

# **BlackHorse Ranch Residential Design Guidelines**

## **Section Two**

**NOTE: 290 RESIDENTIAL, LTD. (SELLER) AND BLACKHORSE RANCH SECTION TWO ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUIRE ALL HOMES IN BLACKHORSE RANCH SECTION TWO (BLACKHORSE RANCH ESTATES) TO BE CONSTRUCTED BY APPROVED HOMEBUILDERS.**

**SELLER'S APPROVAL/DISAPPROVAL OF HOMEBUILDERS SHALL BE AT SELLER'S SOLE DISCRETION. NO CONSTRUCTION WHATSOEVER SHALL COMMENCE WITHOUT ARC'S APPROVAL OF PLANS AND HOMEBUILDER.**

**May 26, 2005**

**(Re-formatted from April 7, 2004 Draft)**

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# Neighborhood Planning Elements

Residential development within BlackHorse Ranch is encouraged to produce "street scenes" that are visually unique in characteristics and reflect the feeling of a community. Creating a "Street scene" requires developers/builders to coordinate their architectural designs and landscaping styles in a manner that promotes street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance.

## **Mailboxes**

- Individual mailboxes specified by ARC will be located at each lot.

## **Street Address Markers**

- Street address markers and/or plaques are required to be installed on the front elevation of each residence.

## **Site Massing and Exterior Elevations**

- If possible, corner lots in single-family residential villages are to be single-story residences, or the single-story portion of a double-story residence is to be placed nearest the corner. Where a single-story occurs next to a double-story residence, the common single-story elements should be adjacent to each other. Whenever possible, all single-story residences should include some variation of the roof ridge line.

## **House Plan and Elevation Repetition**

- Repetition of elevations is not permitted.

## **House Plan Footprints**

- One-story houses shall have a minimum of 3,000 square feet.
- Two-story houses shall have a minimum of 4,000 square feet.
- Total lot coverage of buildings, driveways, walks and other structures shall not exceed 60 percent of the total lot area for standard single-family residential developments. Pools, spas and decks are not considered structures for the purpose of calculating the lot coverage.

## **Building Setback Lines**

- Minimum building setback lines are established by the City of Houston's Development Ordinance and are reflected on the recorded subdivision plat. The deed restrictions and the final plat should be referred to in determining the appropriate setback line for a specific building site. If there is a discrepancy between these two documents, the document specifying the greater setback lines of the two shall apply. Encroachment upon an aforementioned setback line by residential structures and garages is prohibited. The ARC may, in

special cases, grant variances for building setback lines NOT specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated that the variance will provide a significant positive contribution to the house design or, more importantly, to the streetscape of the community as a whole. Typical setback lines for residential lots, measured from the street ROW, are as follows:

50-foot (50') front yard setback lines

15-foot (15') side yard setback lines

20-foot (20') side yard setback lines for side yards that are adjacent to a public street ROW on typical corner lots

35-foot (35') rear yard setback line for all yards which are adjacent to golf course.

- Pools, spas, decks, and walkways located in rear yards are not considered building encroachments on the side setback lines. However, planted landscaped areas (minimum 3'-0" in width) must be maintained between fences and the aforementioned structures.

#### **Garage Placement**

- When a lot sides onto a neighborhood entry street or collector/loop street, driveways and garages are to be placed near the property line farthest from the entry street.
- Detached garages are not permitted on lots that back onto a golf course or lake.
- When the side of a lot is exposed to a golf course or lake, a detached garage may be allowed provided that the garage is on the side of the lot opposite the golf course or lake.
- Lots that back onto or have a side exposed to a greenbelt may have detached garages positioned on either side of the lot.
- Front-loaded garages must have porte-cocheres that are recessed from front house elevations by at least seven feet (7').

# Lot Elements

## Driveways

The builder is required to build driveways into the street right-of-way. All driveway locations must be approved by the ARC. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.

