORIA 'NANA'	DWARF YAUPON
ITEA VIRGINICA	VIRGINIA SWEETSPICE
JUNIPEROUS PROSTRATA	PROSTRATE JUNIPER
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
LOROPETALUM CHINENSIS	CHINESE FRINGEFLOWER
MYRICA CERIFERA	SOUTHERN WAXMYRTLE
PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM
PITTOSPORUM TOBIRA 'VARIEGATED'	VARIEGATED JAPANESE PITTOSPORUM
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
RHODODENDRON Spp.	AZALEA SPP.
ROSA. SPP.	KNOCKOUT OR DRIFT ROSE
ROSMARINUS OFFICINALIS	ROSEMARY
ROSMARINUS PROSTRATA	PROSTRATE ROSEMARY
TECOMA STANS	YELLOW BELLS
VIBURNUM OBOVATUM	WALTERS VIBURNUM
VIBURNUM OBOVATUM 'DENSATA'	DWARF WALTER'S VIBURNUM
VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM

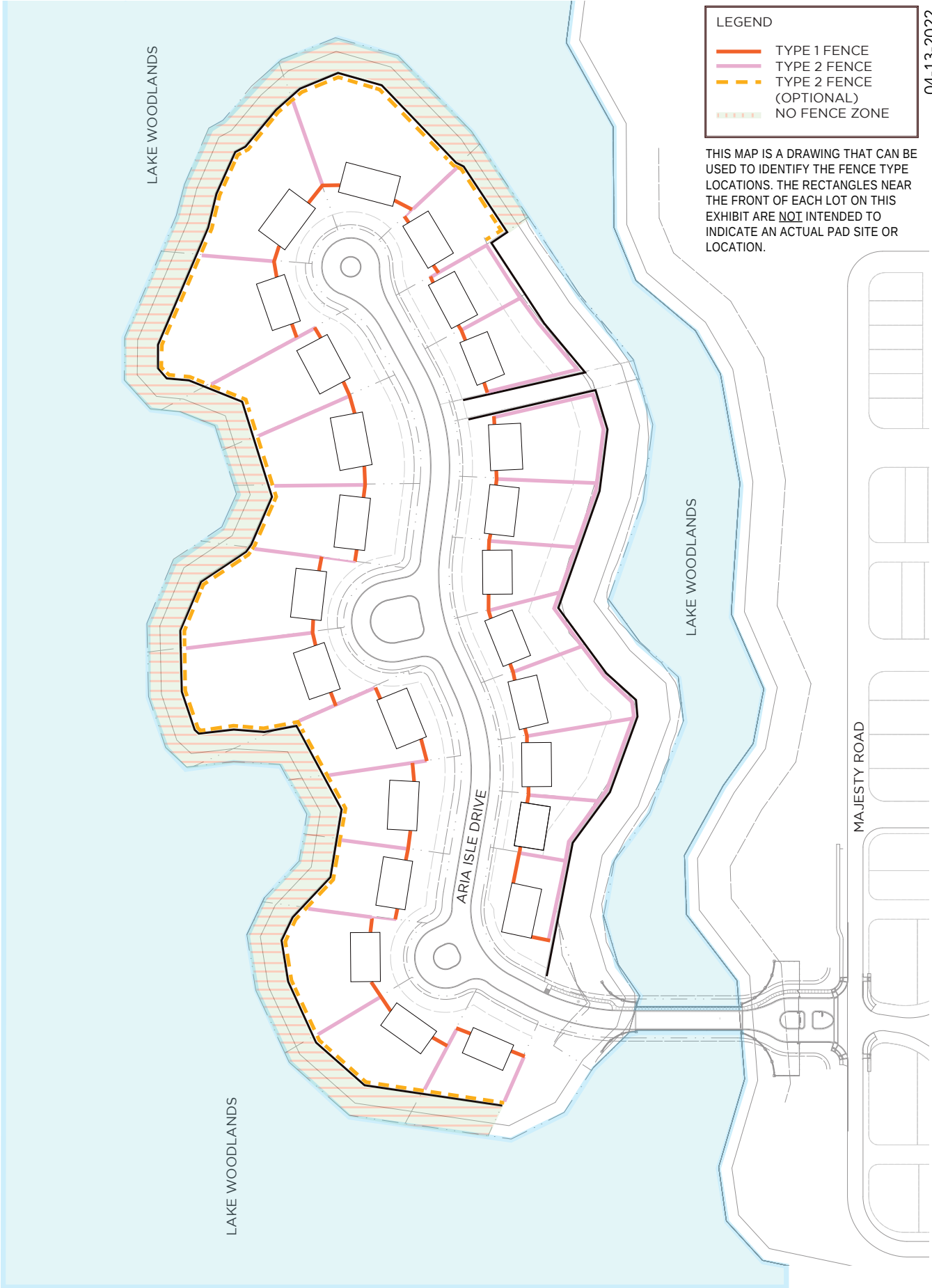
GROUND COVER	
SCIENTIFIC NAME	COMMON NAME
CYRTOMIUM FALCATUM	HOLLY FERN
FICUS TIKOUA	SANDY LEAF FIG
LIRIOPE MUSCARI VARIETIES	LIRIOPE VARIETIES
LYSIMACHIA 'GOLDEN GLOBES'	GOLDEN GLOBE LOOSESTRIFE
OPHIPOGON JAPONICA	MONKEY GRASS
TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE
WEDELIA ACAPULCENSIS VAR. HISPIDA	ORANGE ZEXMENIA

ORNAMENTAL GRASSES	
SCIENTIFIC NAME	COMMON NAME
MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MISCANTHUS
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MISCANTHUS
MUHLENBERGIA CAPILLARIS	GULF MUHLY
MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY
PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN FOUNTAIN GRASS
PENNISETUM SETACEUM RUBRUM	PURPLE FOUNTAIN GRASS

YUCCA/CACTI *	
SCIENTIFIC NAME	COMMON NAME
AGAVE GENTRYI 'JAWS'	JAWS AGAVE
AGAVE OVATIFOLIA 'FROSTY BLUE'	WHALES TONGUE
AGAVE AMERICANA	CENTURY PLANT
HESPERALOE FUNIFERA	GIANT HESPERALOE
HESPERALOE PARVIFLORA	RED YUCCA

* Intent is to use plants in an architectural manor and not intended to be used in a xerioscape landscape design.

04-13-2022



Category	Item	Permit Review Fees	Inspection Fees
Permit (Primary)	House - (Concept Review)	\$ 550.00	N/A
Permit (Primary)	House - (Preliminary Review)	\$ 550.00	N/A
Permit (Primary)	House - (Final Review / Building Permit)	\$ 450.00	N/A
Permit (Primary)	Color Board	\$ 250.00	\$ 200.00
General	Architect/Designer Approval	\$ 250.00	N/A
General	Builder/Contractor Approval	\$ 250.00	N/A
Inspection	Site Clearing	N/A	\$ 350.00
Inspection	Pre-Concrete	N/A	\$ 350.00
Inspection	Field Inventory	N/A	\$ 100.00
Inspection	Final Compliance	N/A	\$ 625.00
Meeting	Pre-Construction with Builder (per 30 Mins)	\$ 75.00	N/A
Meeting	Subsequent with Builder (per 30 Mins)	\$ 75.00	N/A
Permit	Address Marker <i>(If subsequent to house permit.)</i>	\$ 100.00	\$ 100.00
Permit	Basketball Goal	\$ 125.00	\$ 100.00
Permit	Brick Grill	\$ 125.00	\$ 100.00
Permit	Cabana	\$ 175.00	\$ 100.00
Permit	Color Change	\$ 125.00	\$ 100.00
Permit	Covered Patio	\$ 175.00	\$ 100.00
Permit	Dog House / Dog Run	\$ 100.00	\$ 100.00
Permit	Driveway Gate	\$ 125.00	\$ 100.00
Permit	Driveway Modification	\$ 125.00	\$ 100.00
Permit	Dock	\$ 175.00	\$ 100.00
Permit	Exterior Lighting	\$ 125.00	\$ 100.00
Permit	Fence <i>(If submitted separate from house.)</i>	\$ 125.00	\$ 100.00
Permit	Fire Pit	\$ 100.00	\$ 100.00
Permit	Fire Place - Outdoor	\$ 100.00	\$ 100.00
Permit	Flatwork	\$ 125.00	\$ 100.00
Permit	Fountain	\$ 125.00	\$ 100.00
Permit	Garage	\$ 175.00	\$ 100.00
Permit	Generator	\$ 125.00	\$ 100.00
Permit	Gutter	\$ 125.00	\$ 100.00
Permit	Home Addition	\$ 250.00	\$ 150.00
Permit	Landscape	\$ 100.00	N/A
Permit	Landscape - Partial	\$ 100.00	N/A
Permit	Material Change	\$ 125.00	\$ 100.00
Permit	Pergola / Arbor	\$ 175.00	\$ 100.00
Permit	Play Structure	\$ 125.00	\$ 100.00

(FEE SCHEDULE CONTINUED ON FOLLOWING PAGE.)

Category	Item	Permit Review Fees	Inspection Fees
Permit	Pool	\$ 250.00	\$ 150.00
Permit	Pool Bath	\$ 125.00	\$ 100.00
Permit	Pool Enclosure	\$ 175.00	\$ 100.00
Permit	Regrading	\$ 100.00	N/A
Permit	Retaining Wall	\$ 100.00	\$ 100.00
Permit	Roof Replacement	\$ 125.00	\$ 100.00
Permit	Satellite Dish	\$ 125.00	\$ 100.00
Permit	Sculpture	\$ 100.00	\$ 100.00
Permit	Security Cameras	\$ 125.00	\$ 100.00
Permit	Solar Panel	\$ 175.00	\$ 100.00
Permit	Solar Screen/Window Tint	\$ 100.00	\$ 100.00
Permit	Spa / Hot Tub <i>(If submitted separate from pool.)</i>	\$ 125.00	\$ 100.00
Permit	Sports Court	\$ 125.00	\$ 100.00
Permit	Storage Shed	\$ 100.00	\$ 100.00
Permit	Storm Door/Gate	\$ 100.00	\$ 100.00
Permit	Summer Kitchen	\$ 125.00	\$ 100.00
Permit	Trampoline	\$ 100.00	\$ 100.00
Permit	Tree Removal	\$ 100.00	N/A

Note that the Fees of any Permit Re-Submissions and/or Re-Inspections shall be the same as the original Fee of the Permit or Inspection.



