

## EXHIBIT D

### DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

#### FOR HOMEOWNERS ASSOCIATION OF FRISCO RANCH

#### DESIGN GUIDELINES

##### Part One: Landscaping, Fences and Exterior Elements

###### SECTION 1.1 Landscaping:

Upon completion of each dwelling unit the following landscape elements shall be installed prior to occupancy of the dwelling:

**1.1.1 Sod:** Each dwelling shall have full sod installed for the entire front yard and a minimum of ten (10) feet back from the front wall face for each side yard, or to the side yard fence, whichever is greater.

**1.1.2 Trees:** Two (2) trees with a minimum caliper of 3", measured at a point six (6) inches above ground level in compliance with the Street Tree Guidelines. Each homeowner shall be responsible for maintenance and preservation of trees located on their property and shall promptly replace dead trees within ninety (90) days of loss occurrence. See Street Tree Guidelines for instructions.

**1.1.3 Shrubbery and Planting Beds:** Each Dwelling shall have a minimum of ten (10) one (1) gallon shrubs planted in a mulched planting bed; the planting bed shall have edging materials to separate the sod and bed mulch areas. The homeowner shall be responsible for the maintenance a preservation of the shrubs and planting bed, and shall promptly replace dead plants within ninety (90) days of loss occurrence.

###### SECTION 1.2 Fences:

**1.2.1 Major Thoroughfares:** All fencing backing to 423 shall be considered Major Thoroughfare fencing. Fence and wall construction shall comply with the materials and details indicated in Exhibit Attachment 1.2.1.1. All such fencing facing 423 shall be stained and preserved as follows:

<b>Manufacturer:</b>	Sherwin Williams
<b>Color:</b>	Mountain Ash – Apply per product instruction

**1.2.2 Standard Side and Rear Yard Fences:** Fence and wall construction shall comply with the materials and details indicated in Exhibit Attachment 1.2.2.1.

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**1.2.3 Central Greenbelt Area Side and Rear Yard Fences:** All lots adjacent to the Central Greenbelt area defined in Exhibit Attachment 1.2.3.1, shall have black finished forty eight inch (48') foot high wrought iron fences for the rear sixteen (16') feet of each side and the full width of rear lot lines as detailed in Exhibit 1.2.3.2. All fences shall be consistent; no variation of design shall be permitted. Fence areas shall be unobstructed by screening or other materials unless specifically approved by the association

### SECTION 1.3 Mail Boxes:

**1.3.1 Standard Mail Boxes:** Mail Box construction shall comply with the materials and details indicated in Exhibit Attachment 1.3.1.1.

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#### Part Two: Dwelling Units

##### SECTION 2.1 Roofs

**2.1.1 Roof Pitch:** All Roof Pitches shall have a minimum of 6-in-12 slopes.

**2.1.2 Roofing Materials:** Roofing materials shall be asphalt shingles with a 20-year rated shingle having a minimum weight of 220 pounds per square (100 square feet) and have a weathered brown or gray color. Other roofing materials shall not be used without written approval from the Architectural Control Committee.

**2.1.3 Dormers & Above Roof Chimneys:** Dormers and Chimney Chases, above roof structure and roofing materials, may be finished with an approved exterior grade siding material. All Fireplace flues shall be enclosed and finished; exposed pre-fabricated metal flue piping is prohibited.

##### SECTION 2.2 Exterior Walls

**2.2.1 Exterior Wall Materials:** Exterior walls shall be masonry and exterior-grade siding materials; minimum masonry coverage percentage for first floor walls shall be fifty percent (50%), excluding openings:

**2.2.1.1 Front Walls:** All front wall surfaces shall be full (100%) masonry, except siding may be used for hidden or concealed wall surfaces not directly visible from the lot front property line. Siding can be used in limited quantities for upper gable areas that would create a "brick-on-wood" condition; this provision is for special conditions only and is not intended to reduce the essential 100% masonry requirement for the front wall areas and approval of the use of this provision is at the sole discretion of the Architectural Control Committee.