- Concrete driveways are to be a minimum 3 ½" inches (3 ½") thick over a sand base. A #6, 6" x 6" woven wire mesh shall be installed in all driveways. County specifications regarding driveway cuts and curb returns at driveway openings shall be adhered to.
- Driveways may be paved with concrete or unit masonry, although use of materials should be consistent with the architectural character of the entire neighborhood. The use of stamped or colored concrete, interlocking pavers, brick pavers and brick borders are encouraged but must be approved by the ARC. Asphalt paving is prohibited.
- Driveways should not be constructed over inlets or manholes. In unavoidable instances, compliance with county regulations, which may require inlet adjustment and/or upgrade, will be necessary.
- Driveways shall be located no closer than seven feet (7') from side property lines.
- Driveways serving residences with attached side or rear-loaded garages and/or detached garages shall be twelve feet (12') in width.
- Driveways serving attached two-car garages facing the street shall be twenty feet (20') in width at garage, extend towards street for twenty feet (20') and then taper to twelve feet (12') from this point to curb.
- Driveway slopes shall be uniform with smooth transitions between areas of varying pitch.
- The use of circular drives will be allowed in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. Under no circumstance may an entire front yard be paved as a driveway.

## Sidewalks

- Sidewalks shall not be permitted on lots in Section Two.

## Pools, Decks and Other Structures

If approved by ARC, swimming pools, spas, decks, and other ancillary structures are restricted to rear yards and must adhere to the following guidelines.

- Pool decks may extend beyond the established side setback lines so long as an adequate area (minimum 3'0") for landscaping and fencing remains between

- the deck and the property line.
- Portable or permanent above-ground swimming pools are prohibited. Smaller, prefabricated, installed above-ground spas or hot tubs are acceptable only if approved by ARC.
- Swimming pools, spas and accompanying decks and equipment must be screened from public view, including public streets, golf courses and other common areas. Screening from golf courses may be accomplished with landscaping (hedges, etc.).
- Storage buildings are prohibited on any lot open to public view, e.g. golf course or lake.
- All other structures, including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc., must be approved by the ARC and may require screening from public view.
- Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed six feet (6') in height.
- Pool structures that enclose the swimming pool area are discouraged and must receive approval from the ARC.
- Playhouses/forts must be no higher than twelve feet (12') maximum. If playhouse/fort has a platform, platform can be no higher than 42" above ground and must be centered in back yard to protect neighbors' privacy. Canopies, covers and roofs must be earth tone colors (brown, beige, gray etc.). On lots which back up to golf course or lakes, such structures must be placed at least 20' off rear property line, shall be screened from golf course/lake with landscaping shrubs and shall not be visible from street on which lot fronts.

### Lot Fencing

The builder shall be responsible for installing a fence along the rear and side property lines of each residence (except where specifically stated otherwise) in conformance with the standards adopted for each lot type. When fences of differing height or materials abut, the tie-ins must be in compliance with accepted fencing standards.

- Fence sides visible to the public must be the "finished" side.
- All fencing is to be staggered or stair-stepped down slopes. The tops of these fences are to be level with the horizon. Height levels should be changed at normal column spacing. Fences with tops running parallel to slopes are not acceptable.
- One single-sided hinged gate shall be installed in the most appropriate side of each yard.
- Side yard fences should be set back from the front elevation of the house a minimum of ten feet (10') and be coordinated so as to avoid offsets with the fencing on the adjacent lots.

The following information represents the fencing standards for the different lot types:

Typical Interior Lot - requires wood fences of six feet (6') in height to be constructed with quality (no used fencing) treated cedar and treated pine (Illustration 1-B). Fences shall be double sided. No alternating seven foot (7') panels (good neighbor) fences will be permitted.

Typical Corner Lot & Corner Lots at Neighborhood Entrances – the fencing located on the exterior lot side (lot side abutting the public street or landscaping easement, as applicable) must be a (6') tube steel fence (Illustration 1-A). Decorative posts will occur at lot corners (Illustration 1-C).

Lake Lot Fencing/Golf Course Lot Fencing - The builder will fence the entire rear yard of all lots backing onto a lake or golf course with a four foot (4') tubular steel fence that conforms to the standards shown in attached illustrations (Illustration 1-C and 1-D). Access gates to golf course are prohibited. Where lots side onto a lake or golf course, a four foot (4') tubular steel fence must be constructed along the common property line between the lake/ golf course/greenbelt area and such lots from the rear property line to a point ten feet (10') behind the front elevation of the house (Illustration 1-D).

Where a lot both backs and sides onto a lake or golf course, it is considered to be backing onto the lake or golf course and shall be fenced accordingly. Hedgerows, if used for screening purposes, are to be planted inside the tubular steel fence and are not to exceed four feet (4') in height.