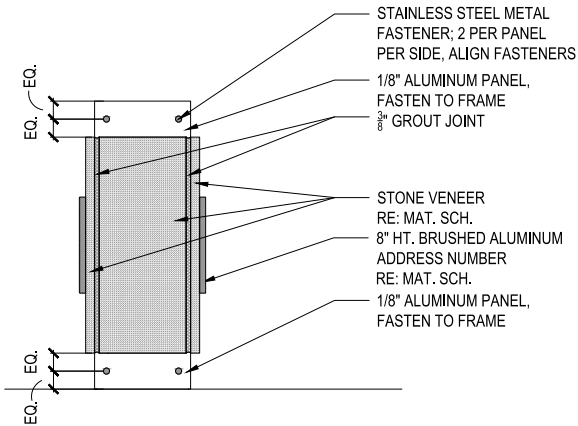
Exhibit B Development Criteria
Village of Grogan's Mill Lake Woodlands East Shore
Sec 16 Replat No 1
 The Woodlands Land Development Co., L.P.
 The Woodlands, Texas

DRAWING NUMBER

SHEET 1 OF 1
FILE s16lwes-criteria
DATE: 08/18/22



(DRIVEWAY-SIDE ELEVATION)



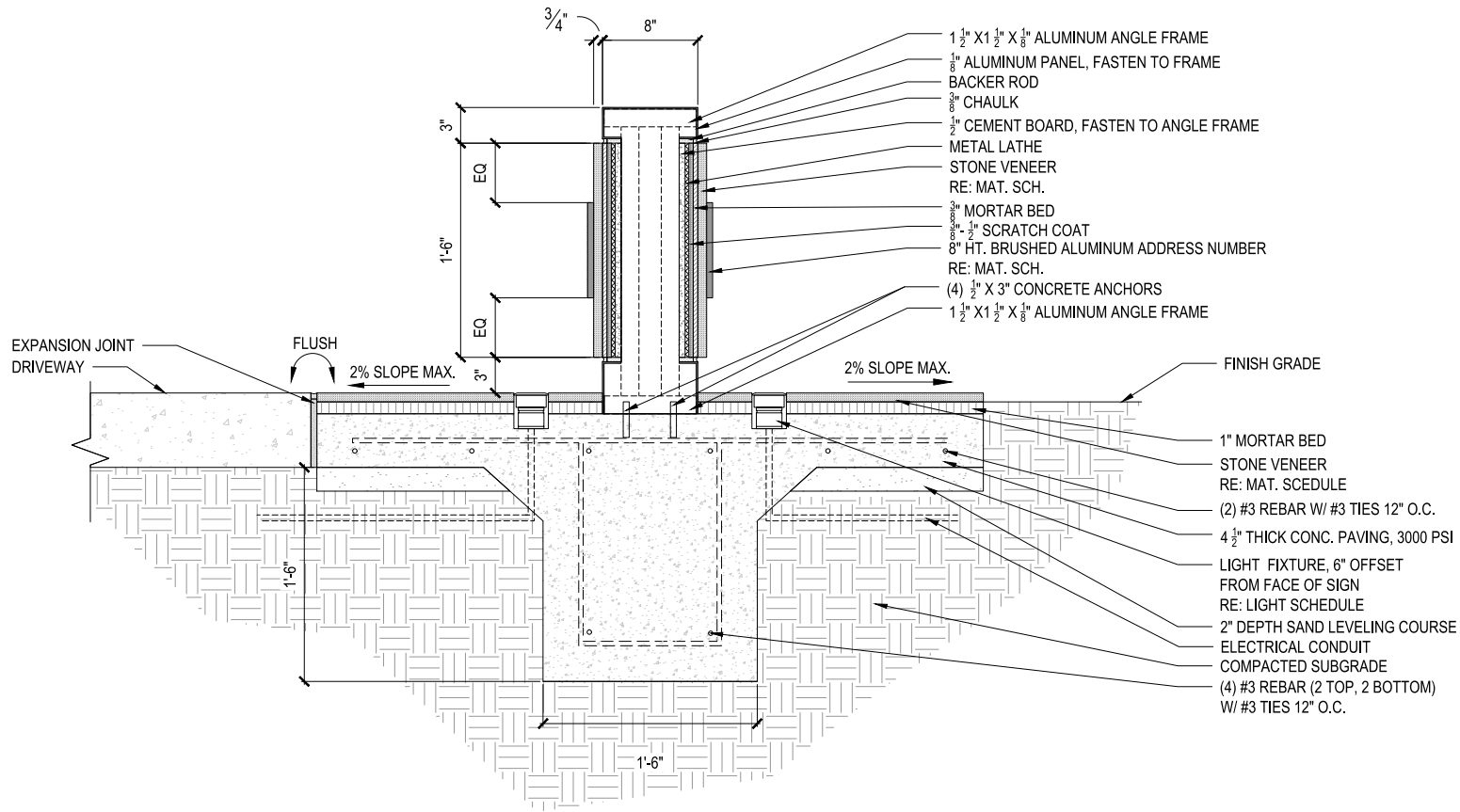
(SIDE ELEVATION)

MATERIAL SCHEDULE		
MATERIAL	SPECIFICATION	SUGGESTED SUPPLIER OR ESDC-APPROVED EQUAL*
STONE VENEER	GRAY BASALT FLAMED FINISH- 24"X36"X $\frac{3}{4}$ "; MORTAR COLOR - DARK BLACK	THORNTREE SLATE- ELIZABETH LONGSTAFF- 713.690.8200, APPROVED EQUALS WILL BE CONSIDERED
ALUMINUM PANEL	PAINTED FINISH; COLOR MP 23302 POSATE SILVER BY MATTHEWS PAINT; PAINT FASTENERS TO MATCH	
ADDRESS NUMBER	FONT: FUTURA BOLD, SIZE : 8", INSTALLATION: STUD MOUNT, FINISH: BRUSHED/NATURAL SATIN	AMERICANSIGNLETTERS.COM APPROVED EQUALS WILL BE CONSIDERED

*ESDC-Approved Equal must be approved in writing by the East Shore Design Committee (ESDC) prior to procurement of material(s) and/or fabrication.

LIGHT SCHEDULE		
MATERIAL	SPECIFICATION	SUGGESTED SUPPLIER OR ESDC-APPROVED EQUAL*
LIGHT	MODEL: FX RDD60, INSTALLATION: TRIM, POWER: H-6W,2700K-4000K-450IM, COLOR TEMP: 30-3000K, OPTIC: W-WIDE 50 DEGREE, VOLTAGE: 24-24VDC FIXTURE VOLTAGE, OPTION: C3- LUMINAIRE SUPPLIED W/ 3M (10') FEED CABLE *24V ONLY. REFERENCE MANUFACTURE FOR INSTALLATION.	CW LIGHTING- SAMANTHA RUSSEM- 713.690.9320, APPROVED EQUALS WILL BE CONSIDERED

*ESDC-Approved Equal must be approved in writing by the East Shore Design Committee (ESDC) prior to procurement of material(s) and/or fabrication.



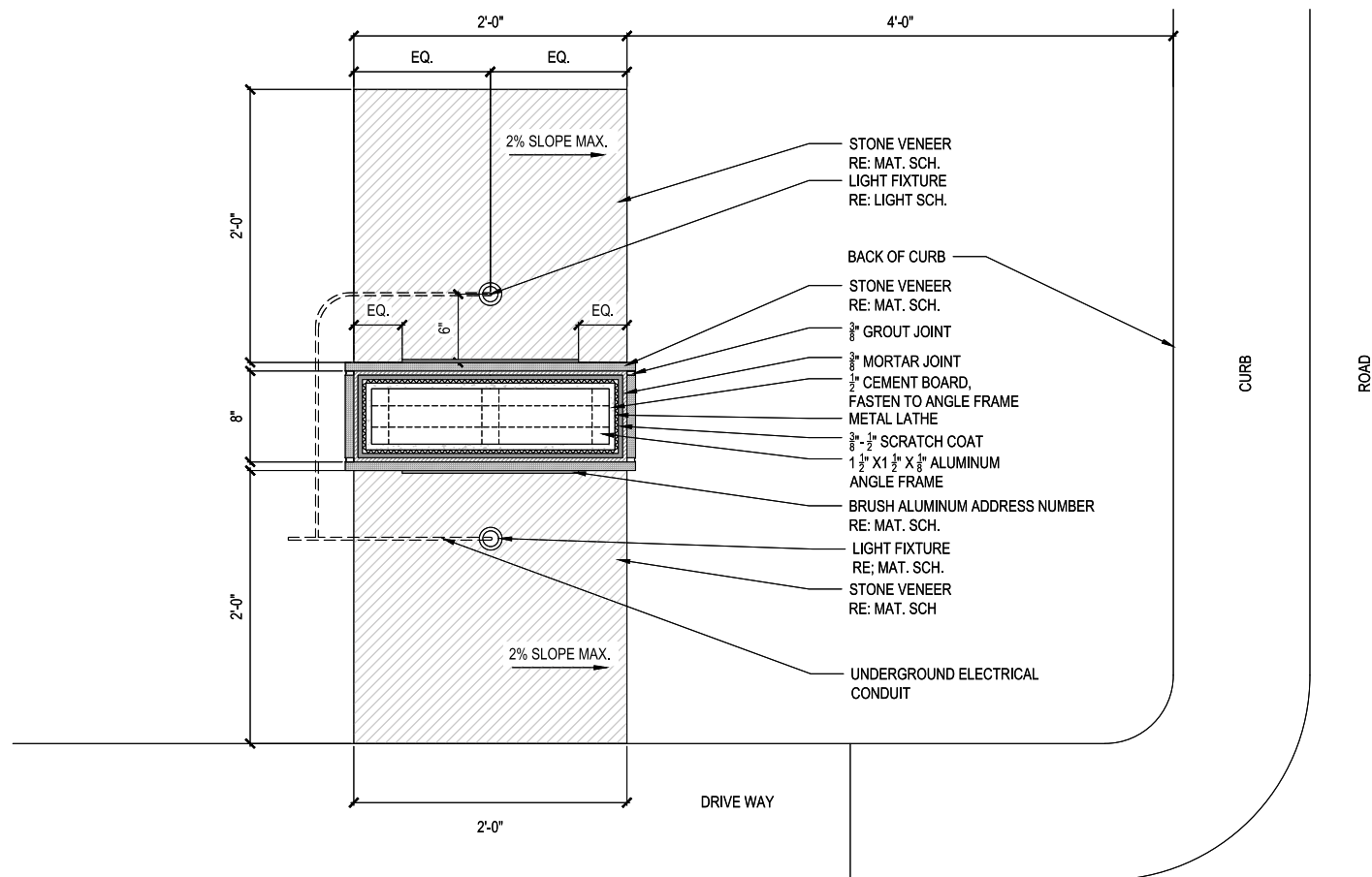
(SIDE ELEVATION - SECTION)