**2.2.1.2 Side Walls:** Side wall surfaces of the first floor may be constructed using a mixture of masonry and exterior-grade siding as required to comply with the minimum fifty percent (50%) masonry overall requirement; second floor side wall surfaces may be exterior-grade siding materials provided that masonry shall be used for a minimum of ten (10) feet back from a "front wall" intersection.

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##### 2.2.1 Exterior Wall Materials: (Continued)

**2.2.1.3 Rear Walls:** Rear wall surfaces of the first floor may be constructed using a mixture of masonry and exterior-grade siding as required to comply with the minimum fifty percent (50%) masonry overall requirement; second floor wall surfaces may be exterior-grade siding materials.

**2.2.1.4 Chimneys:** Chimney wall structures that are a direct extension of an exterior wall shall match the requirement of said wall.

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### DESIGN GUIDELINES

**2.2.2 Exterior Material Area Calculations:** All Dwelling submittals shall calculate the percentage coverage for each material as follows:

**2.2.2.1 Calculation Method:** Calculations for material coverage percentages shall include all exposed areas of the wall surface, excluding window and door openings.

**2.2.2.2 Calculation Format:** Calculations shall indicate the area coverage for front, side, and rear wall areas. Calculations shall be submitted in the following format:

#### **BRICK CALCULATIONS**

<b>OVERALL</b>	
TOTAL WALL AREA -	0 SF
TOTAL BRICK AREA -	0 SF
TOTAL BRICK PERCENTAGE -	0%
<b>FRONT</b>	
TOTAL WALL AREA -	0 SF
TOTAL BRICK AREA -	0 SF
TOTAL BRICK PERCENTAGE -	0%
<b>LEFT</b>	
TOTAL WALL AREA -	0 SF
TOTAL BRICK AREA -	0 SF
TOTAL BRICK PERCENTAGE -	0%
<b>RIGHT</b>	
TOTAL WALL AREA -	0 SF
TOTAL BRICK AREA -	0 SF
TOTAL BRICK PERCENTAGE -	0%
<b>REAR</b>	
TOTAL WALL AREA -	0 SF
TOTAL BRICK AREA -	0 SF
TOTAL BRICK PERCENTAGE -	0%

**\*\*\* OPENINGS REMOVED FROM AREAS  
IN ALL CALCULATIONS**

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##### DESIGN GUIDELINES

##### SECTION 2.3 Elevation and Brick Usage

**2.3.1 Same Plan with Same Elevation:** The repeat of the same floor plan with the same elevation design shall be governed by the following provisions