## **Outdoor Lighting**

All outdoor lighting must conform to the following standards and be approved by the ARC:

- Floodlighting fixtures shall not be attached to houses or to architectural extensions without the expressed approval of the ARC. Floodlighting shall not illuminate areas beyond the limits of the property line.
- At least one (1) functioning gas lamp must be mounted on the front elevation of each house.
- Ornamental or accent lighting is allowed but should be used in moderation and should complement the associated architectural elements. Moonlighting or uplighting of trees is allowed, but the light source must be hidden.
- Colored lenses on low voltage lights, colored light bulbs and fluorescent and neon lighting are prohibited.
- When the fixtures are visible from public view or from other lots, mercury vapor security lights are prohibited. Mercury vapor lights, when used for special landscape lighting effect (such as hung in trees as up and down lights), are permitted.

## **Screening**

- Mechanical and electrical devices, garbage containers and other similar objects

visible from public streets, golf courses or common areas, or located on property boundaries, must be screened from view by either fences, walls, planting, or a combination thereof. Screening with plants is to be accomplished with initial installation (not assumed growth at maturity).

## Landscaping

The residential builder is responsible for landscaping all areas on his/her property and the portion of the street right-of-way between the property line and the street curb. Plantings other than groundcovers and low growing ornamentals at street curbs is discouraged in order to preserve adequate sight lines for motorists. *An automatic irrigation system for all residential lots is required.* Installation of all landscaping must occur immediately upon occupancy of the house or within 30 days after completion of construction, whichever occurs first. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards.

The following landscaping standards are applicable to all lots:

- Minimum planting bed specifications include:
  - a. Minimum planting bed width is five feet (5') from the house foundation. Curvilinear planting beds are encouraged.
  - b. The number of plants utilized in each bed shall be appropriate for the size of the planting bed.
  - c. Plant Quantities for Section Two:
    - Thirty 1-gallon species
    - Forty-five 5-gallon species
    - Three 15-gallon species
- Planting bed edging is not required but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic, concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging materials are Ryerson steel, brick set in mortar, horizontal timber (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches, and 4 inches by 6 inches), stone set in mortar laid horizontally and continuously, and concrete bands.
- All planting beds are to be mulched with shredded pine bark.
- The front, rear and side lawns of each completed residence shall be completely sodded with St. Augustine grass. Seeding, and/or sprigging is prohibited.
- Three (3) machine-moved hardwood trees, with a minimum four inch (4") caliper when measured six inches (6") above grade shall be planted in the front yard unless, in the opinion of ARC, existing trees are sufficient. Minimum tree height is sixteen feet (16') minimum branch spread is seven feet (7').
- Tree stakes must be made out of wood, two inches (2") in diameter by six feet (6') long.

- Builders are not required to landscape the rear yards with trees and shrubs, except for golf course and lake lots. Solid sodding (using St. Augustine grass) is required for the rear yard areas that are not landscaped. All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:
  - a. Adequate irrigation
  - b. Appropriate fertilization
  - c. Pruning
  - d. Mowing
  - e. Weed control in lawns and planting beds
  - f. Seasonal mulching of planting beds
  - g. Insect and disease control
  - h. Replacement of diseased or dead plant materials
  - i. Warranty of all planting materials.

#### **Landscaping for Corner Lots**

Supplemental landscaping specifications for all corner lots include the following:

- Five (5) ornamental trees in 15-gallon containers are to be planted along the side street portion of corner lots. The trees are to be planted beginning at a point ten feet (10') from the rear property line, or driveway if applicable, on fifteen foot (15') centers, equidistant between the curb and fence along the side yard. The trees shall not extend beyond the front elevation of the house.

#### **Landscaping for Golf Course and Lake Lots**

Supplemental landscaping specifications for all golf course and lake lots include the following:

- The rear yard of each golf course and lake lot shall be planted with a sufficient amount of shrubs so as to completely screen all exposed foundations.
- Two (2) trees meeting the specifications established for front yards must be planted in the rear yard of all golf course and lake lots unless ARC determines the existing trees are sufficient.