MATERIAL SCHEDULE		
MATERIAL	SPECIFICATION	SUGGESTED SUPPLIER OR ESDC-APPROVED EQUAL*
STONE VENEER	GRAY BASALT FLAMED FINISH- 24"X36"X 3/4"; MORTAR COLOR - DARK BLACK	THORNTREE SLATE- ELIZABETH LONGSTAFF- 713.690.8200, APPROVED EQUALS WILL BE CONSIDERED
ALUMINUM PANEL	PAINTED FINISH; COLOR MP 23302 POSATE SILVER BY MATTHEWS PAINT; PAINT FASTENERS TO MATCH	
ADDRESS NUMBER	FONT: FUTURA BOLD, SIZE : 8", INSTALLATION: STUD MOUNT, FINISH: BRUSHED/NATURAL SATIN	AMERICANSIGNLETTERS.COM APPROVED EQUALS WILL BE CONSIDERED

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LIGHT SCHEDULE		
MATERIAL	SPECIFICATION	SUGGESTED SUPPLIER OR ESDC-APPROVED EQUAL*
LIGHT	MODEL: FX RDD60, INSTALLATION: TRIM, POWER: H-6W,2700K-4000K-450IM, COLOR TEMP: 30-3000K, OPTIC: W-WIDE 50 DEGREE, VOLTAGE: 24-24VDC FIXTURE VOLTAGE, OPTION: C3- LUMINAIRE SUPPLIED W/ 3M (10') FEED CABLE *24V ONLY. REFERENCE MANUFACTURE FOR INSTALLATION.	CW LIGHTING- SAMANTHA RUSSEM- 713.690.9320, APPROVED EQUALS WILL BE CONSIDERED

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(PLAN VIEW)

MATERIAL SCHEDULE		
MATERIAL	SPECIFICATION	SUGGESTED SUPPLIER OR ESDC-APPROVED EQUAL*
STONE VENEER	GRAY BASALT FLAMED FINISH- 24"X36"X $\frac{3}{4}$ "; MORTAR COLOR - DARK BLACK	THORNTREE SLATE- ELIZABETH LONGSTAFF- 713.690.8200, APPROVED EQUALS WILL BE CONSIDERED
ALUMINUM PANEL	PAINTED FINISH; COLOR MP 23302 POSATE SILVER BY MATTHEWS PAINT; PAINT FASTENERS TO MATCH	
ADDRESS NUMBER	FONT: FUTURA BOLD, SIZE : 8", INSTALLATION: STUD MOUNT, FINISH: BRUSHED/NATURAL SATIN	AMERICANSIGNLETTERS.COM APPROVED EQUALS WILL BE CONSIDERED

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LIGHT SCHEDULE		
MATERIAL	SPECIFICATION	SUGGESTED SUPPLIER OR ESDC-APPROVED EQUAL*
LIGHT	MODEL: FX RDD60, INSTALLATION: TRIM, POWER: H-6W,2700K-4000K-450IM, COLOR TEMP: 30-3000K, OPTIC: W-WIDE 50 DEGREE, VOLTAGE: 24-24VDC FIXTURE VOLTAGE, OPTION: C3- LUMINAIRE SUPPLIED W/ 3M (10') FEED CABLE *24V ONLY. REFERENCE MANUFACTURE FOR INSTALLATION.	CW LIGHTING- SAMANTHA RUSSE- 713.690.9320, APPROVED EQUALS WILL BE CONSIDERED

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LOT INFORMATION SIGN (BUILDER SIGN)

SCALE: NTS

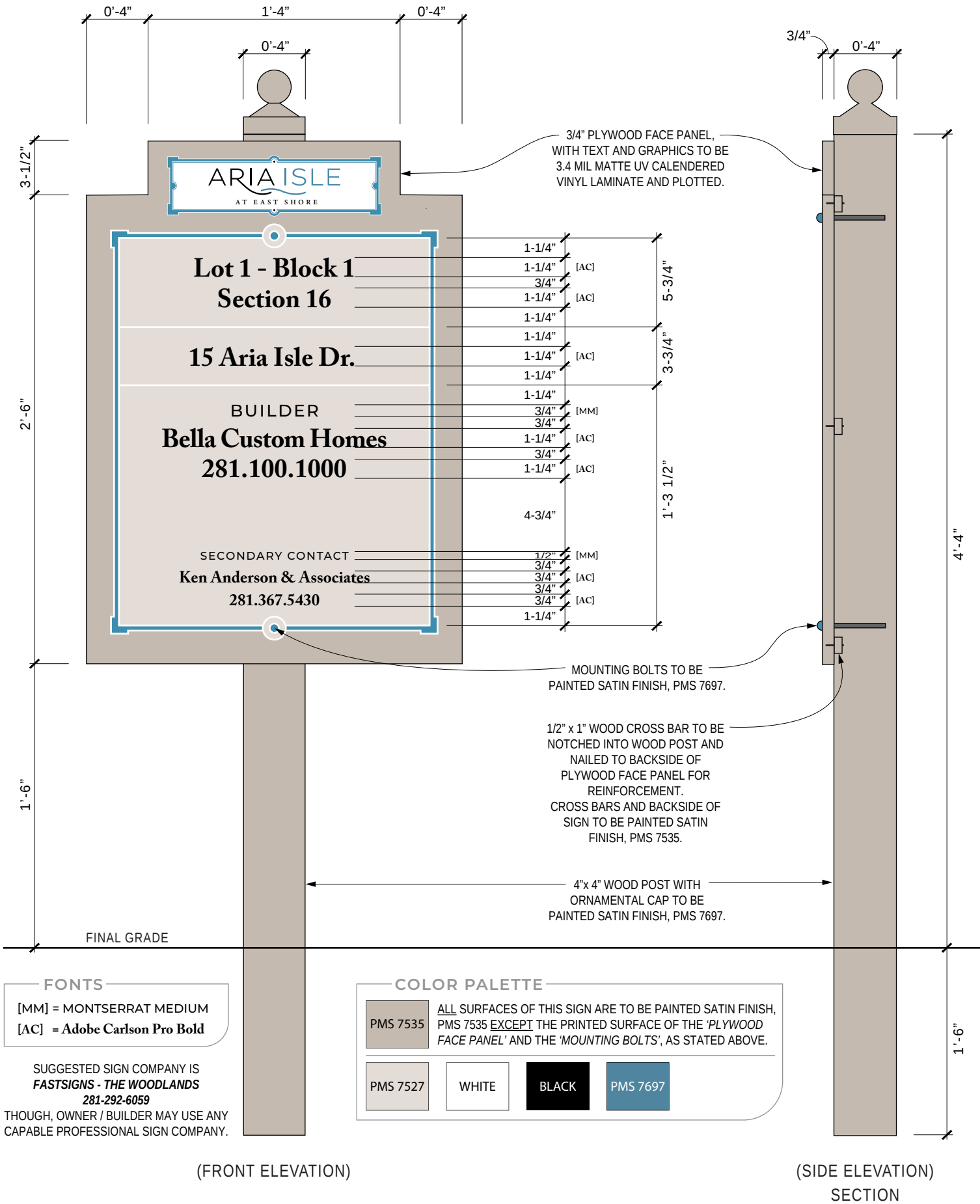
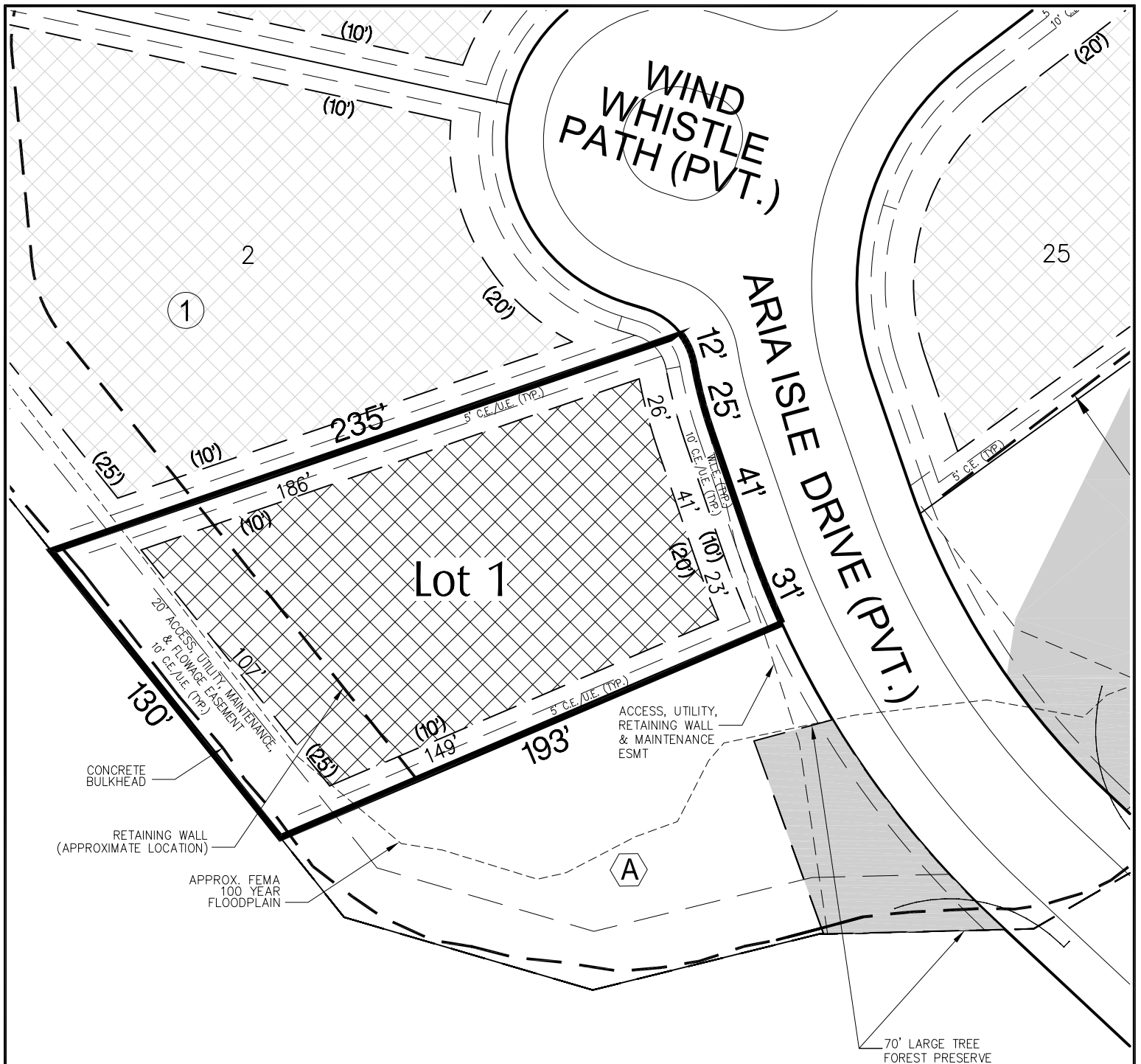


EXHIBIT “H” – INDIVIDUAL LOT CONCEPT PLANS

All Individual Lot Concept Plans will be found on the pages that follow.



Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
Land Development
Company, LP.

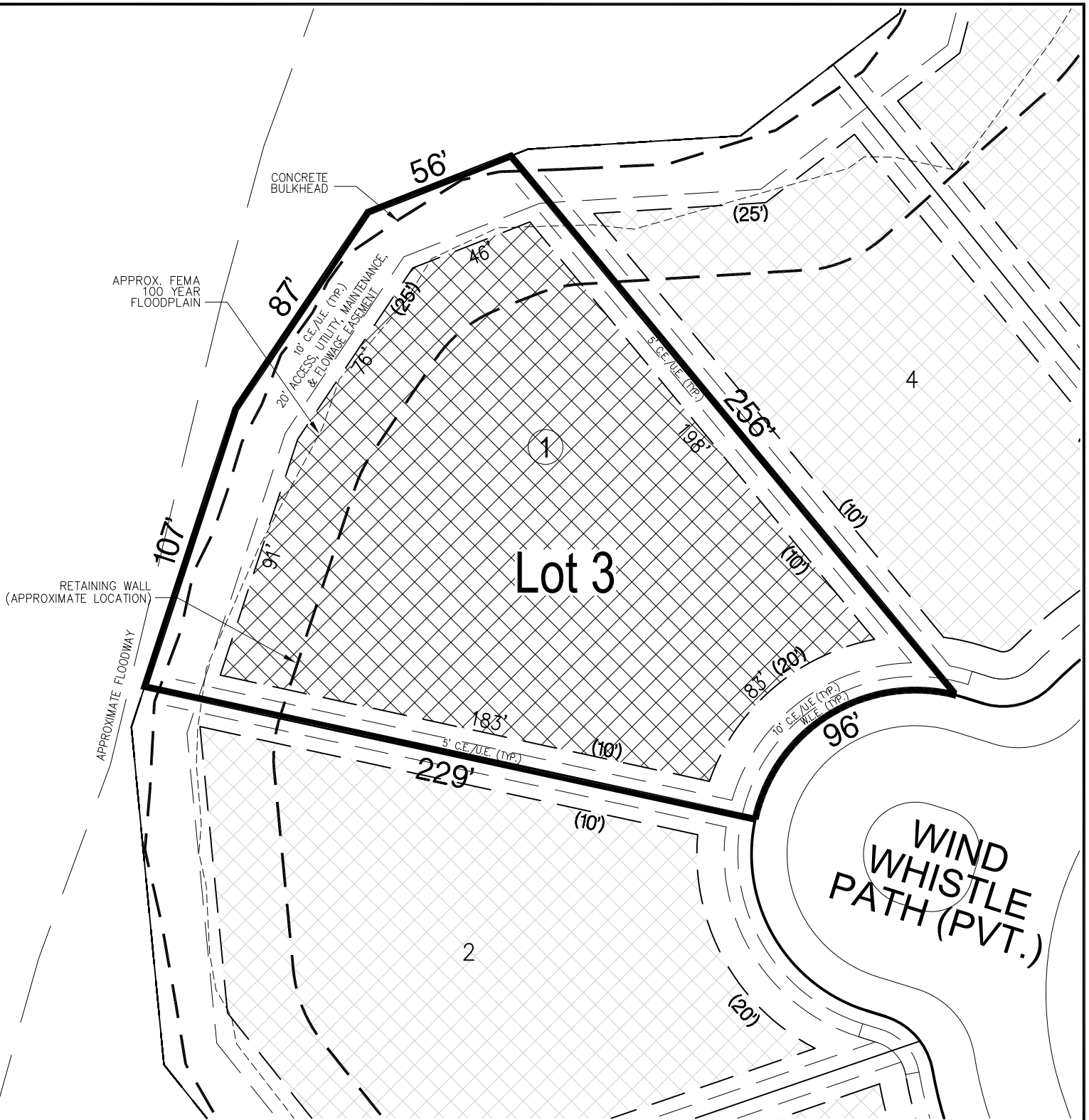


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 1, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

Note: This map or drawing is a preliminary concept plan only, is not a recorded plat, and the boundaries and other information hereon are subject to change at any time without notice. It is a graphic representation only. This is not a commitment to develop anything shown hereon.



Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

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Company, LP.

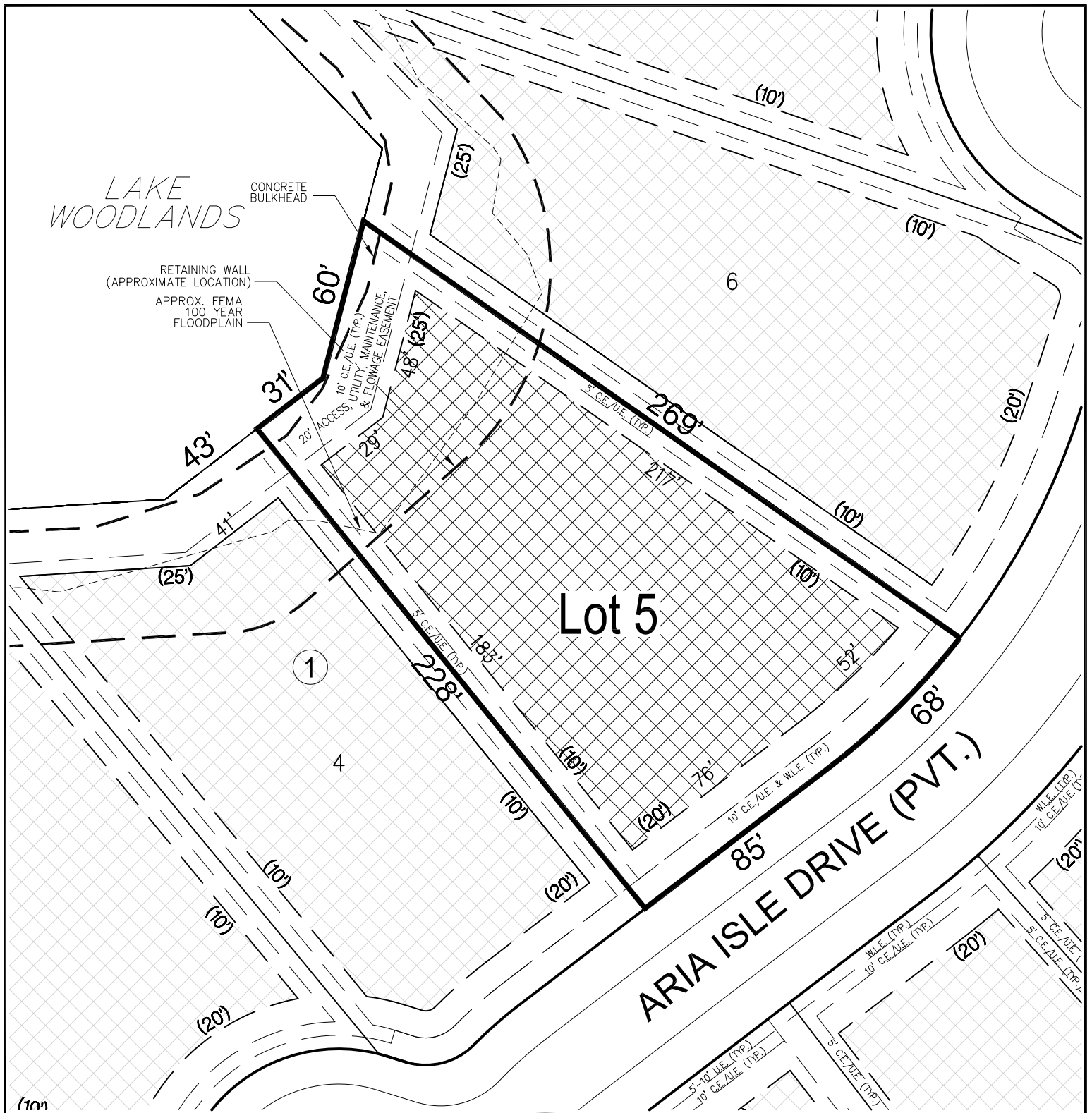


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 3, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

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Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 5, Block 1



0 25 50
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LAKE
WOODLANDS

RETAINING WALL
(APPROXIMATE LOCATION)

CONCRETE
BULKHEAD

20' ACCESS, UTILITY, MAINTENANCE,
& FLOODAGE EASEMENT

APPROX. FEMA
100 YEAR
FLOODPLAIN

LAKE
WOODLANDS

Lot 7

NATURES
ECHO CT.
(PVT.)

Legend

-  Building and Development Zone
-  Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

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Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 7, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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LAKE
WOODLANDS

APPROX. FEMA
100 YEAR
FLOODPLAIN

CONCRETE
BULKHEAD

RETAINING WALL
(APPROXIMATE LOCATION)

10' CE / U.E. (TYP.)
20' ACCESS UTILITY,
MAINTENANCE & FLOODING EASEMENT

Lot 10

ARIA ISLE DRIVE (PVT.)

Legend

-  Building and Development Zone
-  Large Tree Forest Preserve

- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

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Company, LP.