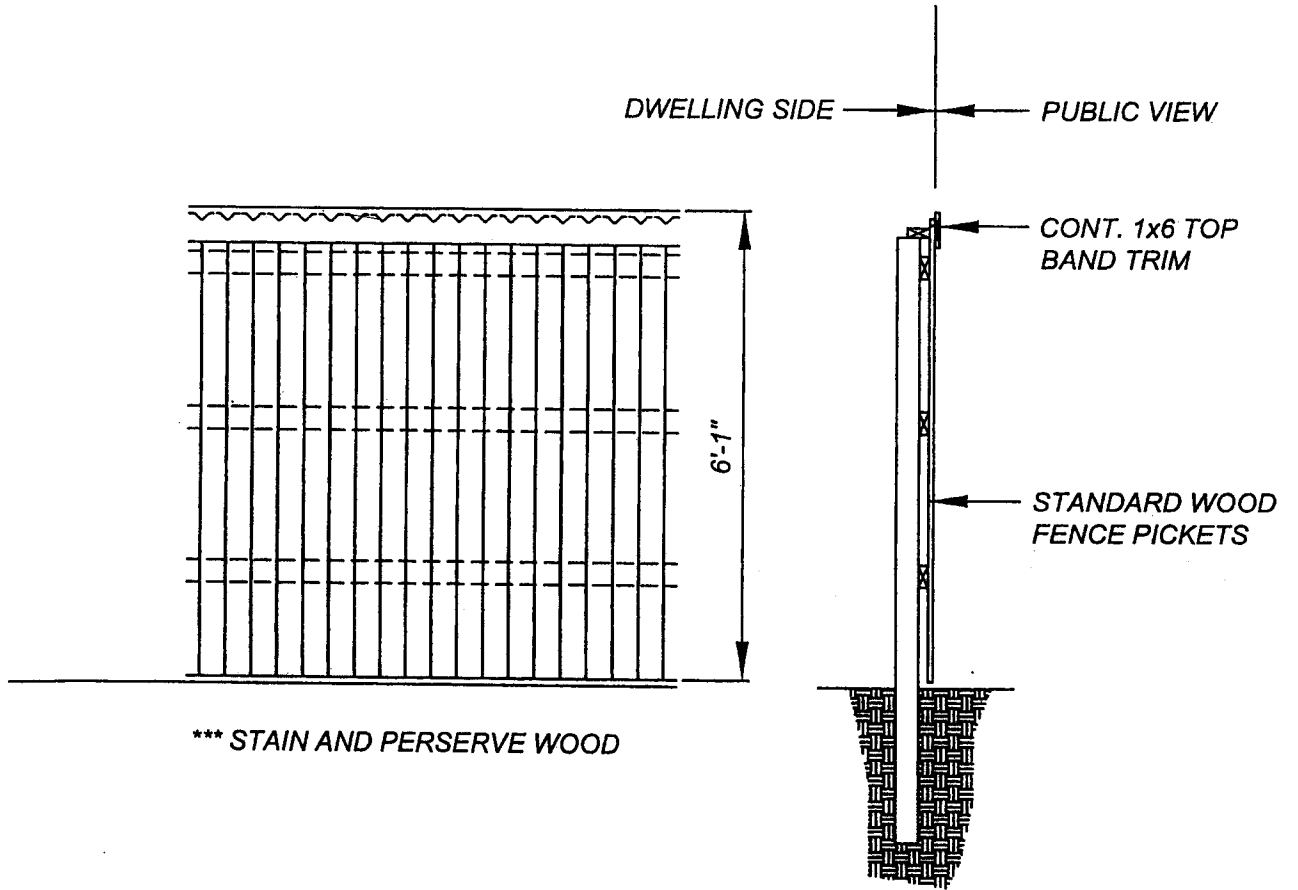
**2.3.1.1 Same Side of Street:** When dwelling units, using the same floor plan and same elevation, are constructed on the same side of the street they shall be separated by a minimum of two (2) lots. A one (1) lot separation will be permitted when a street intersection occurs, the street right-of-way serves as a lot equivalent.

**2.3.1.2 Opposite Side of Street:** When dwelling units, using the same floor plan and same elevation, are constructed on opposite sides of the street they shall not be constructed directly or diagonally across from each other.

**2.2.2 Repeat Brick Usage:** All Dwelling submittals shall calculate the percentage coverage for each material as follows:

**2.2.2.1 Same Side of Street:** No combination of brick color, mortar color, and sand color shall be repeated for adjacent dwellings. Street and alley intersections are acceptable separation elements.