# Housing

It is the intent of this section to establish basic criteria for the construction of residences in BlackHorse Ranch. Emphasis is on quality in material, design and construction in order to promote well-crafted residences in the various communities. The house footprints and the roof forms should work together to provide variety and interest when viewed from the street. These guidelines allow for diversity in design and should produce a climate of individuality while insuring the architectural integrity of the community as a whole.

Texas law does not presently permit the establishment of building codes in incorporated areas. It is the intention, however, that all building construction in BlackHorse Ranch be of the highest quality; as a minimum, builders are required to warrant compliance with the Southern Building Code.

## Foundations

- Prior to foundation construction, an area soils test should be undertaken by builder to ensure foundation quality.
- Prior to foundation construction, a form survey should be provided by home builder to ensure that building setback lines will not be violated.

## Garages

- Garages cannot exceed the residential lot's main dwelling in height or stories.
- Detached garages must be connected to residences by breezeways or covered walks.
- Porte cocheres constructed of the same building materials and as an integral part of the residences are acceptable. All other carports are prohibited.
- Garages, at a minimum, must be able to accommodate the storage of two (2) full-size automobiles at the same time, and, at a maximum, the storage of four (4) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage is permitted.
- All garage doors shall be of metal design and colored to complement the adjacent walls.
- Designs incorporating side or rear-entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- Windows with shutters or blinds may be required on the façades of side or rear-loaded attached garages to enhance the front elevation of the residences and the street scene.
- Garage doors containing windows are prohibited.

## Exterior Materials

Single-family residences must be, at a minimum, comprised of at least 65 percent (65%) masonry products exclusive of windows, doors and other building openings. Changes in materials should have a logical relationship to the changes in the form of the house.

Samples of all exterior building materials must be submitted to the ARC for approval. Exterior building materials for single-family residences in BlackHorse Ranch must comply with the following standards and/or guidelines:

### Masonry

- The use of any type of stone on the exterior of a residence must be approved by the ARC to ensure architectural compatibility within the neighborhood.
- Brick used on residences in BlackHorse Ranch shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C2 16-87.
- All mortar joints shall be tooled; "slump" joints are not allowed. Mortar color shall be selected to complement stone and brick color.

### Wood

- All wood must be painted or stained. Naturally weathered wood is prohibited. If a stain is used, a wood sealant must be utilized.

### Siding

- Wood siding (including Hardiplank or equal) may be either horizontal or vertical lap type. The use of diagonal siding is strongly discouraged but may be allowed by special consent of the ARC.

### Trim

- All wood trim shall be smooth, high quality finish-grade stock, stained or painted as approved by the ARC.

### Stucco

- Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture. Stucco must be compatible in color with all other exterior housing materials.

### Metal

- Exposed metals shall be anodized aluminum, bronzer, copper or painted galvanized steel.

### Synthetic Materials

- Synthetic materials such as metal siding, masonite and vinyl siding may not be used.

### Privacy Walls

- Privacy walls must match dwelling unit materials and shall be no more than eight feet (8') in height. All privacy walls must have ARC approval.

## **Window Treatment**

No reflective glass or glazing will be allowed. No mill finish aluminum frames will be allowed. The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of the ARC.

## **Roof Treatment**

### Materials

- Roofing materials used shall be at a minimum PRESTIQUE II (or equal) of a black or brown color range. Wood shingles are strictly prohibited.
- The use of alternate materials as an architectural element (i.e. over porches or on bay windows) is permitted if approved by the ARC.

### Form

- Gabled and hipped roofs of varying pitch throughout the residence is preferred. The minimum allowance of roof pitch shall be four (4) in twelve (12), except where a garden or deck is called for.
- Mansard roofs and other types of raised roof forms may be used only with the permission of the ARC.

### Chimneys

- All fireplace chimneys located on the exterior portion of a dwelling unit shall be constructed of brick or stone. Prefabricated metal fireplaces and metal flues may be used, but their chimneys must be masonry-clad to present the appearance of traditional masonry chimneys.
- Fireplace chimneys located in the interior portion of a dwelling unit must be constructed of materials that match the dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.
- All chimneys shall be constructed of masonry or stone.

### Exposed Roof Metal

- All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match roofing material color. All stack vents

and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plate. In cases where metal roofing is employed (with ARC approval) roof accessories may be made of the same metal.

#### Skylights and Solar Collectors

- The location and design of all skylights and solar collectors shall be approved by the ARC.
- No solar collectors shall be allowed on any roof slope visible from a public street.