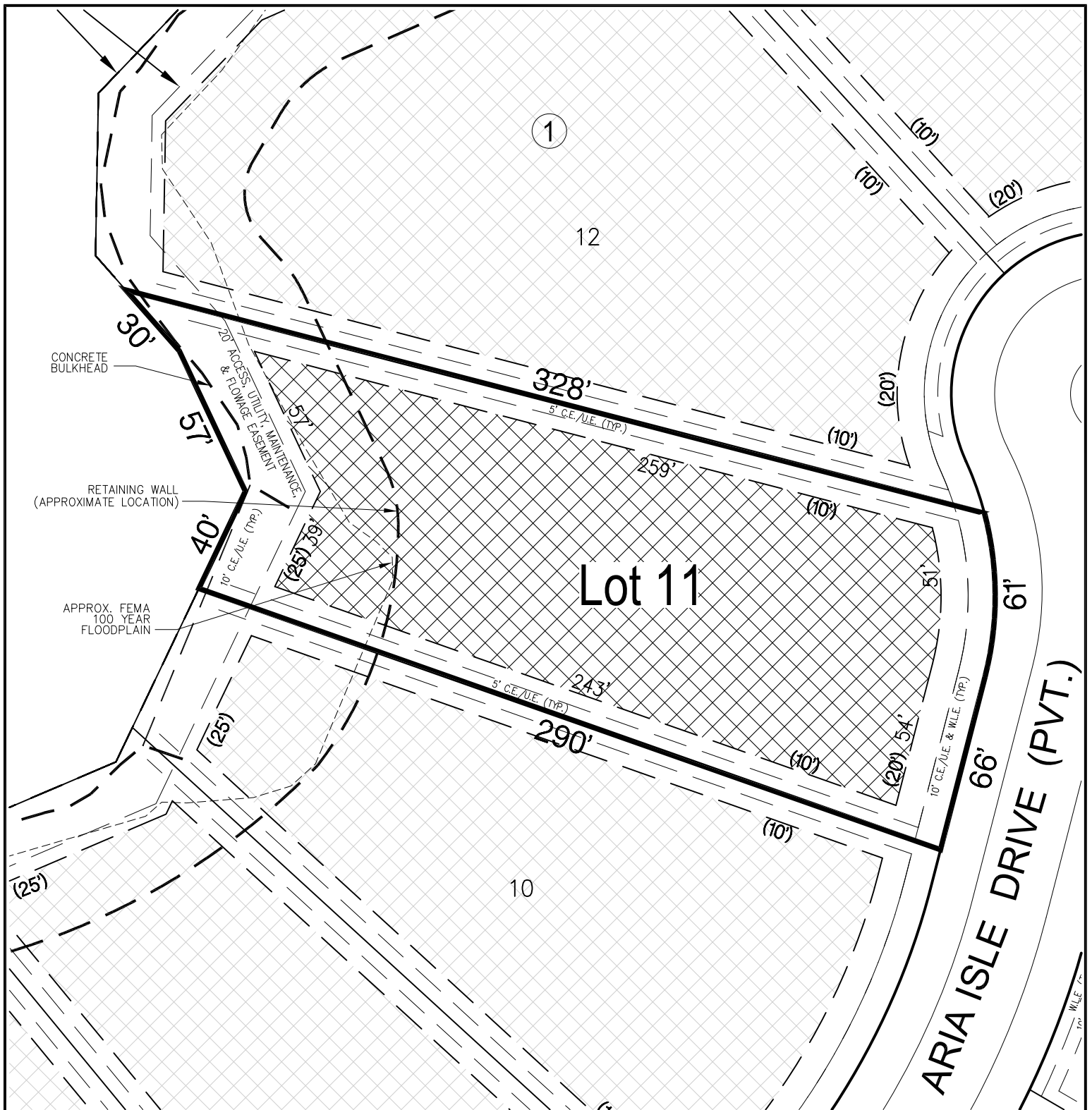


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 10, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

-  Building and Development Zone
-  Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

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Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 11, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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LAKE
WOODLANDS

APPROX. FEMA
100 YEAR
FLOODPLAIN

RETAINING WALL
(APPROXIMATE LOCATION)

CONCRETE
BULKHEAD

10' C.E./U.E. (TP)
20' ACCESS, UTILITY, MAINTENANCE,
& FLOWAGE EASEMENT

144'

137'

(25')

234'

5' C.E./U.E. (TP)

19'

(10')

(10')

13

Lot 12

1

(20')

76'

20'

328'

5' C.E./U.E. (TP)

(10')

11

(25')

(25')

ARIA ISLE DRIVE (PVT.)

Legend

 Building and Development Zone

 Large Tree Forest Preserve

S.S.E. Sanitary Sewer Easement

W.L.E. Water Line Easement

U.E. Utility Easement

C.E. Covenant Easement

Document Prepared For:

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Village of Grogans Mill Lake Woodlands East Shore

Sec 16 Replat No 1

Lot 12, Block 1

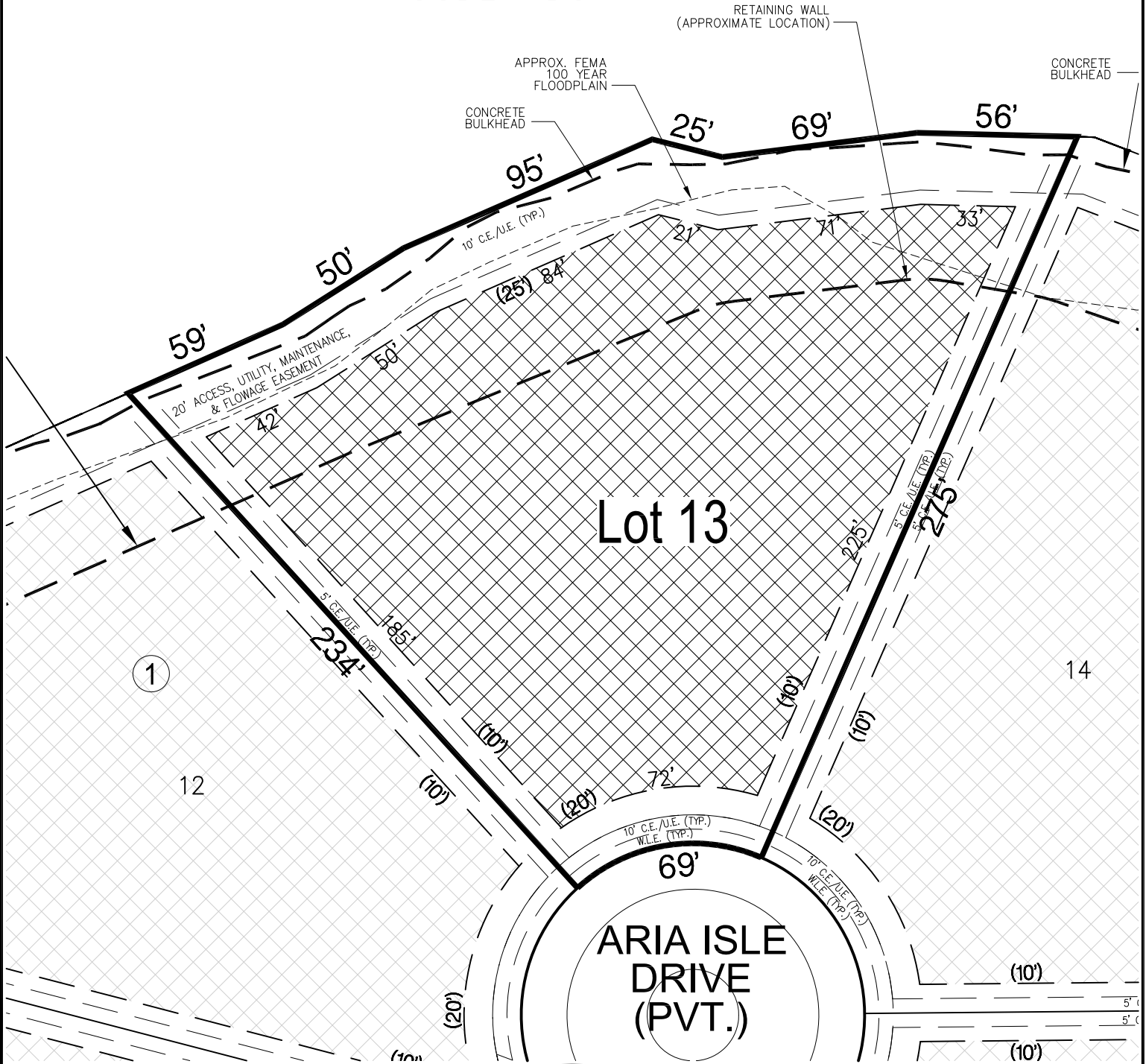


0 25 50

Scale: 1" = 50'
August 18, 2022

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LAKE WOODLANDS



Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

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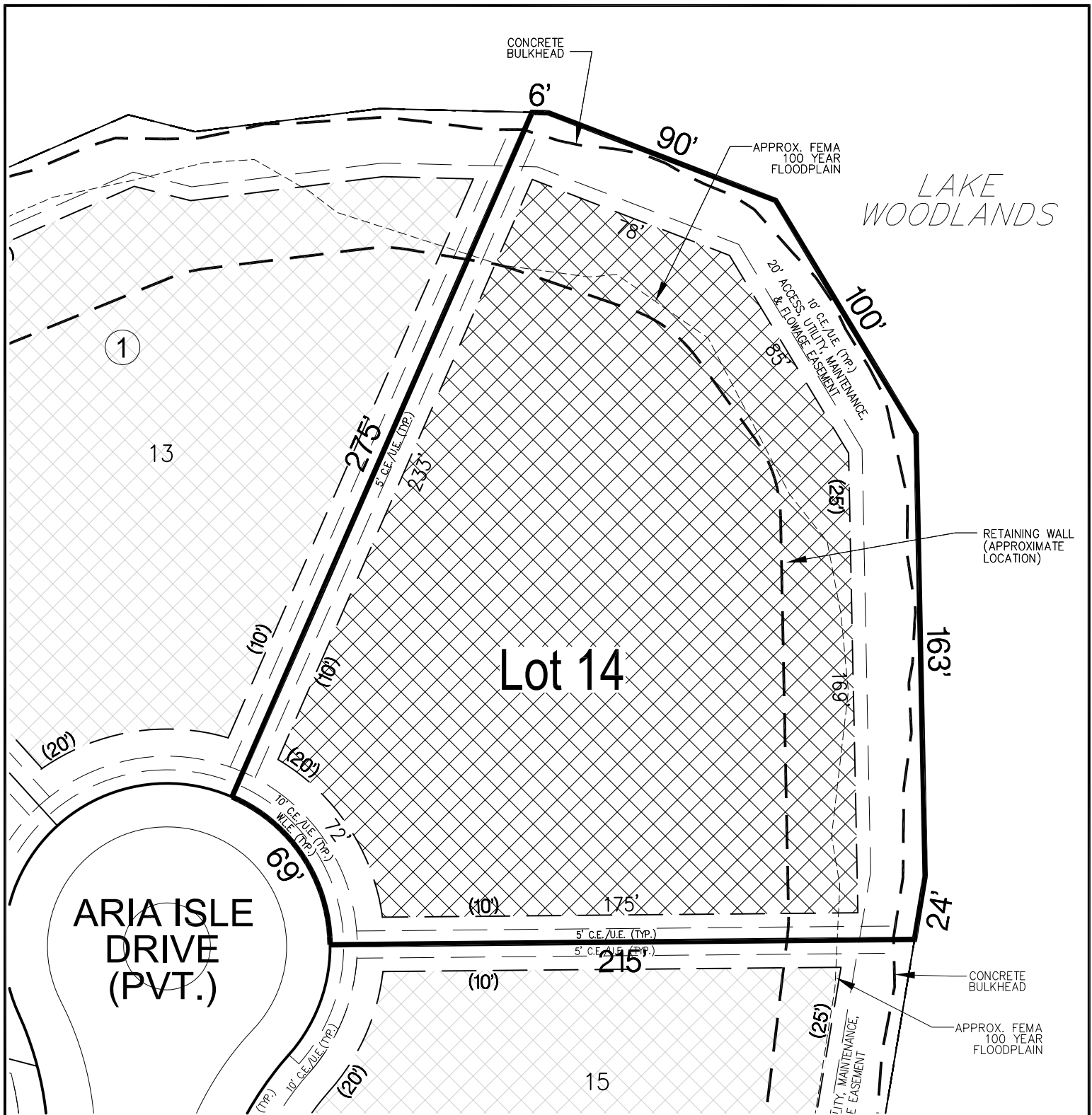


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 13, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
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Company, LP.