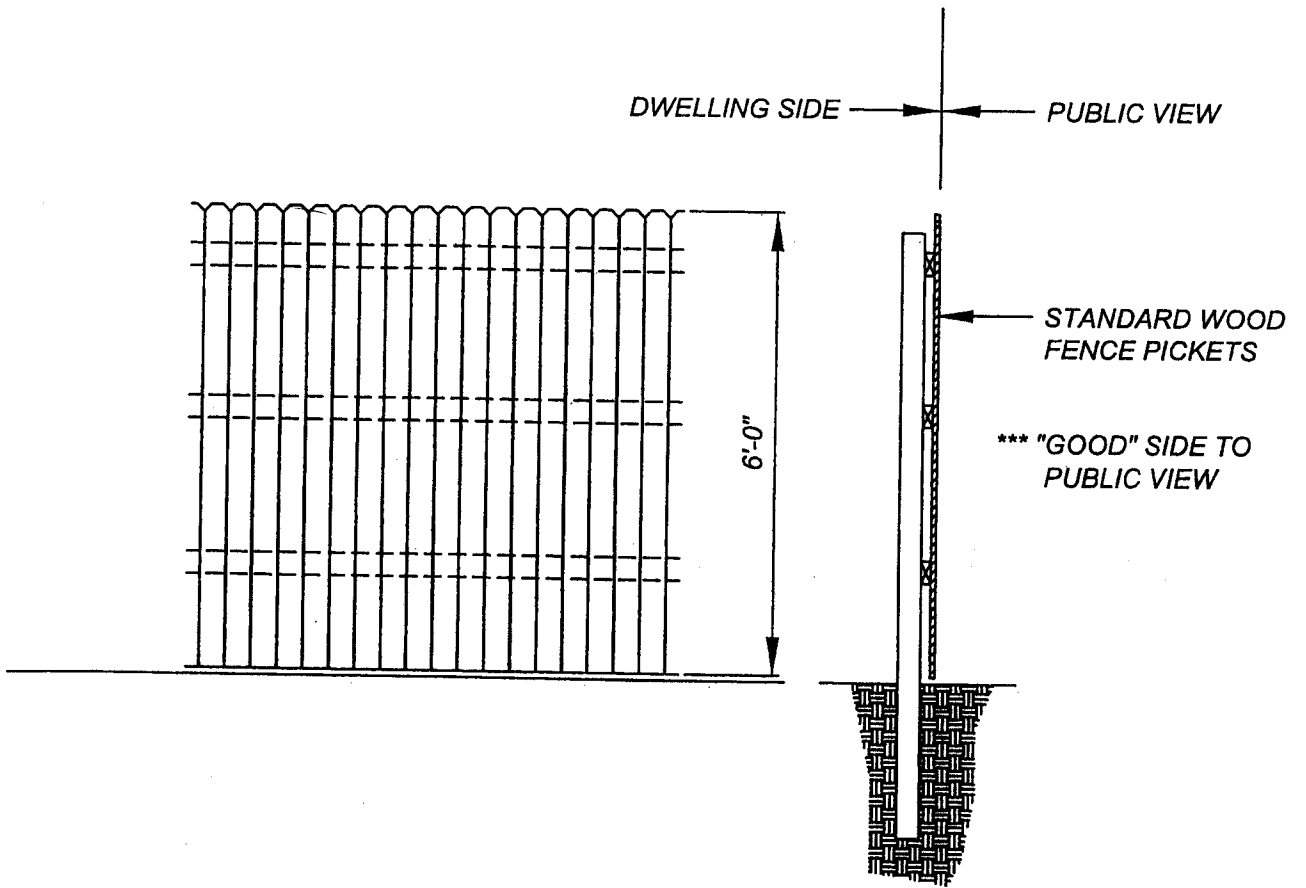
**2.2.2.2 Opposite Side of Street:** There are no restrictions for the use of brick color, mortar color, and sand color for dwelling units on opposing sides of the street.