#### Rain Gutters and Drains

- The installation of rain gutters and drains is required on all roof sections where runoff occurs affecting pedestrian entrances and walkways. In color, shape and location, rain gutters and drains shall be integrated with the architectural design of the houses. Drain pipes tied into the rain gutter downspouts must be screened from public view either by suitable material or by planted shrubs or ground cover. The use of a splash pad or hidden drain pipe is required.

#### Exterior Lighting Fixtures

- All exterior lighting fixtures visible from public streets, golf courses, lakes or common areas must have the approval of the ARC and should complement the architectural features of the residence.

#### Exterior Color Schemes

- All exterior colors must be submitted to and approved by the ARC. The palette of exterior colors for each residence shall be selected to complement, coordinate and harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only with approval of the ARC. Paints or stains should be limited to three (3) complementary colors per residence.

#### Mechanical Equipment

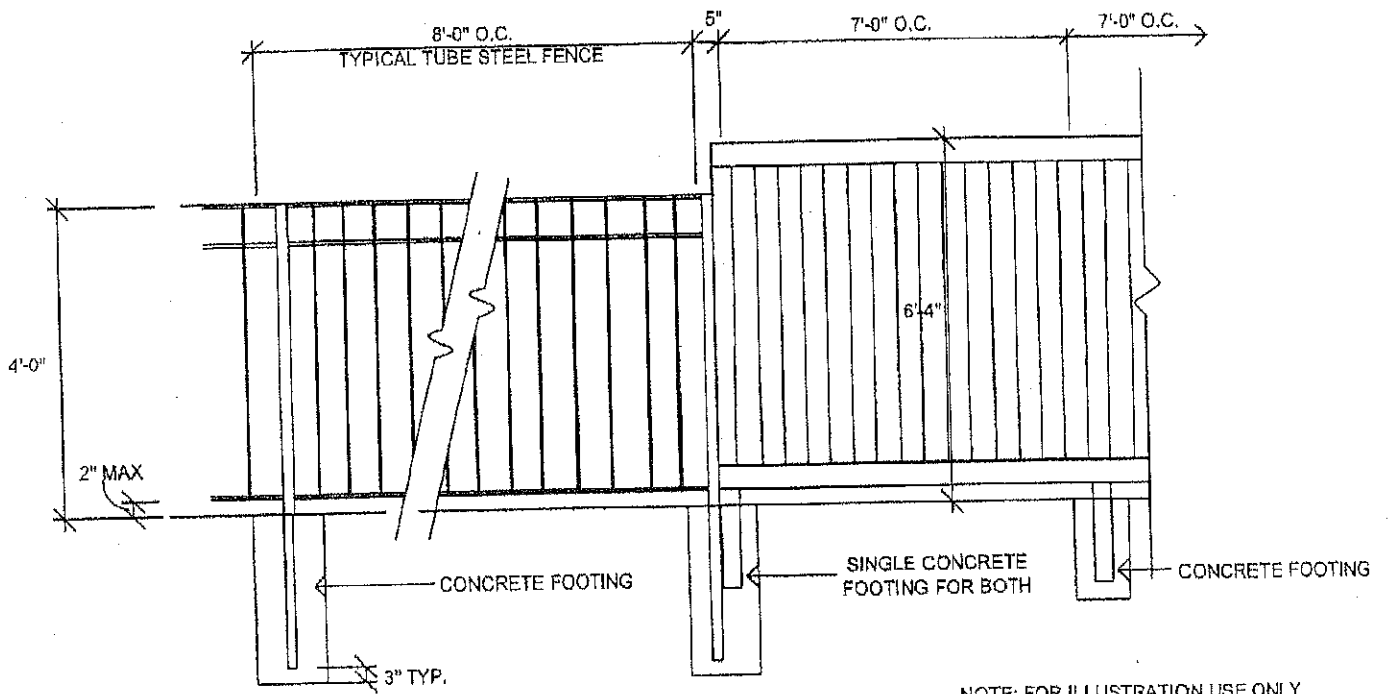
- All air conditioning compressors, power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting materials as approved by the ARC.

#### Maintenance

- Each residence shall be maintained in a neat, clean, orderly condition by the builder/owner prior to and after the sale of such residence. Periodic repairs shall be made to correct any conditions which suggest visual deterioration of a residence.

