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DESIGN GUIDELINES- ARCADIA FARMS

Adopted:

DECLARANT:

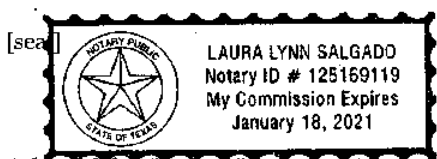
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION,
LTD., a Texas limited partnership

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

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

STATE OF TEXAS §
COUNTY OF Texas §

This instrument was acknowledged before me on the 31st day of January, 2018, by Alice Schwarz Authorized Agent of Lennar Texas Holding Company, a Texas corporation, general partner of Lennar Homes of Texas Land and Constructions, Ltd., a Texas limited partnership, on behalf of such corporation and limited partnership.



Laura Lynn Salgado
Notary Public, State of Texas

Adopted by Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership in accordance with Section 8.2.3 of the Declaration of Covenants, Conditions and Restrictions for Arcadia Farms, recorded as Instrument No. 20171221001687260, in the Official Public Records of Collin County, Texas (the "Declaration"). In accordance with Section 8.2.3 of the Declaration, these Design Guidelines may be amended from time to time by the Architectural Control Committee (as defined in the Declaration).

Introduction

Any notice or information required to be submitted to the Architectural Control Committee under these Design Guidelines hereunder will be submitted to the Architectural Control Committee (the "ACC"), c/o SBB Management 8360 LBJ Freeway Suite 300 Dallas Texas 75243, Phone: (972) 960-2800.

Background

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

ACC and Review Authority

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

Article 8 of the Declaration includes procedures and criteria for the construction of Improvements within the Arcadia Farms community. Sections 3.1 and 8.1 of the Declaration provide that no Improvements may be constructed without the prior written approval of Architectural Control Committee.

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

Governmental Requirements

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

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

Interpretation

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

Amendments

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

Architectural and Aesthetic Standards

Building Materials

- All building materials must be approved in advance by the ACC, and only new building materials (except for used brick) shall be used for constructing any Improvements.
- All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, and exterior stairways must, unless otherwise approved by the ACC, match the color of the surface from which they project.

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

Patios & Decks

DECKS Decks may be designed to include bench seating areas, overhead timber for shade and hanging plants, and planter areas. When deck design schemes include other exterior modifications including but not limited to fencing, exterior lights, landscaping, etc., other appropriate sections of the Design Guidelines should be consulted prior to application. All decks must comply with Applicable Laws, including Collin County Building Codes.

PATIOS Patios should be located in the rear yard and should be installed within any applicable setback requirements and not across any applicable Building Restriction Lines (BRL). Patios shall be constructed of brick, landscape slate, flagstone or other natural stone. A border of at least two (2) feet around the fence/property line consisting of mulch and vegetation is required, except for gate exit, however, exceptions will be considered provided adequate soft scape is installed. When patio design schemes include other exterior changes, such as fencing, light, plantings, etc., other appropriate sections of the Design Guidelines should be consulted prior to application.

DECK AND PATIO DESIGN REVIEW APPLICATIONS MUST INCLUDE:

1. **Site Plan:** Showing building and proposed deck and/or patio with overall dimensions, and side and rear setbacks.
2. **Plat:** With deck or patio drawn on the plat as close to correct as possible with distances marked to each lot line.
3. **Deck/patio plan:** Showing structure, height, size, stairs, railing style, and any additional structures such as benches, bump outs etc.
4. **Material and Color:** List material and submit color samples for decking, railings and pickets to the ACC for approval.
5. **Other:**
 - a. If lighting is required by the County or being installed please submit information on the lighting.
 - b. Consider including a picture of the back yard.
 - c. If you plan to put stone or other material under the deck, this must also be submitted as part of the application.
 - d. Modification to existing landscaping plans also require approval by the ACC.
 - e. Visible under deck storage is prohibited. Residents are encouraged to use patio furniture covers to protect lawn furniture, outdoor appliances, specialty items, etc. during the winter months.

MATERIAL AND COLOR

1. All visible vertical surfaces of decks and patios (including, but not limited to, pickets, rails, risers, stair faces, support posts, support beams, band boards, and lattice) shall be painted/stained to match the house trim color. Where PVC or vinyl is used the color shall match the house trim color as close as possible. Trim color is defined as the color found on the gable, soffit, garage door, finished wood or metal around the garage door and similar treatments around windows. Where composite material, cedar, or higher quality wood product is used it shall be stained to match the house trim color as close as possible subject to color approval by the ACC. Wood sealer to maintain the natural wood color will be considered by the ACC on a case by case basis.
2. Walking surfaces and top rails may be painted or stained, may be treated with transparent preservative stain, or may be of composite material. The stain color must be submitted to the ACC for approval. Wood sealer to maintain the natural wood color will be considered by the ACC on a case by case basis.