**Attachment: 1.2.1.1**

**MAJOR THOROUGHFARE**

**FENCE DETAILS**



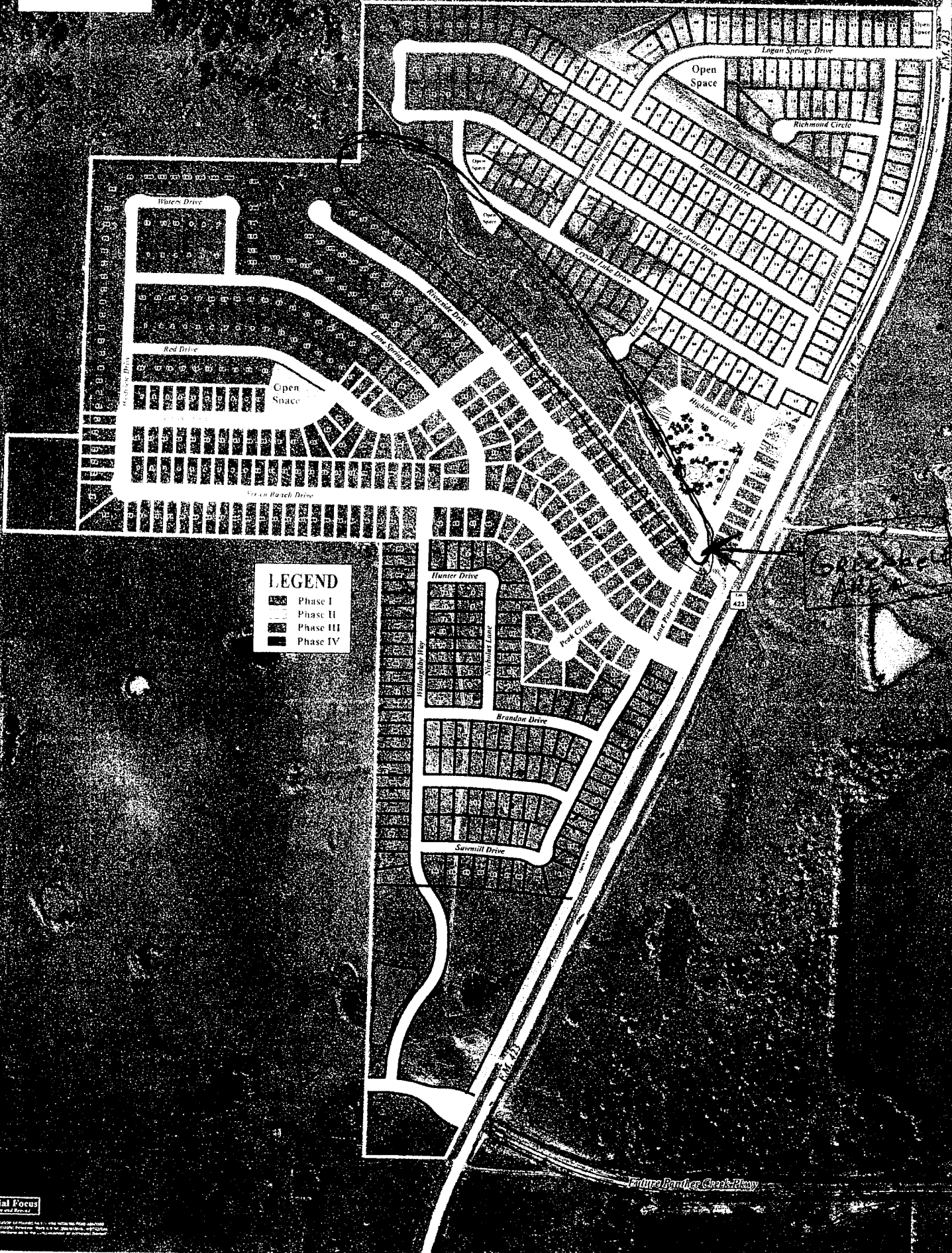
**ATTACHMENT: 1.2.2.1**

**STANDARD LOT SIDE & REAR**

**FENCE DETAILS**



Trison Ranch  