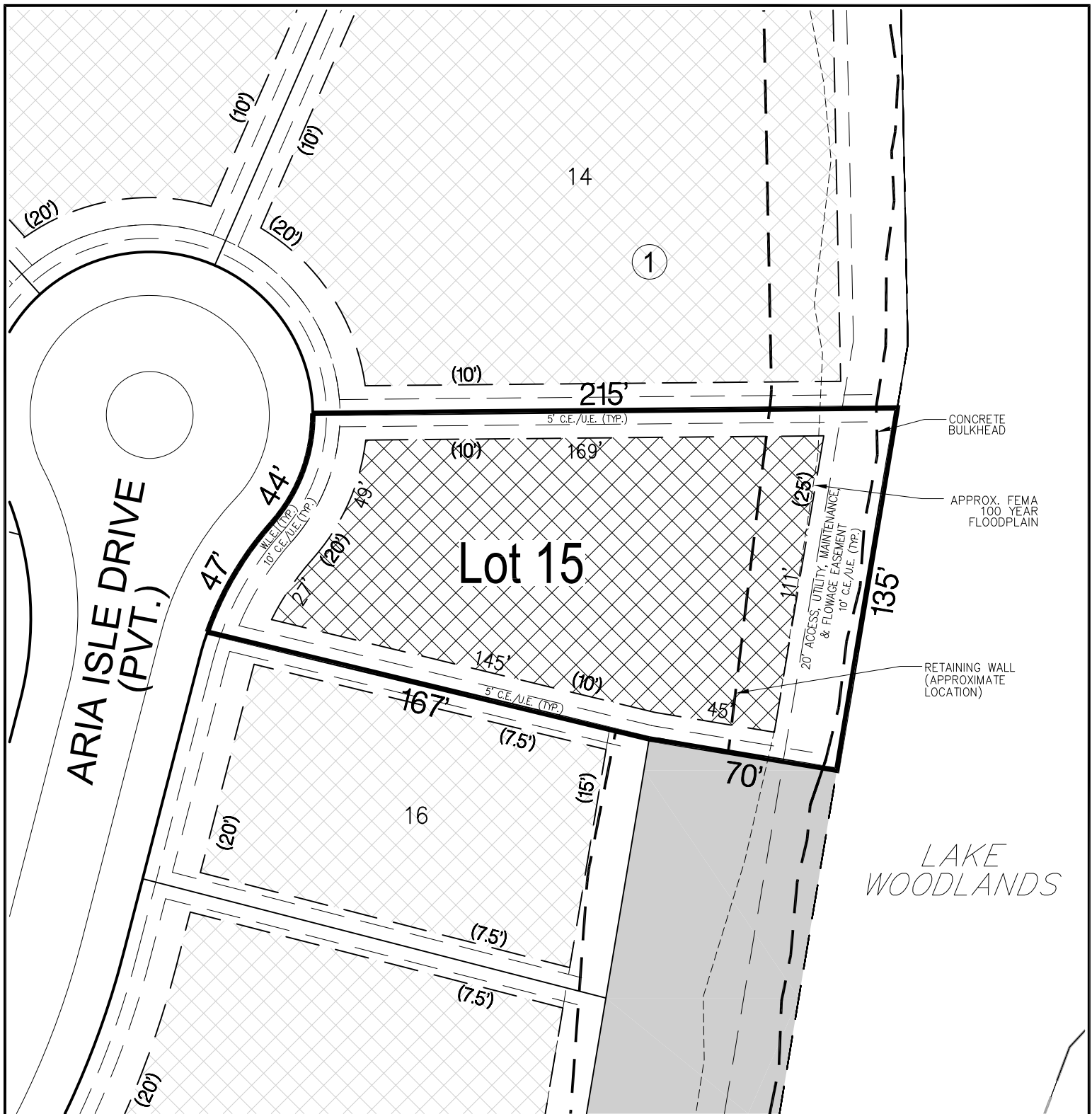


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 14, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

-  Building and Development Zone
-  Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
Land Development
Company, LP.

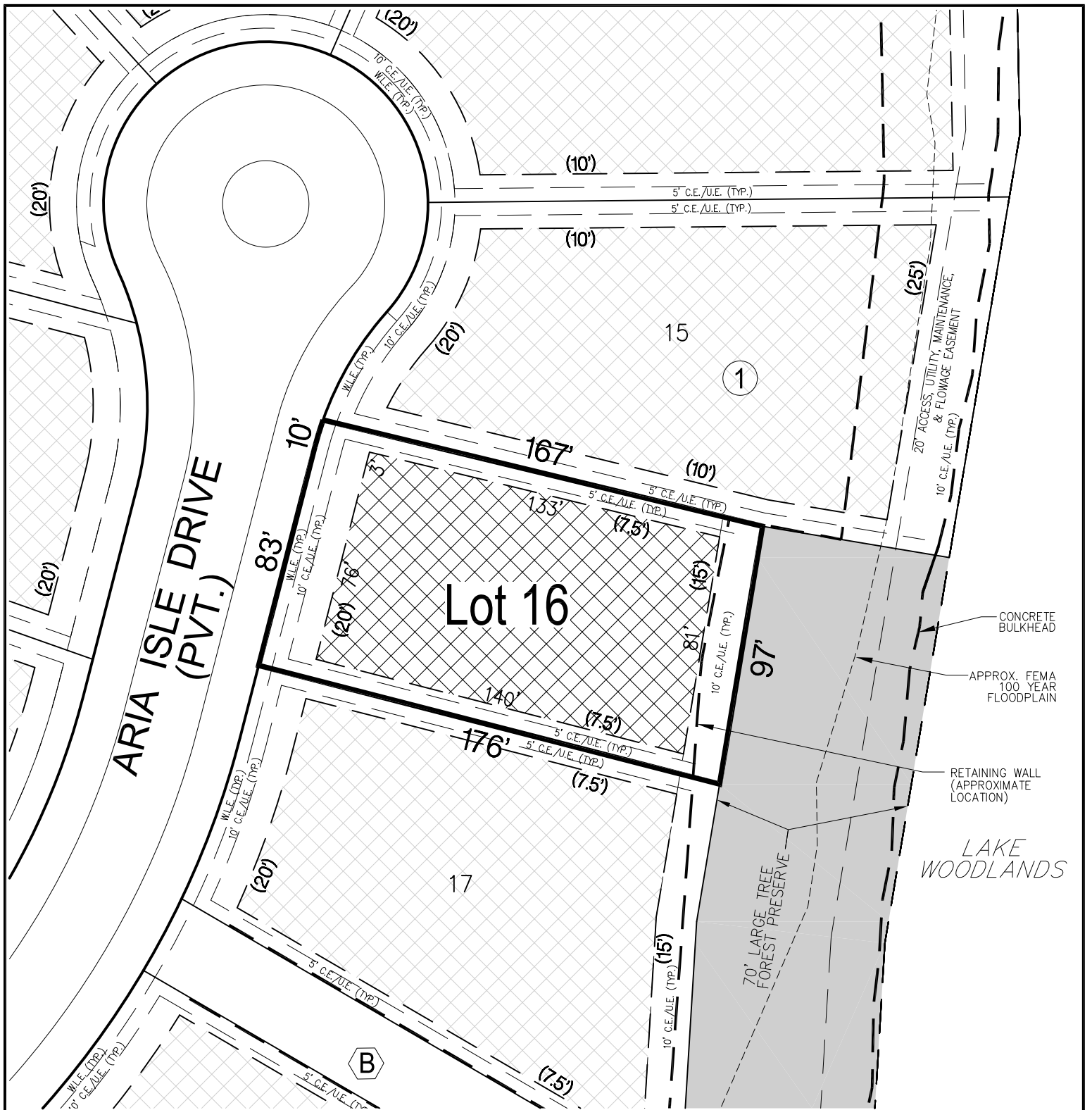


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 15, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
Land Development
Company, LP.

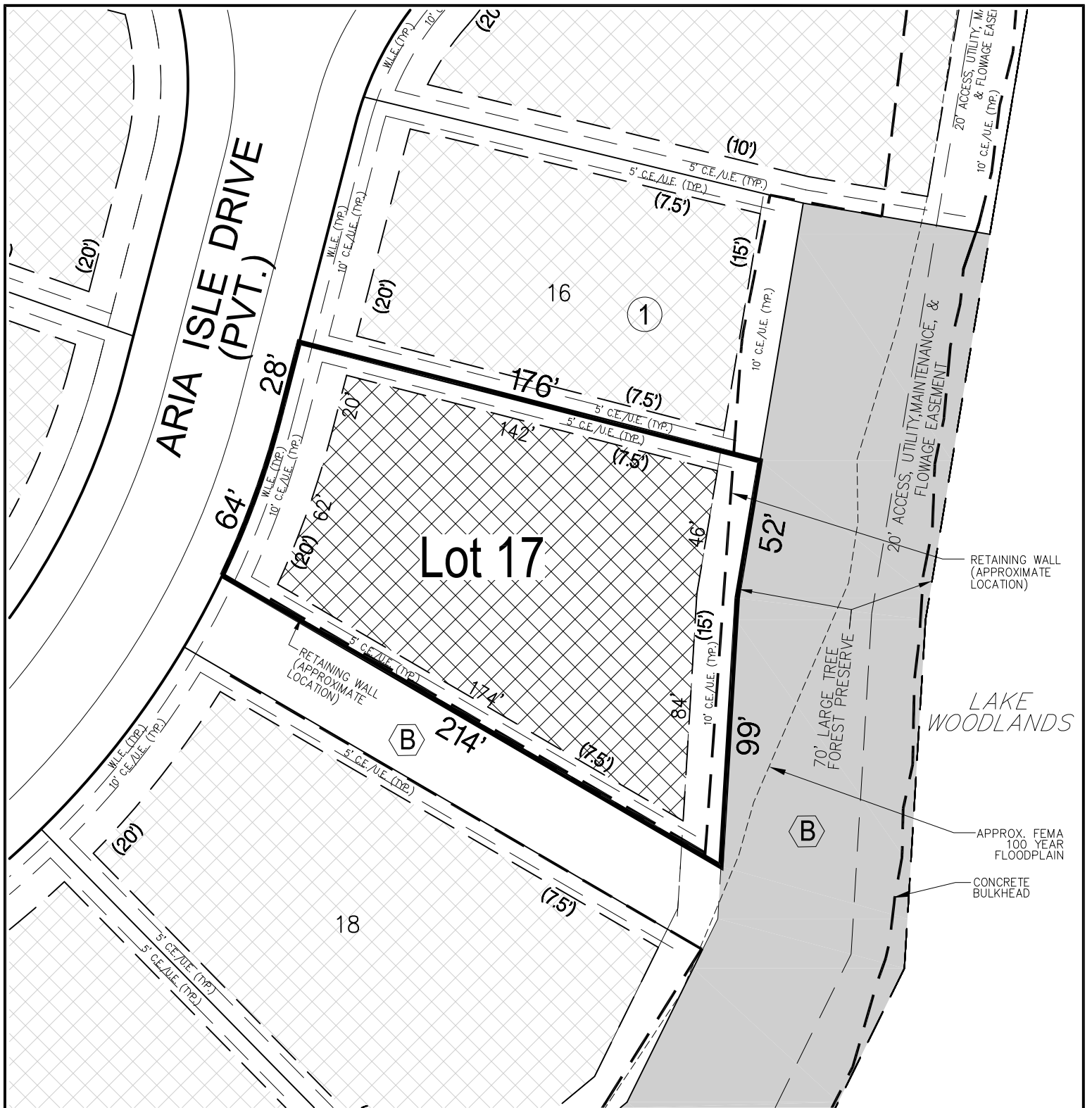


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 16, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