MAINTENANCE AND REPAIR – All maintenance/repair of the added structures is the sole responsibility of the single family home/property owner. Decks or patios that require repair, repainting or re-staining must comply with current HOA Design Guidelines. Decks may be repaired or replaced in accordance with previously approved plans or specifications without requiring a subsequent application and/or approval.

MODIFICATIONS - Any changes to a deck must comply with current Design Guidelines and will require a Design Review Application and review/concurrence prior to any construction.

RAILINGS - Must be sweeper style with 2x4 top & bottom rails & 2x6 cap; Railing Posts must be square with plain caps.

SIZE and SCALE Deck and patios must comply with applicable building codes, including compliance with setbacks and building restriction lines (BRL) shown as individual site plans or the plat.

STRUCTURE

1. No part of the deck structure or stairs may break the side plane of the home.
2. Deck support post & beams must normally be cantilevered 18" from the deck sides & 24" from the main deck face. However cantilevering of the deck is a structural consideration and could vary according to design and load and must be approved by Collin County.
3. Note that double joists may be needed to support the cantilevered grill bump out. (Separate posts under bump-out are not approved.)
4. Deck fascia board must be 10" wide.
5. Generally speaking, deck design may not extend into building setback lines or the Building Restriction Line (BRL) in Collin County. However under some conditions the BRL may be exceeded for deck construction if it is wood construction rather than concrete. In either event, the home owner is required to obtain Collin County approval before exceeding the BRL.

Doors

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

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

DOORS-SCREEN – Screen doors are prohibited.

EXTERIOR DECORATIVE OBJECTS Approval will be required for ALL exterior decorative objects. Exterior decorative objects include such items as sculptures, fountains, ponds, bird baths, bird feeders, planters, and vine climbers etc., unless expressly permitted by the Declaration (i.e. Permitted Flagpoles and certain religious displays).

Lighting

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

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

Fences

MATERIAL AND TYPE - Fences enclosing rear yards must be repaired and or replaced with substantially similar to material and design provided by the builder (i.e. original wooden fencing to be replaced with wooden fencing). Fence material should be pre-manufactured pre-stained spruce with using steel post fencing.

- Height. No wood fencing shall exceed eight feet (8') in height or be less than six feet (6') in height. No iron fencing shall exceed five feet (5') in height and only prohibited backing up to an open space not adjacent to a roadway.
- Stain. All wood fencing may only be stained using Seal Rite Medium Brown or a substantially equivalent brand and color approved in advance by the ACC. Any part of the fence that is visible from any street shall be routinely re-stained (no less than every four years) in the approved stain color and ACC and/or the Association shall have the right to re-stain such visible portion of the fence and charge the expense to the Owner pursuant to the terms and provisions of the Declaration.

LOCATION The fencing location must be approved by the ACC. Only rear yards may be fenced. (Note: Installation of a rear yard fence can affect access by the ground maintenance personnel and eliminate landscape maintenance, if any, performed by the HOA).

LANDSCAPE SCREENING Fencing can be screened with landscaping to soften the view from the front elevation. Landscape screening should be submitted for approval by the ACC.

POOL FENCING Any fencing of pool areas shall be subject to all applicable building, safety, and health department codes and requirements. In addition to complying with applicable law, pool fencing must be approved by the ACC.

Other Temporary/Accessory Structures

FIREPLACES Fire places, fire pits, and chimeneas require ACC approval.

FLUES AND VENTS Flues and vents protruding through a roofline must be painted to match the roof color and should be located to the rear of the ridgepole. No flues or vents may be visible on any exterior wall of the house, except for existing vents provided by the builder.

GARAGE AND GARAGE DOORS Garage doors, when replaced, should be replaced with garage doors substantially similar to the original doors. Conversion of garage spaces that reduces the original effective parking area is not permitted.

GRILLS Permanent grills or barbecue areas will be considered on a case by case basis. Construction design, scale and materials of permanent grill areas must complement the existing house and lot.

GUTTERS As part of new construction by a homeowner, gutters must match or complement the existing trim color or area of the home to which they are attached. Extensions of down spouts at ground level are discouraged because of drainage considerations on adjoining properties and open spaces. All down spout extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and local codes.

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

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

PAINTING An application is not required for re-painting a specific object to match its original color.

POOLS AND HOT TUBS Pool design, and required fencing, is subject to special review by the ACC. This applies to all in ground or above ground equipment of greater than 50 gallon capacity.