 Little Elm, Texas

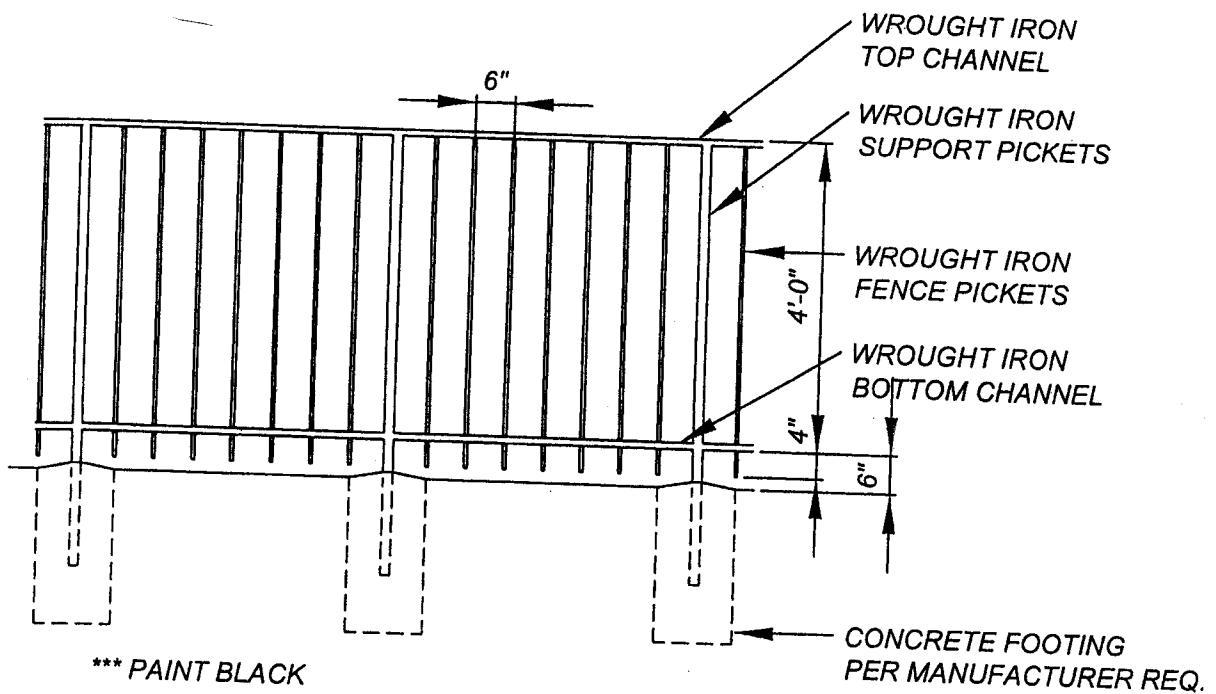


**LEGEND**

- Phase I
- Phase II
- Phase III
- Phase IV

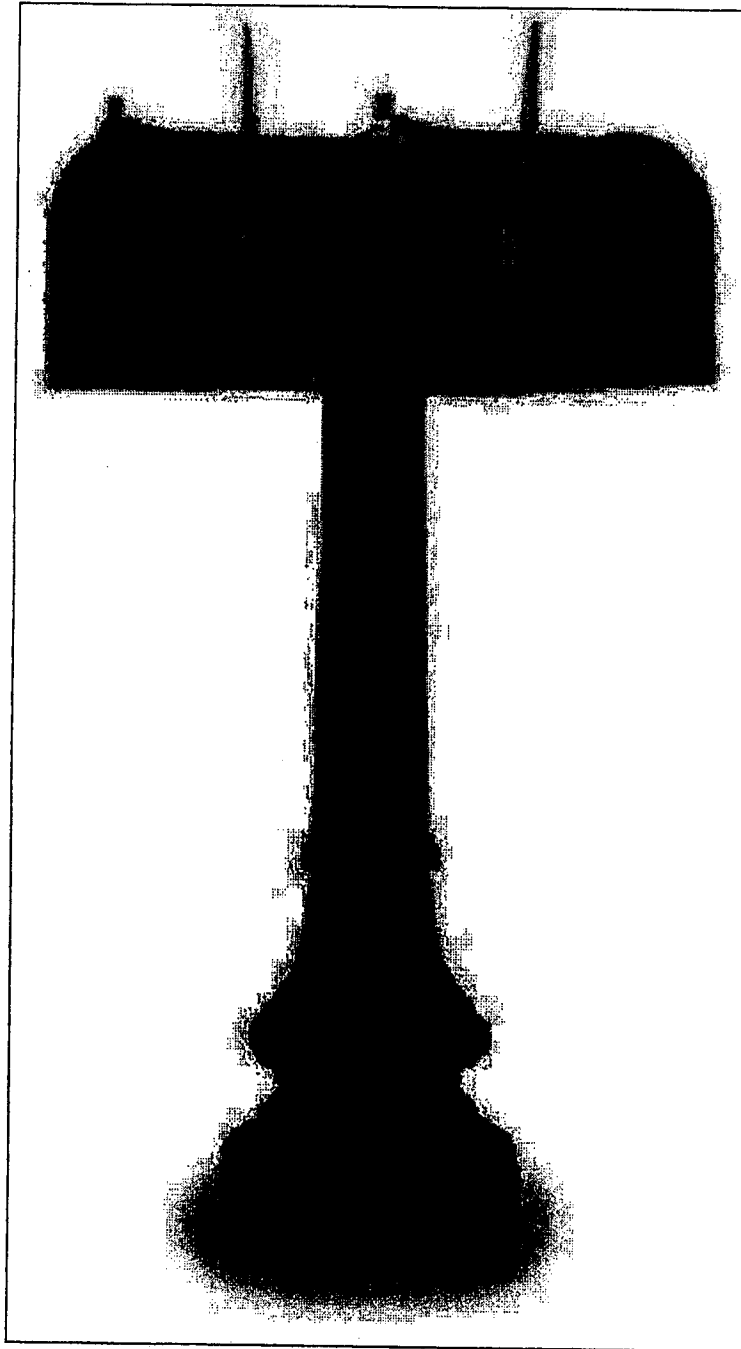
Aerial Focus  
 (Name and Address)