GENERAL NOTES:

- 1) SEE TUBULAR STEEL ILLUSTRATION FOR FURTHER INFORMATION (ILL. 1-C)
- 2) SEE WOOD FENCE ILLUSTRATION FOR FURTHER INFORMATION (ILL. 1-B)



NOTE: FOR ILLUSTRATION USE ONLY.

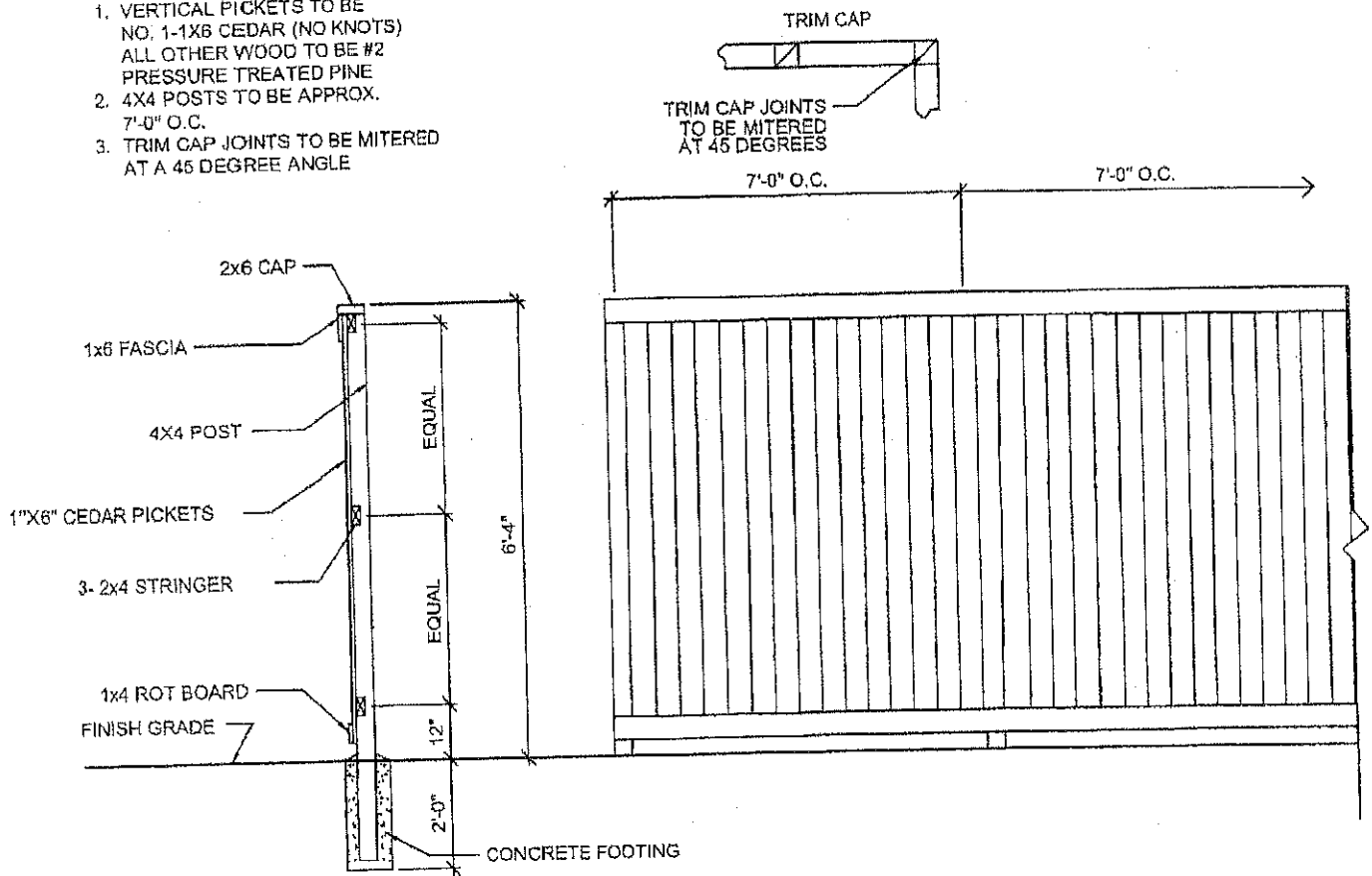
STANDARD DETAIL FOR FENCE TRANSITION:  
4'-0" TUBE STEEL TO WOOD