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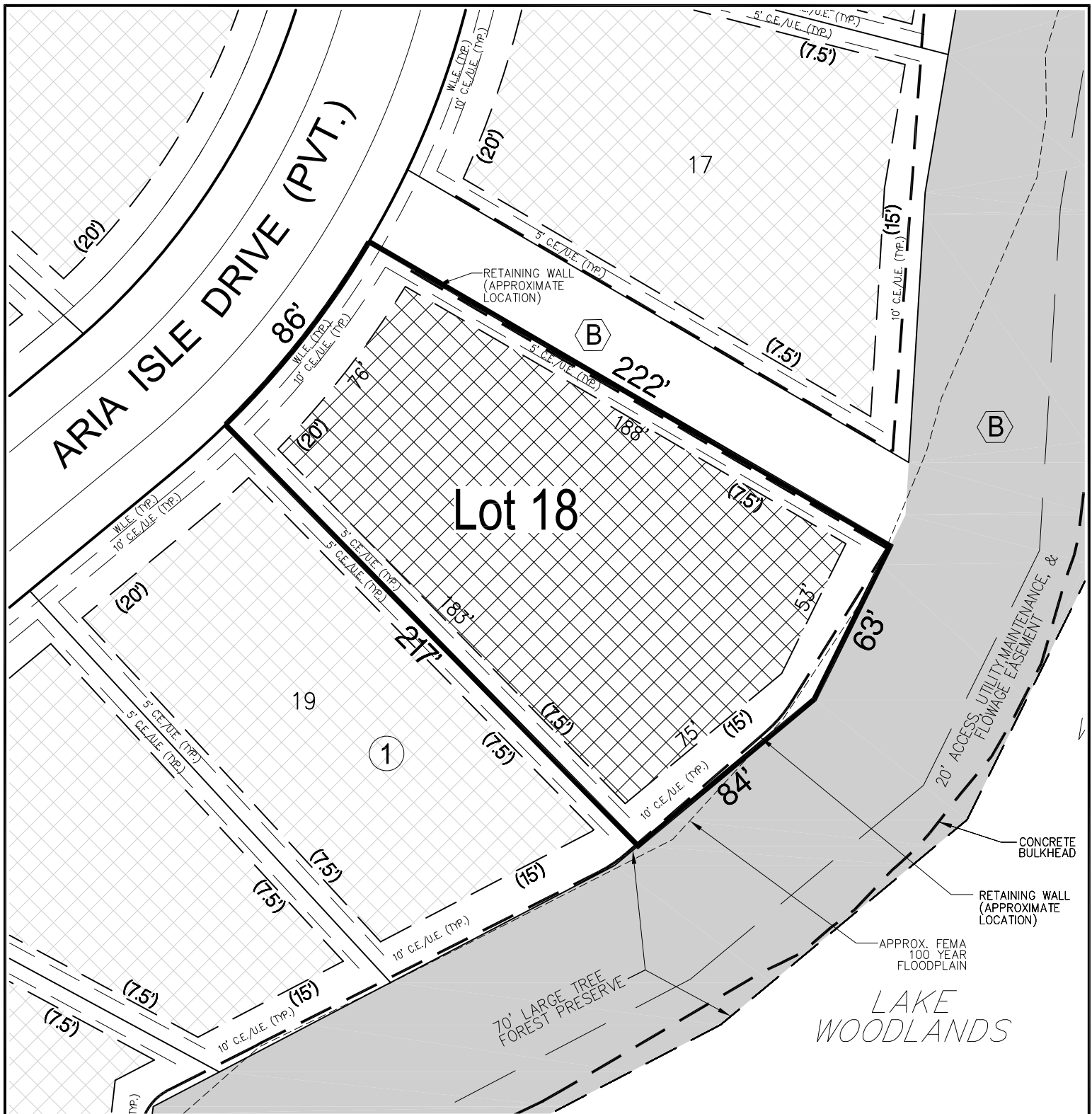


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 17, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

-  Building and Development Zone
-  Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
Land Development
Company, LP.

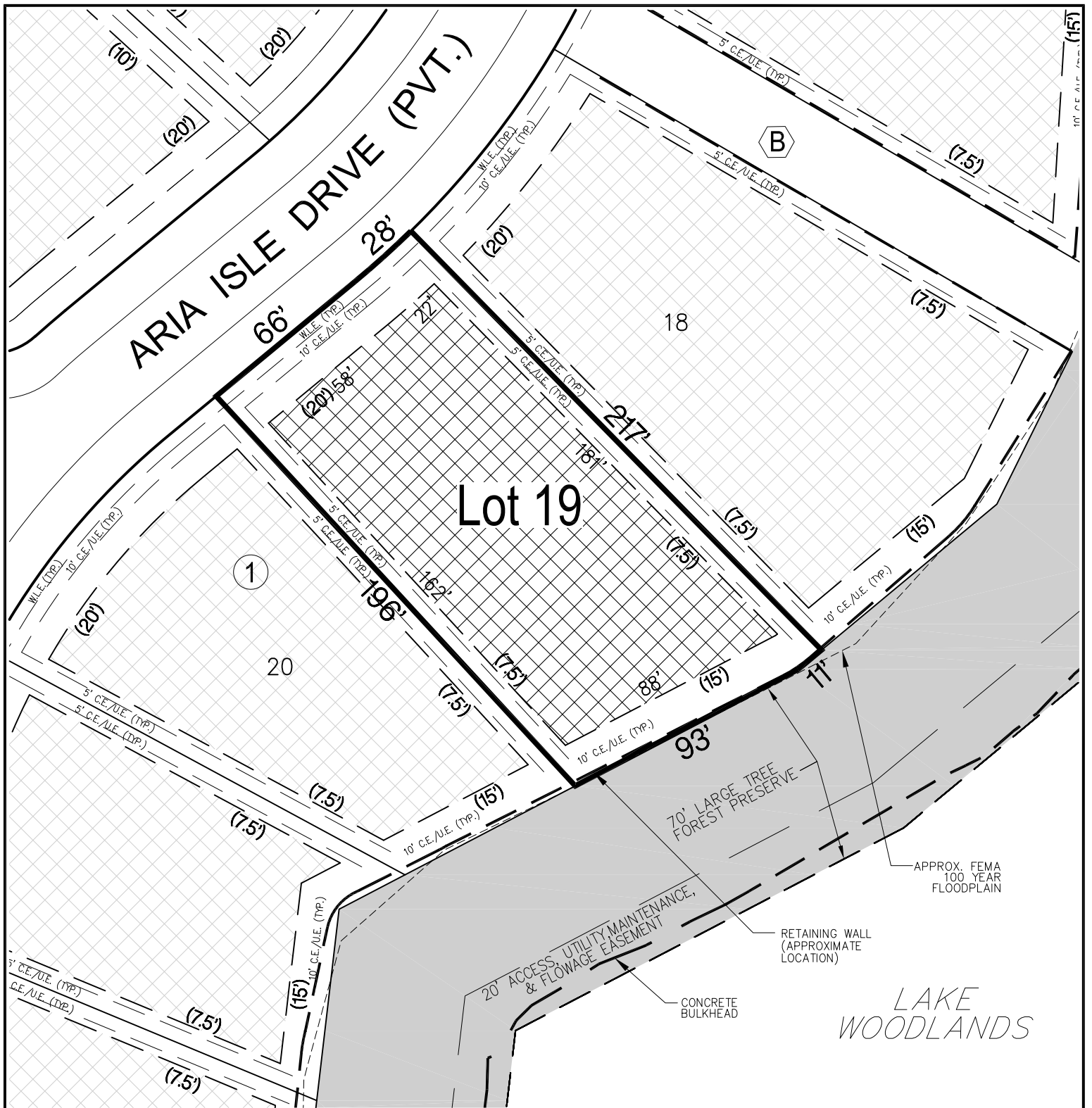


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 18, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
Land Development
Company, LP.

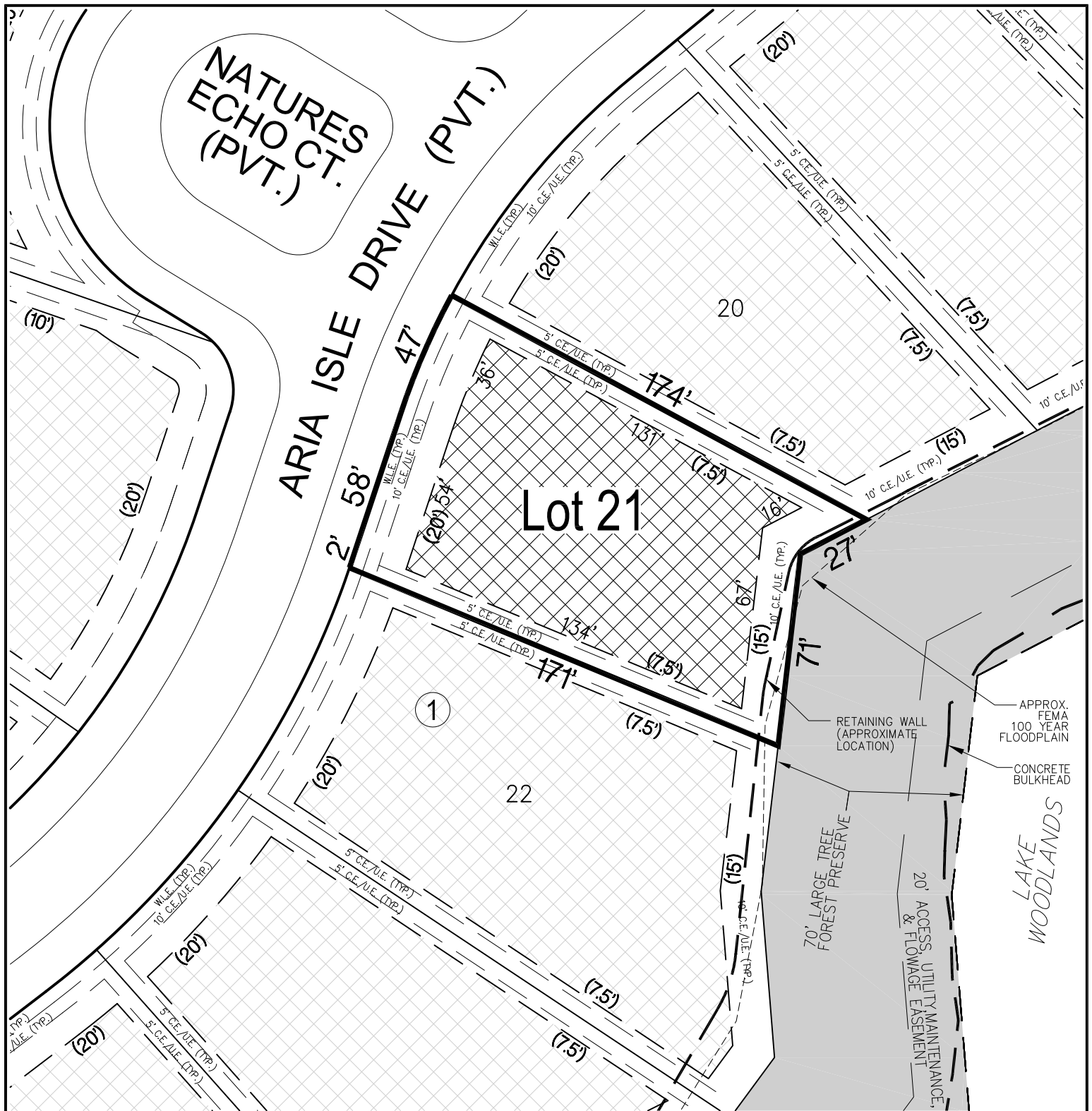


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 19, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

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Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:

The Woodlands
Land Development
Company, LP.

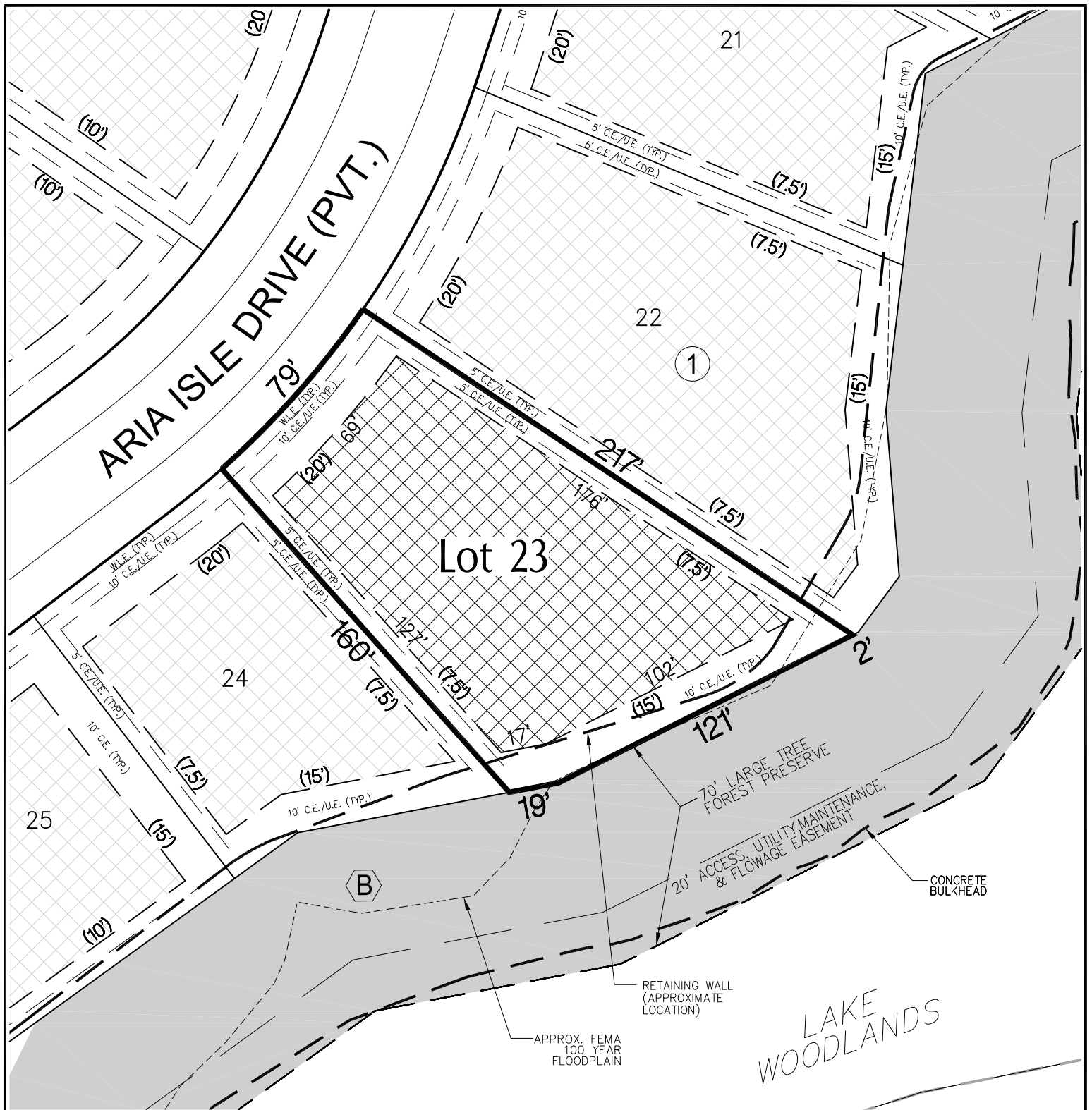


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 21, Block 1



0 25 50
Scale: 1" = 50'
April 22, 2022

Note: This map or drawing is a preliminary concept plan only, is not a recorded plat, and the boundaries and other information hereon are subject to change at any time without notice. It is a graphic representation only. This is not a commitment to develop anything shown hereon.



LAKE WOODLANDS

Legend

- Building and Development Zone
- Large Tree Forest Preserve
- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

Document Prepared For:
The Woodlands
Land Development
Company, LP.

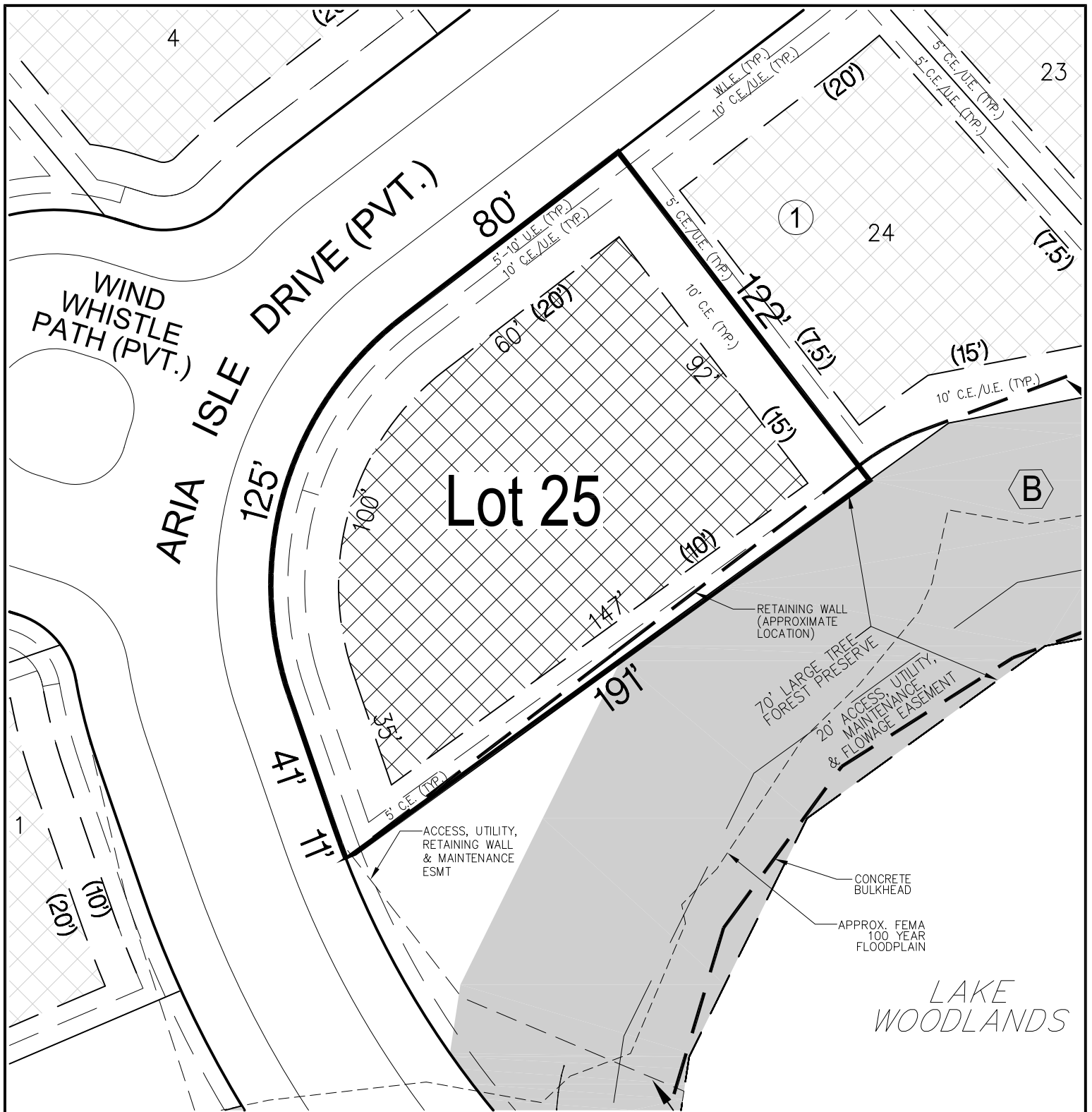


Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 23, Block 1



0 25 50
Scale: 1" = 50'
August 18, 2022

Note: This map or drawing is a preliminary concept plan only, is not a recorded plat, and the boundaries and other information hereon are subject to change at any time without notice. It is a graphic representation only. This is not a commitment to develop anything shown hereon.



Legend

- Building and Development Zone
- Large Tree Forest Preserve

- S.S.E. Sanitary Sewer Easement
- W.L.E. Water Line Easement
- U.E. Utility Easement
- C.E. Covenant Easement

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Village of Grogans Mill Lake Woodlands East Shore
Sec 16 Replat No 1
Lot 25, Block 1



0 20 40
Scale: 1" = 40'
August 18, 2022

Note: This map or drawing is a preliminary concept plan only, is not a recorded plat, and the boundaries and other information hereon are subject to change at any time without notice. It is a graphic representation only. This is not a commitment to develop anything shown hereon.