Exhibit 1.2.3.1 Greenbelt AREA Notes



**Attachment: 1.2.3.2**

**WROUGHT IRON  
FENCE DETAILS**



**ATTACHMENT: 1.3.1.1**

**TYPICAL MAILBOX**

**Manufacturer: American Postal Manufacturing**  
**Model: Salem Double Top Mt Washington Post**

# **Exhibit E**

## **Declaration of Covenants, Conditions, and Restrictions for Frisco Ranch**

### **Street Tree Guidelines**

These Street Tree Guidelines are an integral part of the Declaration and impose additional restrictions, covenants, easements and/or rights and obligations on the land described in the Declaration.

The purpose of the Street Tree Guidelines is to clearly define the street tree program and who is responsible for the initial installation and the long-term maintenance of the street trees.

#### **Section 1.1 Initial Installations and Maintenance.**

Upon completion of any residence within the Property and prior to the final inspection, the Builder must install the street trees according to the specifications outlined in this Guideline (Exceptions as to timing may be granted at the sole discretion of the Declarant and/or the Association due to inclement weather). After the property has transferred to an Owner, the Owner is responsible for maintaining the trees. In the event the tree needs to be replaced, as determined in the sole discretion of the Declarant and/or the Association, the Owner is responsible for replacing the trees within 90 days of notice. The Declarant and/or the Association shall have the right but not the obligation, to be exercised at its sole option, to remove and replace dead trees and landscaping and charge the costs thereof to the Owner's account as a special individual assessment under Section 10.7 of the Declaration. All the trees in the common areas are the responsibility of the Association to maintain at the sole discretion of the Association.

#### **Section 1.2 Major Entry Streets**

Frisco Ranch has been designed with three major entry streets onto the property with collectors branching off into the residential areas. These major entry streets and the collectors shall be required to have street tree plantings as outlined below:

The entry streets named Logan Springs Drive, Crystal Lake Drive, and Frisco Ranch Drive shall have a formal planting of street trees planted 25' on center along the street frontage 3' behind the walk as shown in Exhibit "A". On the 50' lot areas the spacing will be 25' on center adjusted for the driveways. On the 60' lot areas the spacing can be 30' on center adjusted for driveways. Corner lots shall be wrapped as shown on the exhibit.

The street tree shall be:

**Logan Springs Drive, Crystal Lake Drive, and Frisco Ranch Drive**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Size Required</u>
Red Oak	Quercus shumardi	3" caliper

**Section 1.3 Collector Streets**

The collector streets occur in the residential areas. The street tree program within these areas shall require two trees per lot. These trees are to be evenly spaced on the individual lot behind the sidewalk. See Exhibit "A" for proper placement. The required tree for these streets is as follows:

**Lone Pine Drive, Highland Circle, Peak Circle, and Willoughby Way**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Size Required</u>
Red Oak	Quercus shumardi	3" caliper

**Richmond Circle, Eaglemont Drive, and Little Anne Drive**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Size Required</u>
Chinese Pistachio	Pistacia Chinensis	3" caliper

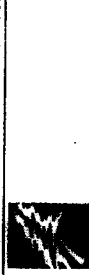
**Spruce Street Drive, Westview Drive, and Riverside Drive**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Size Required</u>
Live Oak	Quercus virginiana	3" caliper