SECTION TWO

ILLUSTRATION 1-A

**GENERAL NOTES:**

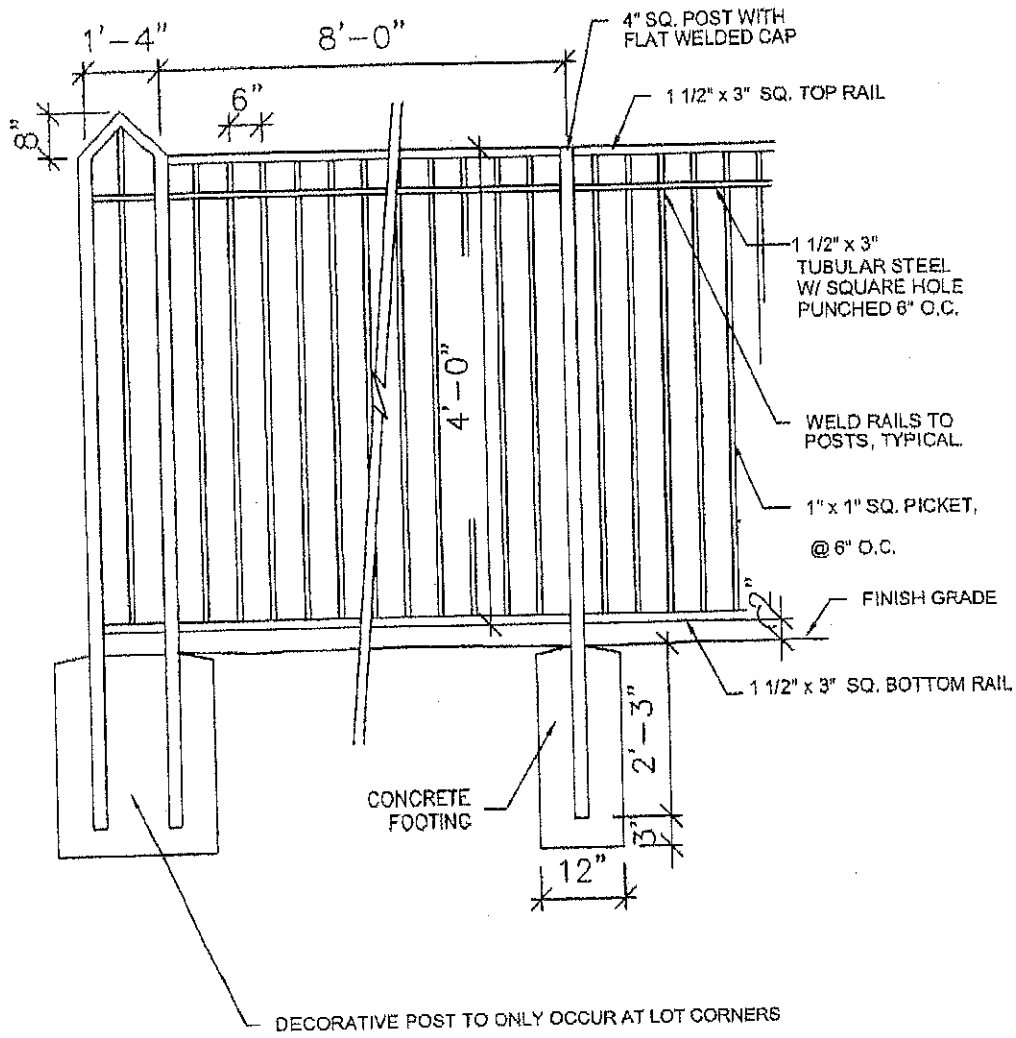
1. VERTICAL PICKETS TO BE NO. 1-1X6 CEDAR (NO KNOTS)  
ALL OTHER WOOD TO BE #2 PRESSURE TREATED PINE
2. 4X4 POSTS TO BE APPROX. 7'-0" O.C.
3. TRIM CAP JOINTS TO BE MITERED AT A 45 DEGREE ANGLE