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

Unless otherwise approved in advance and in writing by the ACC, an accessory structure which is not considered an outdoor kitchen and/or entertainment structure must: (i) utilize roof materials that match the roof materials incorporated into the principal residential structure constructed on the Lot; (ii) have a

6'0 plate height with a roof pitch of no less than 4:12; (iii) not exceed 8'0 in height; and (iv) not be visible from the street or over the fence line.

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

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

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

AIR CONDITIONERS Additional exterior air conditioning units installed on a level pad on the ground or attached to the house or the relocation of existing units may be considered so long as such units are placed near existing units and do not have adverse audible or visible impact on adjoining lots or open spaces, as determined in the sole discretion of the ACC. Window Units are prohibited. Air Conditioners may be required to be screed or otherwise concealed. See "FENCES."

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

CLOTHESLINES Clothes lines or similar apparatus for the exterior drying of clothes or bedding are NOT permitted.

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

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

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

- Must be located where the equipment will have minimum impact on adjacent Lots and be screened from public view.

- All play equipment or any similar recreational facilities equipment must be earth tone colored, i.e., medium to dark greens, browns, and tans.
- Bright primary colors will not be permitted.
- Views of play equipment or any similar recreational facilities must be reduced from public streets and adjoining units whenever possible.
- Play equipment or any similar recreational facilities must not be located any closer to a property line than the established building setbacks.
- Trampolines, whether portable or non-portable must be placed no closer than five feet (5') to any property line.
- Playground equipment and trampolines are prohibited in the front yard.

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

1. Permanent Play Equipment In NO CASE shall approval be granted for the installation of permanent metal and/or wooden play equipment such as swing sets, climbing ropes and slides, etc., or for free standing basketball backboards or any type of basketball hoops and their poles in the front of the home. The ACC shall have the authority to establish additional guidelines for the placement and design of basketball goals, backboards, or any other similar sporting equipment and the same shall be kept and maintained out of view from any street, except in accordance with any such established guidelines.

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

Landscaping

LANDSCAPING Landscaping plans shall be approved by the ACC. An application is required when plant materials will become hedges, fences, barriers, or screens which meet or exceed (either at installation or at maturity) two (2) feet in height. Hedges and the like will generally only be considered for rear and side yard (not extending into the front plane of the home into the front yard) installations. An application is also required when the use of stone is contemplated for a border and the height of such stone will meet or exceed twelve (12) inches. An application is required when the use of more than two such borders is contemplated on the same side of the property. An application is required when proposing to change the grade.

Applications should include descriptions of the types and sizes of shrubs to be planted and a site plan depicting the location of the same. Landscape irrigation systems require ACC approval.

LANDSCAPE AND VEGETABLE GARDEN STANDARDS

1. Location Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

2. Scale Care must be exercised in selecting plant materials which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to walkways and houses. Consideration will be given to the effect plantings will have on views from neighboring houses and property.

An application is not required for foundation planting, or single plantings within mulched area. However, an application is required for trees and hedges more than two (2) feet in height or other features which in effect become structures, fences or screens, and as part of other applications where required.

Applications should include descriptions of the types and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

ROCK/WATER GARDENS Rock gardens require an application in the event the rocks or collections of rocks exceed twenty four (24) inches in any directions. All rocks are to remain in their natural color. Water gardens require an application. Location of such feature should be seriously considered by the applicant so that the safety of household members and neighbors is considered.

SPRINKLERS In-ground sprinkler systems require approval by the ACC.

PATHWAYS The installation of pathways on a lot will be considered if it seems appropriate for the intended use and is appropriate to the size and scale of the lot. Stone, slate, flagstone, brick or other natural stone would be appropriate materials.

Miscellaneous

DRAINAGE. There shall be no interference with the established drainage patterns over any of the Property. An approval by the ACC does not relieve a home owner from the foregoing obligation. Such owner will be responsible for any damage associated with modifying draining patterns. Home owners should ensure that their sump pump outside drainage pipe, if applicable, is kept clear to facilitate water flow from the sump pump pit; typically the pipe should drain onto a down slope that leads away from the houses.

ELECTRONIC INSECT TRAPS Are not permitted.

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

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

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

SKYLIGHTS Will require approval from the ACC.

SOLAR PANELS Will require approval from the ACC.

STORAGE Rear yards, decks, patios and front porches cannot be used for storage of any kind. No storage that is visible to the surrounding neighbors shall be allowed under the deck. Landscaping screening of natural plant material, that provides year round green, may be used to hide storage.

STORM WINDOWS -Will require approval from the ACC.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/02/2018 11:44:36 AM
\$66.00 SCAPELA
20180202000139740

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