**Exhibit A**

**Typical Lot and Corner Lot to follow this page**

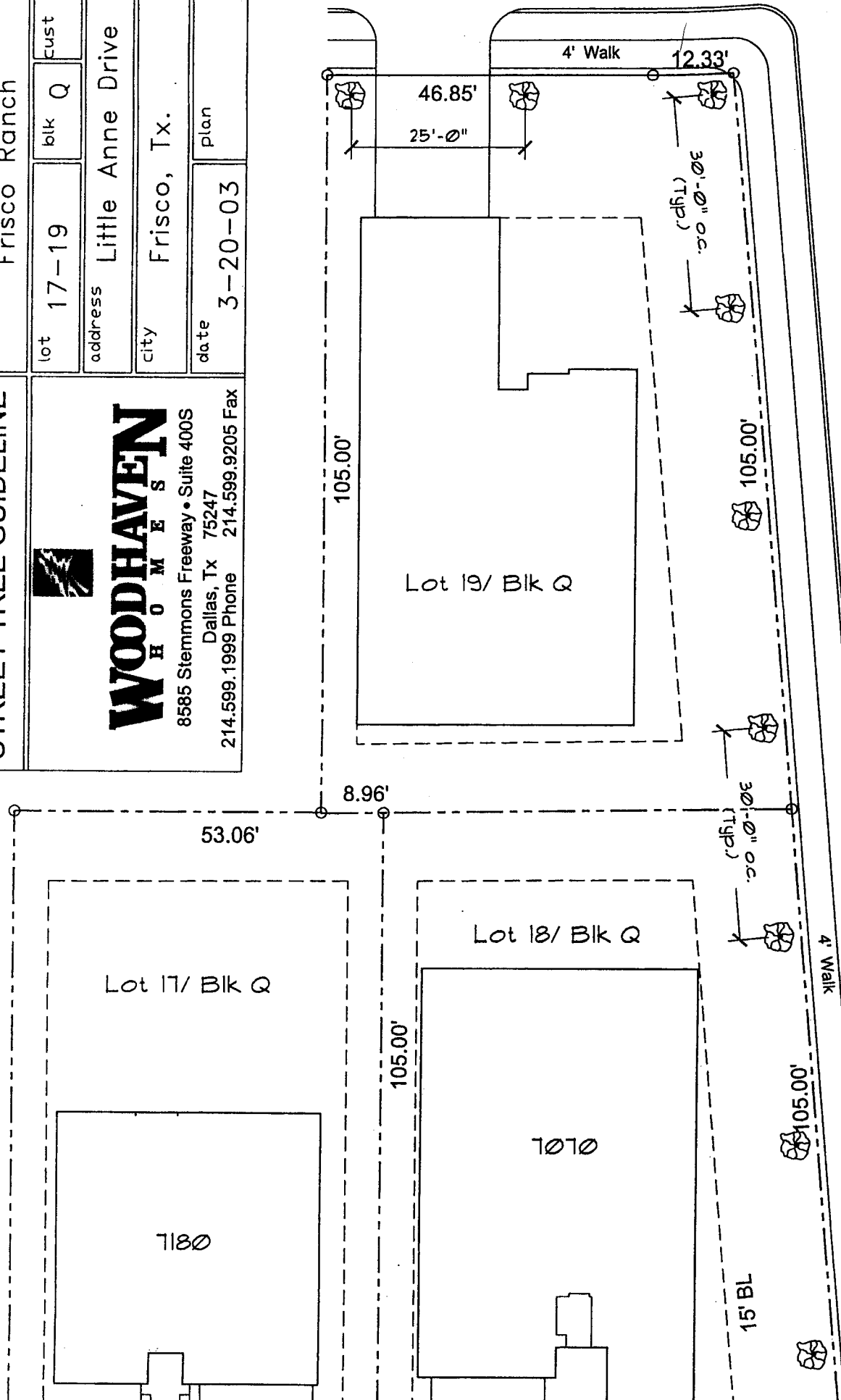
**EXHIBIT "A" TO  
STREET TREE GUIDELINE**



**WOODHAVEN**  
 HOMES  
 8585 Stemmons Freeway • Suite 400S  
 Dallas, Tx 75247  
 214.599.1999 Phone 214.599.9205 Fax

mktd. a.s	Frisco Ranch		
subdiv.	lot 17-19	blk Q	cust Spec.
address	Little Anne Drive		
city	Frisco, Tx.		
date	3-20-03		
plan			

Eaglemont Drive



Lone Pine