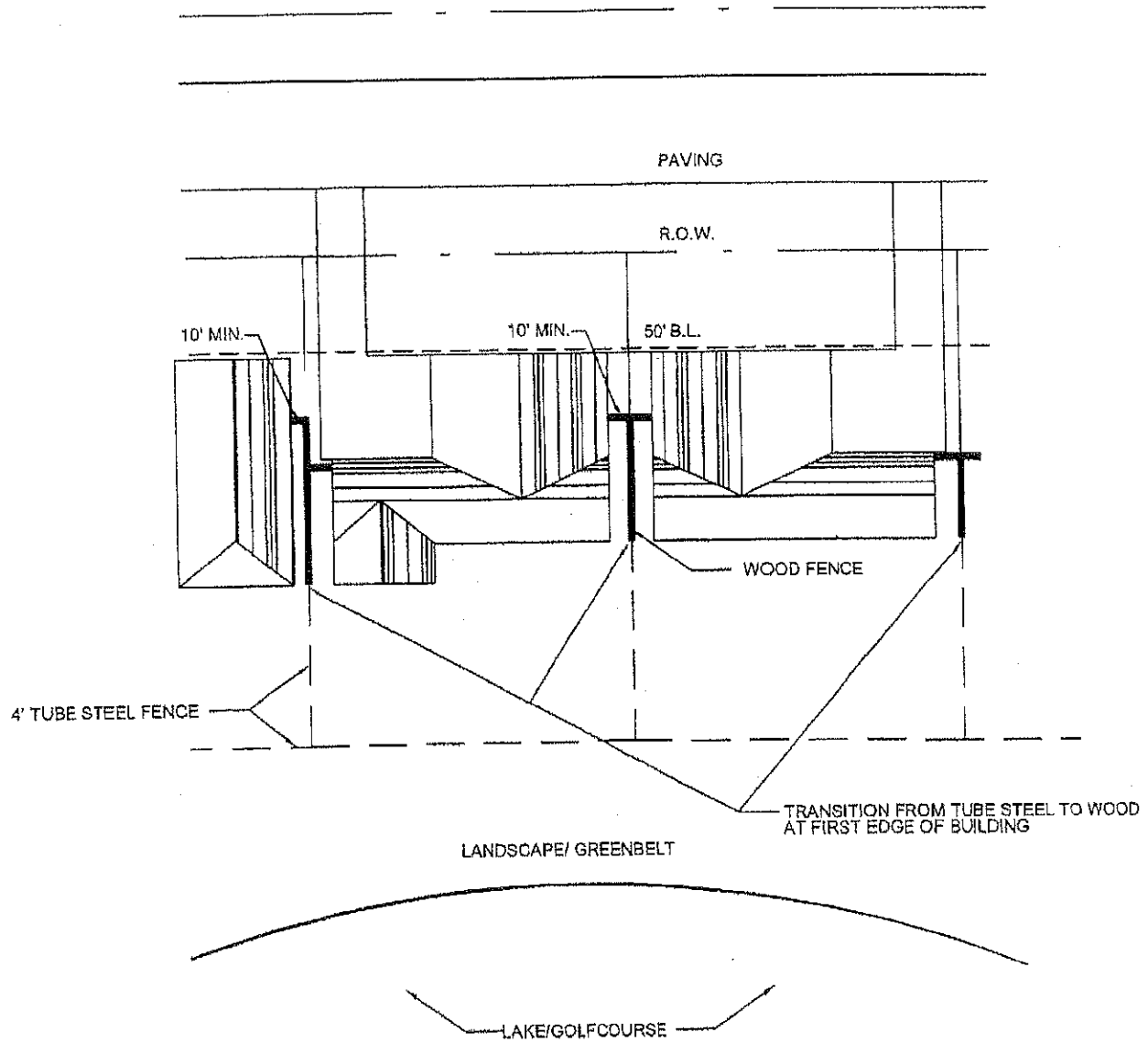
**UPGRADED WOOD FENCE**

**ILLUSTRATION 1-B**

**SECTION TWO**



NOTE:  
 ALL POSTS TO RECEIVE TIGHT-FITTING  
 WATERPROOF CAPS THAT APPEAR SEAMLESS



**SIDE YARD FENCING SETBACK  
LAKE/GOLFCOURSE LOTS**

**SECTION TWO**

**ILLUSTRATION 1-D**

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

NOV 21 2011



*Stuart Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS