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NOTICE RELATING  
TO  
ARCHITECTURAL CONTROL  
FOR  
COPPER GROVE (FORMERLY POINT NORTHWEST)

25

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

WHEREAS, N.W. Copper, Ltd., a Texas limited partnership ("Developer"), caused that certain instrument entitled "Copper Grove (Formerly Point Northwest) Amended and Restated Protective Covenants" (the "Protective Covenants") to be recorded in the Official Public Records of Real Property of Harris County, Texas on June 7, 1994 under Clerk's File Number P899511, which instrument imposes various covenants, conditions, restrictions, liens, charges and easements on the property described therein; and

WHEREAS, Article 3, Section 3.1(g), of the Protective Covenants provides that, so long as the Developer is a member of the Architectural Control Committee, the vote of the Developer and one (1) other member of the Architectural Control Committee shall be required for any action or decision of the Architectural Control Committee, thereby essentially granting to the Developer the authority to veto decisions that might otherwise be made by the other members of the Architectural Control Committee; and

WHEREAS, Developer desires to relinquish the requirement that its vote be required for any action or decision of the Architectural Control Committee, but only with respect to Residential Lots on which an Attached Living Unit or Detached Living Unit has been substantially completed;

NOW, THEREFORE, Developer does hereby give notice of its voluntary relinquishment of the requirement that its vote be required for any action or decision of the Architectural Control Committee; provided that, this relinquishment shall only be applicable to Residential Lots on which an Attached Living Unit or Detached Living Unit has been substantially completed as of the date of execution of this instrument. It is Developer's express intent to preserve the requirement that its vote, as well as the vote of one (1) other member of the Architectural Control Committee, be required for all decisions and actions to be taken with respect to the initial construction of an Attached Living Unit or Detached Living Unit on a Residential Lot in Copper Grove and with respect to the construction or alteration of any Improvement on any Parcel other than a Residential Lot, as long as the Developer is a member of the Architectural Control Committee.

The members of the Architectural Control Committee as of the date of execution of this notice are Vahid Tabrizi, Ali Ebrahimi, and Chester Liljismant. As of the date of execution of this notice, there is one (1) vacant position on the Architectural Control Committee. Ali Ebrahimi is designated as the Developer's representative on the Architectural Control Committee. As provided in the Protective Covenants, the Developer's representative on the Architectural Control Committee

cannot be removed by the Board of Trustees. Vahid Tabrizi shall serve a ten (10) year term on the Architectural Control Committee beginning on the date of execution of this notice. In consideration of Developer's voluntary relinquishment of its right to require its approval for any action or decision of the Architectural Control Committee as to Residential Lots on which an Attached Living Unit or Detached Living Unit has been substantially completed as of the date of execution of this notice, the Board of Trustees of Copper Grove Owners Association, Inc. (the "Association") agrees not to remove Vahid Tabrizi or his assignee from the Architectural Control Committee during the ten (10) year term commencing on the date of execution of this notice. Further, the Board of Trustees agrees that Vahid Tabrizi shall have the authority to transfer and assign his authority as a member of the Architectural Control Committee to some other individual without the approval of the Board of Trustees of the Association.

Capitalized terms used herein have the same meaning as set forth in the Protective Covenants.

Executed on this 29<sup>th</sup> day of April, 2004.

**DEVELOPER:**  
**N.W. Copper, Ltd.,**  
**a Texas limited partnership**

(3)  
204

By: Ali Ebrahimi  
Ali Ebrahimi,  
General Partner

ACCEPTED AND AGREED TO:

COPPER GROVE OWNERS ASSOCIATION, INC.

104

By: Vahid Tabrizi

Print Name: VAHID TABRIZI

Its: Director

ANY PROVISION HEREIN WHICH RELATES TO 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 hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

MAY 25 2004

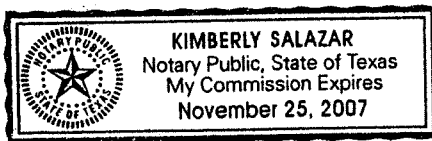
THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §



*Beverly L. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared Ali Ebrahimi, General Partner of N.W. Copper, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 29<sup>th</sup> day of April, 2004, to certify which witness my hand and official seal.

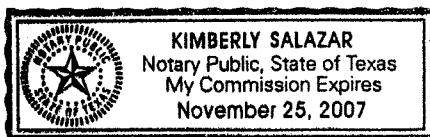


*Kimberly Salazar*  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Vahid Tabrizi, Director of Copper Grove Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 29<sup>th</sup> day of April, 2004, to certify which witness my hand and official seal.



*Kimberly Salazar*  
Notary Public in and for the State of Texas

Return to:  
Butler & Hailey, P.C.  
1616 South Voss, Suite 500  
Houston, Texas 77057

✓

04 MAY 25 PM 2:26  
COUNTY CLERK  
HARRIS COUNTY TEXAS  
*Beverly L. Kaufman*

3<sup>rd</sup> Thur 12 Jan

## COPPER GROVE RESIDENTIAL DESIGN GUIDELINES

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# COPPER GROVE RESIDENTIAL DESIGN GUIDELINES

## I. INTRODUCTION

Copper Grove is a master planned development project of the partners of N.W. Copper Ltd. and Ersä Grae Corp. The information contained in this publication provides guidance to builders and developers in planning their projects. The objective of these guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results. The guidelines define and address certain items and areas which are common to the project as a whole and items over which Ersä Grae Corp. as the primary land developer, will exert strict control.

### Master Plan

Copper Grove encompasses more than 160 acres and has been planned to include multiple land uses in a coordinated suburban setting. A conceptual master plan has been adopted that establishes the long range intent of the community (see Master Plan Illustration). As with all conceptual master plans, the master plan for Copper Grove is a dynamic document subject to refinement and modification as project development occurs. The neighborhoods within Copper Grove are served by an integrated street system. The hierarchical network of major thoroughfares, collector streets, and local streets are designed to provide convenient and efficient vehicular access throughout the community.

Commercial facilities have been planned for Copper Grove and will be developed as warranted by residential growth. The guidelines in this publication are for those tracts classified as single-family residential parcels only (see Master Plan Illustration).

### Intent of Guidelines

The Residential Design Guidelines are intended for the use of the various developers/builders in the Copper Grove project and the design professionals they employ. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each project. However, certain standards have been adopted for key elements to provide continuity and ensure that neighboring projects reinforce each other's quality. N.W. Copper Ltd. and Ersä Grae Corp. is not liable for the character of actual construction, safety or suitability to the purposes intended.

The Residential Design Guidelines contain the construction and development standards adopted by the Copper Grove Architectural Control Committee (the Committee) but do not necessarily represent all of the restrictions which may be imposed on a specific lot or parcel of land. Prior to commencing design of a project, the property deed, the recorded subdivision plat and the "Covenants, Conditions and Restrictions" should be referred to. In addition, Copper Grove is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, subject to Houston's development ordinance and any other ordinance which Houston may, by law, extend outside its corporate limits.

Copper Grove is located in Harris County which also has development regulations, including curb cut and driveway standards.

Although State law does not presently permit the establishment of building codes within unincorporated areas, it is the intent that construction within Copper Grove be of the highest quality. As a minimum, builders will be required to warrant compliance with the Southern Building Code.

## **II. SITE PLANNING CRITERIA**

Copper Grove's residential areas are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. Developing a "street scene" requires builders to coordinate their architectural designs and landscaping styles in a manner that displays 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.

### **Site Massing and Exterior Elevations**

- o If possible, corner lots are to be single story residences, or the single story portion of a double story residence should 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 ridge line.

### **Housing Plan and Elevation Repetition**

The following three scenarios represents Copper Grove's guidelines for determining when a plan and elevation can be repeated within a subdivision.

- o Four (4) full lots must be skipped when building the same plan, same elevation, on the same side of the street or on both sides of the street (see Housing Plan and Elevation Repetition Illustration). In addition to the above the brick and trim colors should differ significantly from the initial housing plan.
- o Three (3) lots must be skipped when building the same plan, different elevation, on the same side of the street (see Housing Plan and Elevation Repetition Illustration).
- o Two (2) full lots must be skipped when building the same plan, different elevation, on both sides of the street (see Housing Plan and Elevation Repetition Illustration).

### **Lot Coverage**

- o 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. In determining the appropriate setback line for a specific building site, the deed restrictions and the recorded plat should be referred to. If there is a discrepancy between these two documents, the document specifying the greater setback lines of the two shall apply. Encroachment upon the established setback lines with residential structures and garages is prohibited. The Committee may, in special cases, grant variances to building lines NOT specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the designers of a particular house that the variance will allow a significant positive contribution to the house design or, more importantly, to the site design of the community as a whole. Typical setback lines for residential lots are as follows:

### **Patio Homes**

- o Typical lots, 10 foot front yard setback lines (as reflected on the recorded subdivision plat.)
- o Typical lots, zero setback line on one side yard, 10 foot setback line on the other side yard.
- o Typical corner lots, 10 foot side yard setback line for side yard that is adjacent to the street right-of-way, zero setback line for the opposite side yard.

### **All Other Lots**

- o Typical lots, 25 foot front yard setback lines;
- o Typical lots, 5 foot side yard setback lines;
- o Typical corner lots, 10 foot side yard setback lines for side yard that is adjacent to the street right-of-way; and,
- o Typical cul-de-sac lots, 20 foot front yard setback lines;
- o Detached garages, where allowed, have a three (3) foot side yard building setback line.

Pools, spas, decks and walkways located in the rear yard are not considered building encroachments to the 5' side setback lines. However, a planted landscaped area of a minimum three (3) feet in width must be maintained between the property line and the aforementioned structures.

### **Garage Placement**

- o Detached and attached garages may not face the side street and must be placed on the opposite lot side from the side street on corner lots. The lone exception to this a rear loaded attached garage (see Garage and Driveway Placement Illustration).
- o Driveways and garages are to be placed near the property line farthest from the entry street, when a lot sides onto a neighborhood entry street or collector/loop street,
- o Detached garages are not permitted on lots that back onto a lake/greenbelt area.
- o When the side of a lot is exposed to a lake/greenbelt area a detached garage may be allowed provided that the garage is on the side of the lot opposite the lake/greenbelt.

### **Utility Easements**

- o All single-family residential lots contain a utility easement for the distribution of electrical, telephone, gas and cable television service. In some instances, sanitary sewer lines are also placed within the utility easement. Utility easements are typically located along the rear lot line, although, selected lots may contain a side lot utility easement for the purpose of completing circuits or distribution systems. Both the recorded subdivision plat and the individual lot survey should be consulted to determine the size and location of utility easements on a specified lot. Encroachment of structures upon the utility easement is prohibited.



- o Generally, interior lots contain an eight (8) foot wide utility easement along the rear lot line. Perimeter lots or lots that back up to drainage facilities, pipeline easements, property boundaries and non-residential tracts typically contain a 16 foot wide utility easement.

#### **Grading and Drainage**

- o Each lot shall be graded so that storm water will drain from the rear property line through the side yard and front yard to the abutting street and not across adjacent lots. Minimum grade shall be 1.0 percent. Exceptions will be made in those instances where existing topography dictates an alternate lot grading plan. The Committee must approve all exceptions.

### III. ARCHITECTURAL DESIGN CRITERIA

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

It is the intent of this section to establish basic criteria for the construction of residences within Copper Grove. Emphasis is on quality in material, design and construction in order to promote well crafted residences within the various communities. The house footprint and the roof form 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 ensuring the architectural integrity of the community as a whole.

#### Foundations

- o Minimum slab elevations are determined by and should be coordinated with the appropriate county agency. All foundation plans must be signed and sealed by a Texas Registered Professional Engineer.
- o A form survey should be undertaken to ensure that building setback lines will not be violated prior to foundation construction.
- o An area soils test should be undertaken to ensure foundation quality prior to foundation construction.

#### Exterior Materials

Within Copper Grove, single-family residences must be, at a minimum, comprised of at least 51.0 percent masonry products exclusive of windows, doors and other building openings. The zero lot line wall of a patio home shall be 100% masonry and contain no openings, except for non-transparent glass block. Maintenance on the zero lot line side of a patio home should be kept to a minimum.

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 Committee for approval. Exterior building materials for single-family residences within Copper Grove must comply with the following standards and/or guidelines.

- o Brick

Brick used on residences in Copper Grove 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 C216-87. Copies may be obtained from the Committee.

- o Mortar Joints

All mortar joints shall be tooled; "slump" joints will not be allowed. Mortar color shall be selected to complement stone or brick color.

- o Stone

The use of any type of stone on the exterior of a residence must be approved by the Committee to ensure architectural compatibility within the neighborhood.

- o Wood

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

- o Trim

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

- o Siding

Wood siding may be either horizontal or vertical lap type. The use of diagonal siding may be allowed by approval of the Committee.

- o Metal

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

- o Stucco

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

- o Synthetic Materials

Synthetic materials such as metal siding, masonite and vinyl siding may only be used with the approval of the Committee.

#### **Privacy Walls**

- o Privacy walls must match dwelling unit materials and shall be no more than 8 feet in height. All privacy walls must have Committee approval.

#### **Window Treatment**

- o Wood or metal windows may be used. When metal windows are utilized the finish shall compliment the color and architectural style of the house.
- o No reflective glass or glazing will be allowed on any front or side facade, or on any facade which is visible from the street, or greenbelt/lake area.
- o The use of wrought iron ornamentation or burglar bars on the exterior of any window is prohibited without the prior approval of the Committee.

- o In villages containing patio home lots, no transparent windows will be allowed on the zero lot line side of the house.

## **Roof Treatment**

### **Materials**

- o Roofing materials used on all production homes shall be as a minimum PRESTIQUE II of a black, brown or gray color range. Wood shingles are strictly prohibited.

### **Rain Gutters and Drains**

- o Where runoff occurs affecting pedestrian entrances and walkways, the installation of rain gutters and drains is required on all roof sections. Rain gutters and drains shall be integrated with the architectural design in color, shape and location. 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.

### **Form**

- o 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 only be used with special permission of the Committee.

### **Chimneys**

- o 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.
- o Fireplace chimneys located in the interior portion of a dwelling unit must be constructed of materials that match dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.

### **Exposed Roof Metal**

- o All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In cases where metal roofing is employed (following Committee approval) roof accessories may be made of the same metal. All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match roofing material color.

### **Skylights and Solar Collectors**

- o The location and design of all skylights shall be approved by the Committee. No skylights shall be allowed on any roof slope visible from the street.

### **Antennae and Satellite Dishes**

- o Antennae, Satellite Dishes any other receiving or transmitting devices are not allowed on roofs and must be screened from public view when placed anywhere on a lot.

## **Garages**

- o 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, can accommodate the storage of three (3) full size automobiles at the same time. Extensions in the length of a garage which permits additional storage space is permitted only after review and approval by the Committee.
- o All garage doors should be of metal design and colored to complement the adjacent wall.
- o A detached garage must be connected to the residence by a breezeway or covered walk.
- o Carports (porte cochere) constructed of the same building materials and as a integral part of the residence are acceptable. All other carports are prohibited.
- o Windows with shutters or blinds may be required on the facade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
- o Garage doors containing windows are prohibited.
- o Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- o Garages cannot exceed the residential lots main dwelling in height nor stories.

## **Exterior Lighting Fixtures**

- o All exterior lighting fixtures visible from the street or greenbelt area must have the approval of the Committee and should complement the architectural features of the residence.

## **Exterior Color Schemes**

- o All exterior colors must be submitted to and approved by the Committee. The palette of exterior colors for each residence shall be selected to complement, coordinate or 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 by special approval of the Committee. Paints or stains should be limited to a maximum of three (3) complimentary colors per residence.

## **Mechanical Equipment**

- o 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 elements as approved by the Committee.

## **Maintenance**

- o 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 condition which suggest visual deterioration of a residence.

## **IV. LOT ELEMENTS**

### **Driveways**

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

- o 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 Committee. Asphalt paving is prohibited.
- o Concrete driveways are to be a minimum four (4) inches thick over a sand base. A #6, six (6) inch by six (6) inch woven wire mesh shall be installed within the "drive-in" portion of the driveway between the curb and sidewalk. County specifications regarding driveway cuts and curb returns at driveway openings shall be adhered to.
- o Driveways serving residences with attached side or rear loaded garages and/or detached garages shall be 12 feet in width (see Garage and Driveway Placement Illustration at the end of Section II).
- o Driveways serving attached two car garages facing the street shall be 20 feet in width (see Garage and Driveway Placement Illustration).
- o Driveways shall be located no closer than two (2) feet from the side property line.
- o Driveways should not be constructed over inlets or manholes. In instances where this is unavoidable, compliance with county regulations, which may require inlet adjustment and/or upgrade, will be necessary.
- o Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- o The use of circular driveways is discouraged and will only be allowed by the Committee where the width of the lot is sixty five (65) feet or greater and further that the builder requesting such driveway can demonstrate that there exists a minimum of fifteen (15) percent of green space within the front yard area. Under no circumstance may an entire front yard be paved as a driveway.
- o The Developer will determine the driveway placement for each lot.

### **Sidewalks**

Sidewalks are required along both sides of local residential streets within Copper Grove and are to be constructed by the lot builder in accordance with the specifications shown in Neighborhood Street Sidewalks Illustration.

- o Locations of sidewalks are not to be varied except where required to avoid existing trees.
- o Where sidewalks deviate from a straight line, gentle radii, instead of abrupt curves and angles, shall be utilized.
- o Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustment of heights may be required.

- o Curb ramps shall be constructed by the lot builder at all corner lots in accordance with the specifications show on Neighborhood Street Sidewalks Illustration.
- o Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway.

### **Walkways**

Walkways should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape.

- o A walkway at least three (3) feet in width and no more than five (5) feet in width shall be provided from the front door of the residence to the street curb or the driveway.
- o Walkways shall be constructed with unit masonry, quarried stone or concrete. The use of alternate materials shall require the approval of the Committee. Asphalt walkways are prohibited.
- o In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum two (2) feet in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover.
- o Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.
- o Sidewalks shall not be visually or physically broken by crossing walkways.
- o Meandering walks, fountains and statuary within the walk and front yard require Committee approval.

### **Pools, Decks and Other Structures**

Swimming pools, spas, decks, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines, after the Committee has reviewed and approved the construction documents.

- o Pool decks may extend beyond the established side setback lines so long as an adequate area (minimum 3 feet) for landscaping and fencing remains between the deck and the property line.
- o Swimming pools, spas and accompanying decks and equipment must be screened from public view, including the streets, and other common areas. Screening must be approved by the Committee.
- o All other structures including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc. must be approved by the Committee and may require screening from public view.
- o Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable.
- o Pool structures that totally enclose the swimming pool area are discouraged and must receive approval from the Committee.

- o Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed six (6) feet in height.
- o Fencing around a pool or spa must contain self closing or locking gates.

### **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 heights or materials abut, the tie-ins must be in compliance with accepted fencing standards (see Standard Residential Wood Fence Illustration and 6' Upgraded Wood Fence Illustration).

The following fencing standards apply to all residential lots within Copper Grove. However, due to the location of certain lots, the overall fencing plan (exhibit from the Developer) should be consulted prior to any fence construction.

The following represents minimum fencing requirements for subdivisions where production homes or semi-custom homes are built. To insure compatibility of fence design throughout the community, all fences visible from the street that depart from the guidelines must be approved by the Committee. The Committee may establish separate standards for neighborhoods containing custom or estate homes.

- o Fence sides visible to the public must be the "finished" side.
- o Side yard fences should be setback from the front elevation of the house a minimum of 10 feet and be coordinated to avoid offsets with the fencing on the adjacent lots.
- o One single-sided hinged gate with latch shall be installed in the most appropriate side yard (see Standard Residential Hinged Gate Illustration ).
- o 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 running parallel to the slope are not acceptable.

The following information represents the fencing standards for the different lot types found within Copper Grove.

### **Typical Interior Lot**

- o Typical interior lots require wood fences of at least six (6) feet in height to be constructed with quality (no used fencing) treated cedar and treated pine in accordance with the specifications (see Standard Residential Wood Fence Illustration).
- o Wood fences shall be installed in seven (7) foot panels and exposed rails along one common interior lot line to provide a uniform, attractive fence to each abutting property.

### **Typical Corner Lot**

- o The fencing located on the exterior lot side (lot side abutting the street) must be an upgraded wood fence with a trim cap (see 6' Upgraded Wood Fence Illustration). The trim cap shall consist of treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.



- o The upgraded wood fence must be located five (5) feet from the street right-of-way line and constructed from the rear lot line parallel to the street to a point located a maximum of 15 feet past the rear elevation of the house.
- o Corner lots containing driveways that have access to the side street shall be fenced in accordance with the options shown in the Sidelot Fencing Setback/Corner Lot Illustration.
- o Additional fencing for corner lots abutting a street shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.

#### **Corner Lots at Neighborhood Entrances**

- o The fencing located on the exterior lot side (lot side abutting the landscape easement) shall be the adopted upgraded wood fence with a trim cap (see Sidelot Fencing Setback/Corner Lots Illustration). The trim cap shall be treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.
- o The upgraded wood fence must be constructed from the rear lot line adjacent to the landscape reserve to a point located a maximum 15 feet past the rear elevation of the house.
- o Additional fencing for corner lots at neighborhood entrances abutting a landscape easement shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.
- o In certain locations, the Committee may, at its discretion, require brick columns to be incorporated into the six (6) foot upgraded wood fence (see 6' Upgraded Wood Fence with Brick Pilasters Illustration). The specific locations where this detail is required is shown on the overall fencing plan which is available through the offices of the Developer.

#### **Lake/Greenbelt Fencing**

- o The builder will fence the entire rear yard of all lots backing onto a lake/greenbelt with a five (5) foot wrought iron or metal fence that conforms to the standards shown in Wrought Iron or Metal Fence Illustration.
- o Where lots side onto a lake/greenbelt, a five (5) foot wrought iron fence must be constructed along the common property line between the lake and such lots from the rear property line to a point 10 feet behind the front elevation of the house (see Wrought Iron or Metal Fence Illustration). Property lines not exposed to a lake/greenbelt shall be fenced with the standard residential wood fence.
- o Where a lot both backs and sides onto a lake/greenbelt it shall be fenced accordingly.
- o If used for screening purposes, hedgerows are to be planted inside the wrought iron or metal fence and are not to exceed four (4) feet in height.
- o The placement of fence gates with the fences along the lake/greenbelts must receive approval by the Committee in terms of location of the fence gate. Upon approval of the fence gate, the fence gate must conform to the specifications set forth within this documents. (See Wrought Iron or Metal Fence Gate Illustration).

- o In those instances where a tie-in or intersection occurs between a five (5) foot wrought iron or metal fence and a six (6) foot standard residential fence or a six (6) foot upgraded wood fence with brick pilasters, the tie-in or intersection of these fences shall be done in accordance with the criteria set forth by the standard residential wood fence transition to metal fence illustration and or the six (6) foot upgraded wood fence brick pilaster with five (5) metal fence.

## V. LANDSCAPE DESIGN CRITERIA

The residential lot 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 between the street curb and the paved sidewalk is discouraged in order to preserve adequate sight lines for motorists. Automatic irrigation systems for all residential lots is encouraged, but not 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.

### Landscape Standards

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity.

- o The front lawn of each completed residence shall be completely sodded with St. Augustine grass. Seeding, and/or sprigging is prohibited.
- o Two (2) trees, one of which must be a hardwood, with a minimum four (4) inch caliper when measured six (6) inches above grade shall be planted in the front yard. Minimum tree height is 10 feet, minimum branch spread is 60 inches.
- o Tree stakes must be made out of wood, two (2) inches in diameter by six (6) feet long.
- o Minimum planting bed specifications include:
  - a. Minimum planting bed width is two (2) feet from the house foundation. Curvilinear planting beds are encouraged;
  - b. Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 20 larger species (minimum five (5) gallon), 25 smaller species (minimum one (1) gallon) and two (2) 15 gallon specimens; and,
  - c. The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of seven (7) different species of planting may be utilized within a front yard.
  - d. All planting beds are to be mulched with shredded pine bark.
- o 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 is 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 continuous and concrete bands.
- o The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.
- o Builders are not required to landscape the rear yards with trees and shrubs, except for lake and greenbelt lots. Sodding or sprigging (using St. Augustine Grass) is required for the rear yard areas that are not landscaped.

- o All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:
  - a. Mowing;
  - b. Pruning;
  - c. Weed control in lawns and planting beds;
  - d. Adequate irrigation;
  - e. Appropriate fertilization;
  - f. Insect and disease control;
  - g. Seasonal mulching of planting beds;
  - h. Replacement of diseased or dead plant materials; and,
  - i. Warranty of all planting materials.

#### **Corner Lots**

Supplemental landscaping specifications for all corner lots include the following:

- o At least two (2) 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 10 feet from the rear property line or driveway, if applicable, on fifteen (15) foot centers, equidistant between the sidewalk and fence along the side yard (see Corner Lot Landscaping Illustration). The trees shall not extend beyond the front elevation of the house.

#### **Lake and Greenbelt Lots**

Supplemental landscaping specifications for all lake/greenbelt lots include the following:

- o The rear lawn of each lake/greenbelt lot shall be completely sodded with St. Augustine grass.
- o The rear yard of each lake/greenbelt lot shall be planted with a sufficient amount of shrubs so as to completely screen all housing foundations.
- o One tree meeting the specifications established for front yards must be planted in the rear yard or side yard, according to which side of the lot faces the lake or greenbelt, on all lake/greenbelt lots.

#### **Screening**

- o Mechanical and electrical devices, garbage containers and other similar objects visible from the street, common area, or located on property boundaries, must be screened from view by either fences, walls, plantings, or a combination thereof. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity.

## Plant list

A residential lot master plant list is to be used by homebuilders for assistance in selecting species for landscaping lawns and landscape easements. The plants listed are generally suitable to conditions in the West Houston area. However, in selecting plants from this list, careful consideration should be given to their cultural requirements as compared to the particular conditions they must endure in a given location. Any soil, water, or other tests necessary to determine the existing conditions on a particular site are the responsibility of the individual builder.

### RESIDENTIAL LOT MASTER PLANT LIST

#### TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Carya illinoensis & vars.	Pecan
Cersis canadensis & vars.	Redbud
Crataegus marshallii	Parsley Leaf Hawthorn
Crataegus spathulata	Little Hip Hawthorn
Fraxinus pennsylvanica vars.	Green Ash
Ilex decidua	Possumhaw
Ilex opaca & vars.	American Holly
Ilex vomitoria	Yaupon Holly
Koelreuteria bipinnata	Goldenrain Tree
Lagerstroemia indica vars.	Crape myrtle
Liquidambar styraciflua & vars.	Sweetgum
Ligustrum japonicum (tree form)	Wax Leaf Ligustrum
Magnolia grandiflora & vars.	Southern Magnolia
Magnolia soulangiana & vars.	Saucer Magnolia
Magnolia virginiana	Sweet Bay Magnolia
Myrica cerifera	Southern Bayberry
Parkinsonia aculeata	Retama
Pinus Elliotti	Slash Pine
Pistacia Chinensis	Chinese Pistache
Platanus occidentalis	Sycamore
Prunus caroliniana	Cherry Laurel
Pyrus calleryana & vars.	Callery Pear
Quercus falcata & vars.	Southern Red Oak
Quercus nigra	Water Oak
Quercus nuttallii	Nuttall Oak
Quercus phellos	Willow Oak
Quercus shumardi	Shumard Oak
Quercus texana	Texas Red Oak
Quercus virginiana	Live Oak
Sapinum sebiferum	Chinese Tallow
Taxodium distichum	Bald Cypress
Ulmus crassifolia	Evergreen Elm

## SHRUBS

### Botanical Name

Abelia  
 Berberis thunbergii "Crimson Pygmy"  
 Buxus microphylla japonica  
 Camellia sasanqua vars.  
 Chamaerops humilis  
 Cleyera japonica  
 Cycas revoluta  
 Elaeagnus pungens vars.  
 Eriobotrya x "Coppertone"  
 Fatsia japonica  
 Feijoa sellowiana  
 Gardenia jasminoides "Radicans"  
 Ilex comuta vars.  
 Ilex dedidua  
 Ilex vomitoria & vars.  
 Juniperus spp. & vars.  
 Lagerstroemia indica (dwarf vars.)  
 Ligustrum japonicum & vars.  
 Ligustrum sinense "Variegatum"  
 Mahonia bealei  
 Michelia figo  
 Myrica cerifera  
 Nandina domestica & vars.  
 Nandina domestica "Compacta"  
 Nerium oleander (hardy vars.)  
 Photinia Fraseri  
 Pittosporum tobira & vars.  
 Pyracantha spp. & vars.  
 Raphiolepis indica vars.  
 Rododendrom (Azalea) spp. & vars.  
 Viburnum japonicum  
 Viburnum odoratissimum  
 Viburnum suspensum  
 Viburnum tinus & vars.  
 Xylosma congestum  
 Yucca spp. & vars.

### Common Name

Abelia  
 Crimson Pygmy Barberry  
 Japanese Boxwood  
 Sasanqua Camellia  
 Mediterranean Fan Palm  
 Japanese Cleyera  
 King Sago Palm  
 Elaeagnus  
 Coppertone Loquat  
 Fatsia  
 Pineapple Guava  
 Dwarf Gardenia  
 Chinese Holly  
 Possumhaw  
 Yaupon Holly  
 Juniper  
 Dwarf Crapemyrtle  
 Wax Leaf Ligustrum  
 Variegated Privet  
 Leatherleaf Mahonia  
 Banana Shrub  
 Southern Bayberry  
 Nandina  
 Compact Nandina  
 Oleander  
 Fraser's Photinia  
 Pittosporum  
 Pyracantha  
 Indian Hawthorn  
 Azalea  
 Japanese Viburnum  
 Sweet Viburnum  
 Sandankwa Viburnum  
 Laurustinus Viburnum  
 Shiny Xylosma  
 Yucca

## GROUNDCOVERS

### Botanical Name

Ajuga reptans & vars.  
Asparagus sprengeri  
Berberis thunbergii "Crimson Pygmy"  
Cyrtomium falcatum  
Gardenia jasminoides "Radicans"  
Hedera canariensis & vars.  
Hedera helix & vars.  
Juniperus spp. & vars.  
Liriope muscari & vars.  
Lonicera japonica chinensis  
Lonicera japonica "Halliana"  
Nandina domestica "Harbour Dwarf"  
Ophiopogon japonicus  
Ophiopogon japonicus "Nanus"  
Pyracantha "Red Elf"  
Pyracantha "Ruby Mound"  
Trachelospermum asiaticum & vars.  
Trachelospermum jasminoides & vars.

### Common Name

Ajuga  
Sprenger Asparagus  
Crimson Pygmy Barberry  
Holly Fern  
Dwarf Gardenia  
Algerian Ivy  
English Ivy  
Juniper  
Liriope  
Purple Japanese Honeysuckle  
Hall's Honeysuckle  
Harbour Dwarf Nandina  
Monkey Grass  
Dwarf Monkey Grass  
Red Elf Pyracantha  
Ruby Mound Pyracantha  
Japanese Star Jasmine  
Confederate Jasmine

## VINES

### Botanical Name

Bignonia capreolata  
Clematis dioscoreifolia  
Campsis radicans  
Clytostoma callistegioides  
Ficus pumila  
Gelsemium sempervirens  
Lonicera japonica chinensis  
Lonicera japonica "Halliana"  
Lonicera sempervirens & vars.  
Milettia reticulata  
Rosa banksiae  
Wisteria sinensis

### Common Name

Crossvine  
Sweet Autumn Clematis  
Trumpet Creeper  
Lavender Trumpet Vine  
Climbing Fig Vine  
Carolina Jassamine  
Purple Japanese Honeysuckle  
Hall's Honeysuckle  
Trumpet Honeysuckle  
Evergreen Wisteria  
Yellow Lady Banks' Rose  
Chinese Wisteria

## GRASS

### Botanical Name

Buchloe Dactyloides  
Cynodon dactylon  
Cynodon hybrids  
Festuca arundinacea  
Lolium multiflorum  
Stenotaphrum sercumdatum & hybrids

### Common Name

Buffalo Grass  
Common Bermuda  
Hybrid Bermuda  
Tall Fescue Ky-31  
Annual Rye Grass  
St. Augustine Grass

## PERENNIALS

### Botanical Name

Aster frikartii  
Chrysanthemum maximums vars.  
Coreopsis spp. & vars.  
Cytomium falcatum  
Fern spp.  
Gerbera jamesonii vars.  
Hymenocallis spp.  
Hemerocallis vars.  
Iris vars.  
Tulbaghia violacea

### Common Name

Frikarti Aster  
Shasta Daisy  
Coreopsis  
Holly Fern  
Fern  
Gerbera Daisy  
Basketflower  
Daylily  
Louisiana Iris  
Society Garlic

## ANNUALS

### Spring Planting (March/April)

Geraniums  
Lantana montevidensis vars.  
Perwinkle  
Petunia (last only through May)  
Purslane  
Scarletta bogonia  
Marigolds  
Portulaca

### Fall Planting (October/November)

Calendula  
Pansy  
Snapdragons  
Dainthus  
Mums

## WILDFLOWERS

### Botanical Name

Rudbeckia hirta  
Buchloe dactyloides  
Coreopsis  
Trifolium incarnatum  
Phlox drummondii  
Liatris pycnostachya  
Gaillardia pulchella  
Monarda citriodora  
Ratibida columnaris  
Verbena tenuisecta  
Cassia fasciculata  
Echinacea purpurea  
Lupinus texensis  
Castilleja indivisa  
Coreopsis lanceolata

### Common Name

Black-eyed Susan  
Buffalograss  
Coreopsis varieties  
Crimson Clover  
Drummond Phlox  
Gay Feather  
Indian Blanket  
Lemon Mint  
Mexican Hat  
Moss Verbena  
Partridge Pea  
Purple Coneflower  
Texas Bluebonnet  
Texas Paintbrush  
Tickseed



## **VI. MODEL HOME PARKS/SALES CENTERS**

### **Location**

The location of all proposed model home parks and/or sales centers must be approved by the Committee. Proposed sites will be reviewed on an individual case by case basis and, therefore, no specific criteria will be developed. However, various items which should be considered in selecting a location for a model home park or sales office are listed below.

- o Project phasing should be considered when establishing the initial model home park. Additional sites should be selected to accommodate future sections or changes in market strategy and updated product lines. Care should be taken to protect marketing windows to varying products or phases.
- o Lots on short cul-de-sacs or "bubble" streets located off of the main entrance street to a neighborhood serve as excellent sites for model home parks. These lots not only provide a clustered setting for the model homes but allow the main entrances to the neighborhood to maintain an open and uncluttered appearance.
- o Free-standing sales office (not in a model home) may be appropriately located on a lot near the primary entrance to a neighborhood but shall not, under any circumstances, be located or have access to an adjacent major thoroughfare or collector street.

### **Site Improvements**

Model home parks and sales centers should be representative of the type of neighborhood environment the builder hopes to achieve. The project image is established by the way in which the model homes and sales office are handled. The following items should be considered when establishing a model home park and/or sales office.

- o The architectural controls and design guidelines established for all residences in Copper Grove shall be maintained in model homes to ensure compliance when the models are eventually sold. Temporary exceptions related to non-standard driveways, sidewalks, lighting, flags and flagpoles, or other marketing techniques will be considered by the Committee on an individual basis.
- o Free-standing sales offices must be of permanent-type construction and comply with these design guidelines. The use of temporary structures or portable buildings is prohibited, except in the interim time period preceding the completion of a permanent sales office. The relocation of temporary sales offices are subject to the approval of the Committee.
- o Adequate off-street parking should be provided to accommodate prospective buyers and sales personnel. Traffic generated by model home parks and sales offices should not interfere or conflict with the traffic of the surrounding neighborhood(s). Available off-street parking adds to the convenience of prospective buyers and improves the streetscape in front of the model homes. Parking lanes are to be delineated for an orderly appearance and are to be kept free of trash and debris.
- o Signage for model home parks shall conform to the City of Houston sign ordinance and be approved by the Committee.

## **VI. SITE MAINTENANCE DURING CONSTRUCTION**

During construction, each lot in Copper Grove shall be maintained in a neat, clean, and orderly condition by the builder. The builder shall place a minimum of one (1) wire basket large enough for trash and construction debris containment within the boundaries of the lot on which the house is being constructed and such debris must be removed from each lot as often as necessary to maintain attractiveness of the construction site. Construction debris, including excess concrete, may not be burned, dumped or disposed of in any area of the development unless a specific location for such a purpose is approved in writing by the Committee. Guidelines developed by the Houston Clean Builder Program are available upon request from the developer or from Clean Houston.

### **Sediment Control**

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all projects in Copper Grove are required to practice sediment control during construction. As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, one of three basic sediment control methods shall be installed in such a way as to filter all storm water run-off from the tract into the street. The sediment control system shall remain in place and in good repair until construction and landscaping is complete. If the Committee determines that a builder has not maintained his sediment or drainage course, the builder will be assessed the cost of clean up.

Builders may choose any of the following sediment control methods:

- o A continuous strip of solid grass sod, three (3) feet in width, may be planted behind the curb and along the sides of driveways (if existing). Also, side yard swales should be fully sodded to accommodate sheet flow drainage from the rear lot area.
- o Temporary sediment fencing may be constructed on the site out of wire mesh and burlap (see Temporary Sediment Control Illustration), or a commercially manufactured fencing product (such as Enviro-Fence) may be used. Whichever fencing material is selected, it shall be securely anchored below the surface elevation of the ground so that any storm water sheet flow must pass through the fence material or be trapped behind it; and,
- o Standard rectangular bales of hay, firm bound, may be placed as described below and behind the curb of the street along the entire frontage of the lot. Bales shall be placed in a continuous row, with ends tightly abutting the adjacent bales. Vehicular access to the construction area should be limited to designated entries, where gaps may be created by off-setting and overlapping rows in such a way as to intercept the storm water sheet flow. Each bale shall be embedded in the soil a minimum of four (4) inches. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale to force the bales together (see Temporary Sediment Control Illustration). Daily inspection should be made the contractor. Repair or replacement shall be made promptly as needed;

## **Protection of Existing Trees and Development**

Trees existing on individual building sites should be evaluated carefully to determine their desirability and suitability to the proposed design. No trees measuring six (6) inches in caliper at a point six (6) inches above ground level may be removed without prior approval of the Committee unless located within an approved building site, driveway or walk. The Committee has the authority to require that houses, driveways and garages be staked out and that such setting be approved before any tree cutting is done or any construction site work is begun. Trees that are selected to be preserved on building sites, must be adequately protected from damage during construction. Work done in esplanades or landscape reserves (to connect utilities, etc.) must protect existing plantings, berms, etc. Existing adjacent developments must be protected by erecting a temporary fence along or parallel to the property line. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc., damaged during construction.

Trees must be protected as follows:

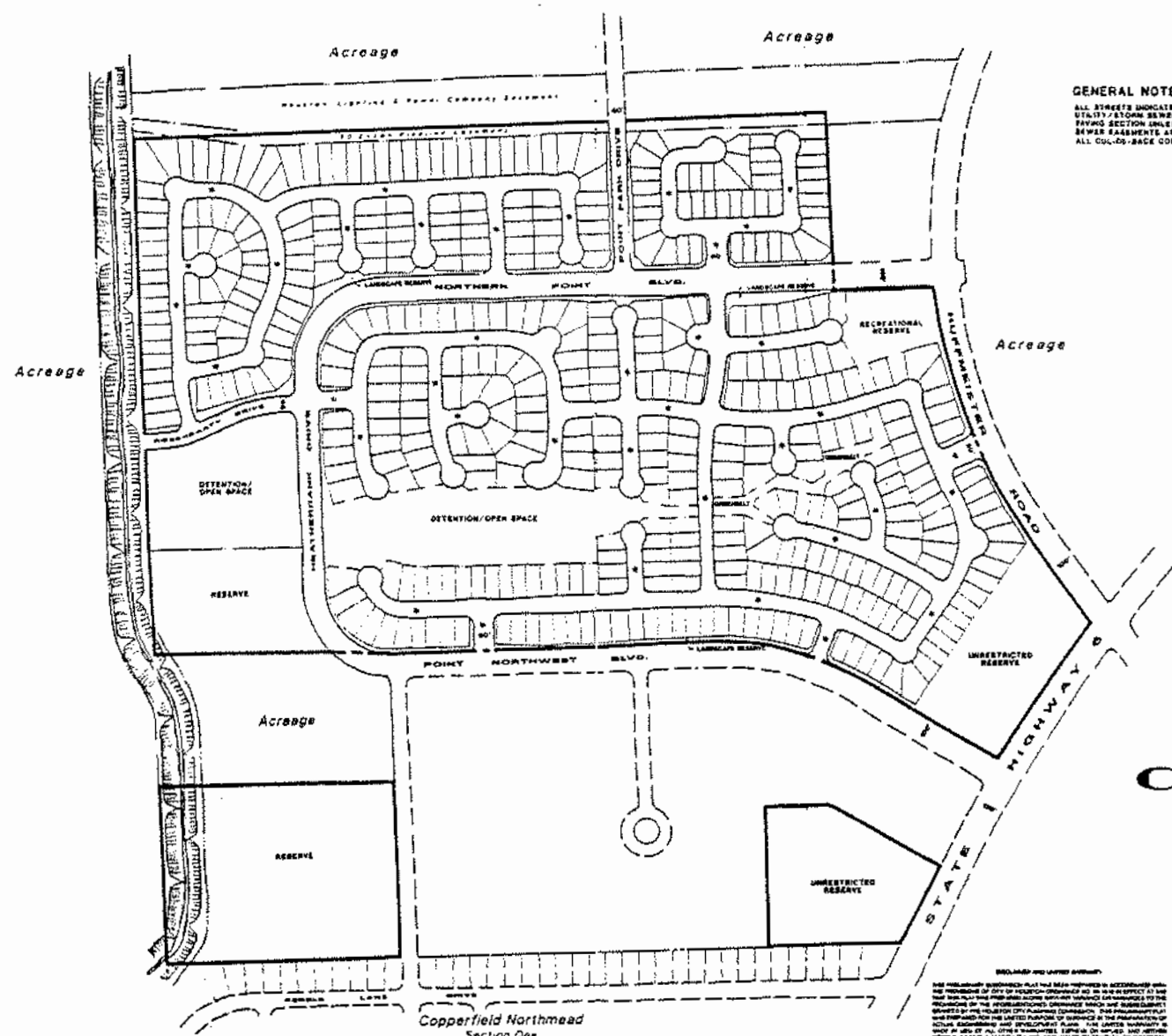
- o A tree protection fence shall be erected around all trees as far from the trunks as possible ideally, at the dripline of the tree. The tree protection fencing is to be constructed prior to the beginning of any construction including clearing and grubbing; Protection fences shall not be removed without approval of the Committee;
- o Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by hand trenching.
- o No materials or equipment of any sort may enter or be stored within the fenced protection area, or dripline of the tree; Potentially toxic materials such as solvents, paints, gasoline, etc., shall not be poured on the ground near the dripline of the trees;
- o Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches, or foliage. No nails, bolts, ropes or guy wires shall be attached to any trees;

## **Temporary Buildings**

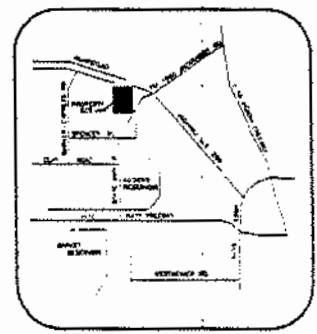
- o Temporary buildings are permitted for use only during construction of permanent buildings, streets, utilities and driveways. The temporary buildings may be used only for construction offices, security offices, storage of tools and equipment and toilets. The location, design and general appearance of all temporary buildings must be approved by the Committee. All temporary buildings must be placed a minimum of 25 feet off of the street right-of-way; no temporary building may be located in a landscape setback. Temporary buildings must have access from hard paved or temporary gravel driveways. Since on-street parking is not permitted along major thoroughfares throughout the Copper Grove, it may be necessary to provide off-street parking for construction crews.
- o The developer will determine the location of the builder compound and the assignment of sites.

#### **Clean Out Site**

- o The developer will determine the location of the clean out site.
- o Under no circumstance shall any builder allow the clean out of trucks at any location other than the developer designated clean out site.



**GENERAL NOTE:**  
ALL STREETS INDICATED WITH AN 'M' ARE INTENDED TO BE PUBLIC UTILITY/STORM SEWER EASEMENTS CONTAINING A MINIMUM 20' FLYING SECTION UNLESS OTHERWISE LABELED. ALL PUBLIC/STORM SEWER EASEMENTS ARE 50' IN WIDTH UNLESS OTHERWISE NOTED. ALL CUL-DE-SACS CONTAIN A 30' RADIUS.



VICINITY MAP

# COPPER GROVE

BEING :159.28 ACRES OF LAND  
BEING A PARTIAL REPLAT OF POINT NORTHWEST  
SECTIONS ONE & TWO, VOL. 115 & 116,  
PAGES 342 & 339 NCMR  
REASON FOR REPLAT: TO CREATE RESIDENTIAL LOTS.  
OUT OF THE:  
S.C. RICE SURVEY, A-655  
HARRIS COUNTY, TEXAS  
DEVELOPER:  
N.W. COPPER, LTD.

THIS INSTRUMENT IS HEREBY FILED FOR RECORD IN ACCORDANCE WITH THE PROVISIONS OF THE HOUSTON CITY PLANNING COMMISSION. THE INSTRUMENT IS FILED FOR RECORD IN ACCORDANCE WITH THE PROVISIONS OF THE HOUSTON CITY PLANNING COMMISSION. THE INSTRUMENT IS FILED FOR RECORD IN ACCORDANCE WITH THE PROVISIONS OF THE HOUSTON CITY PLANNING COMMISSION.

KERRY R. GILBERT & ASSOCIATES, INC.

SCALE: 1"=500'  
0 100 200 400

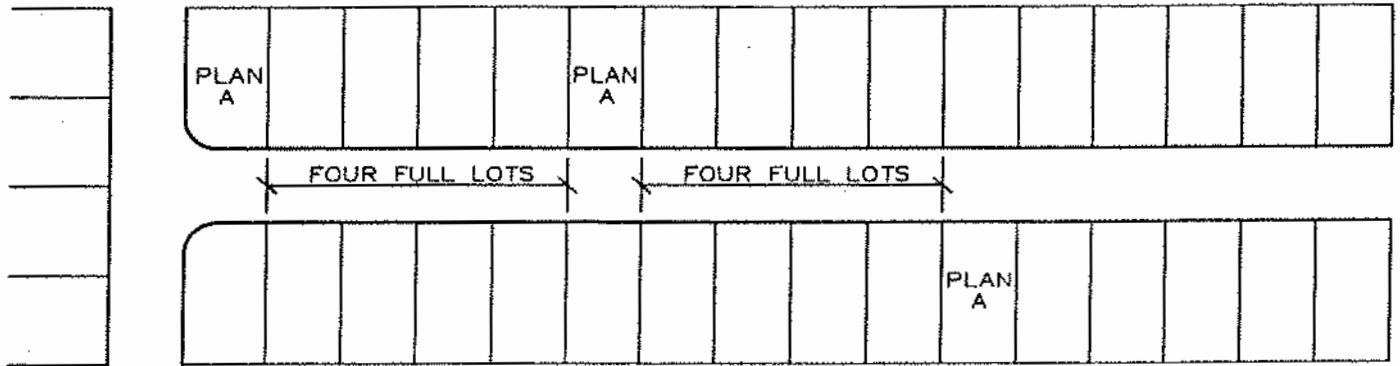
## ILLUSTRATION I

K.G. & A. #8601-93-010

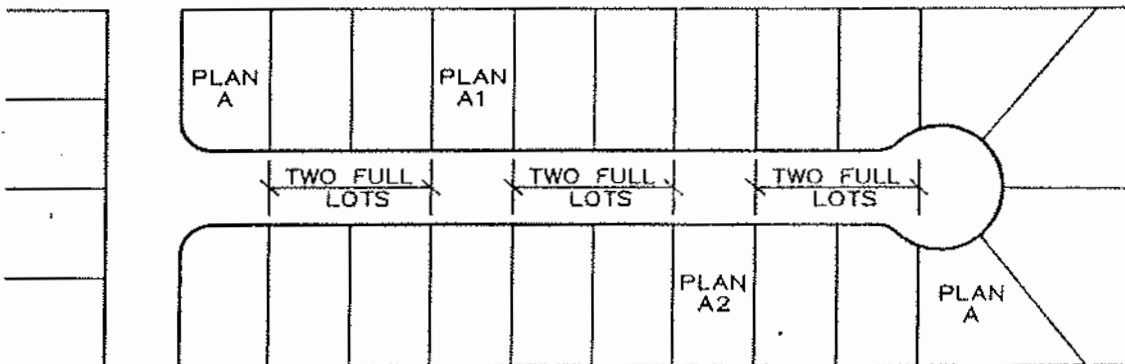
15810 Fox Tan Place  
Suite 100  
Houston, Texas 77064  
713/579-0310

## MASTER PLAN

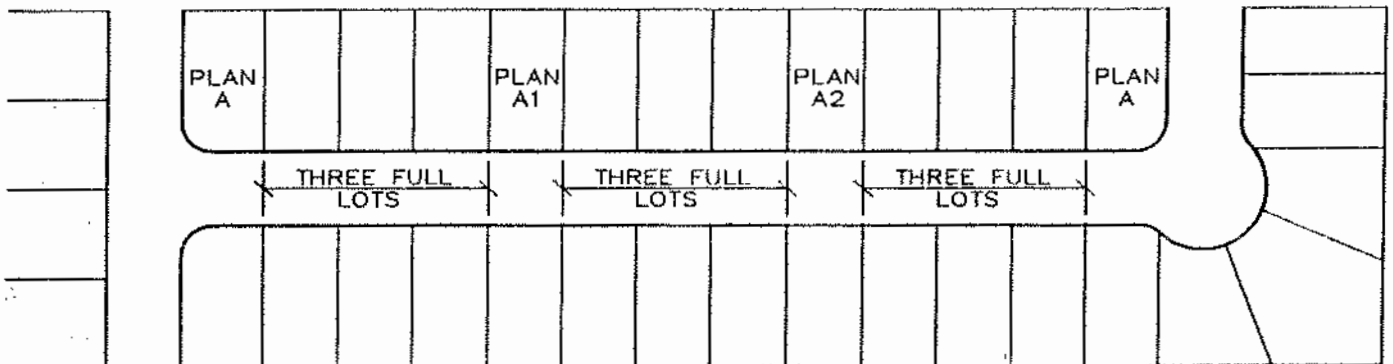
**SAME PLAN, SAME ELEVATION, SAME OR OPPOSITE SIDE**



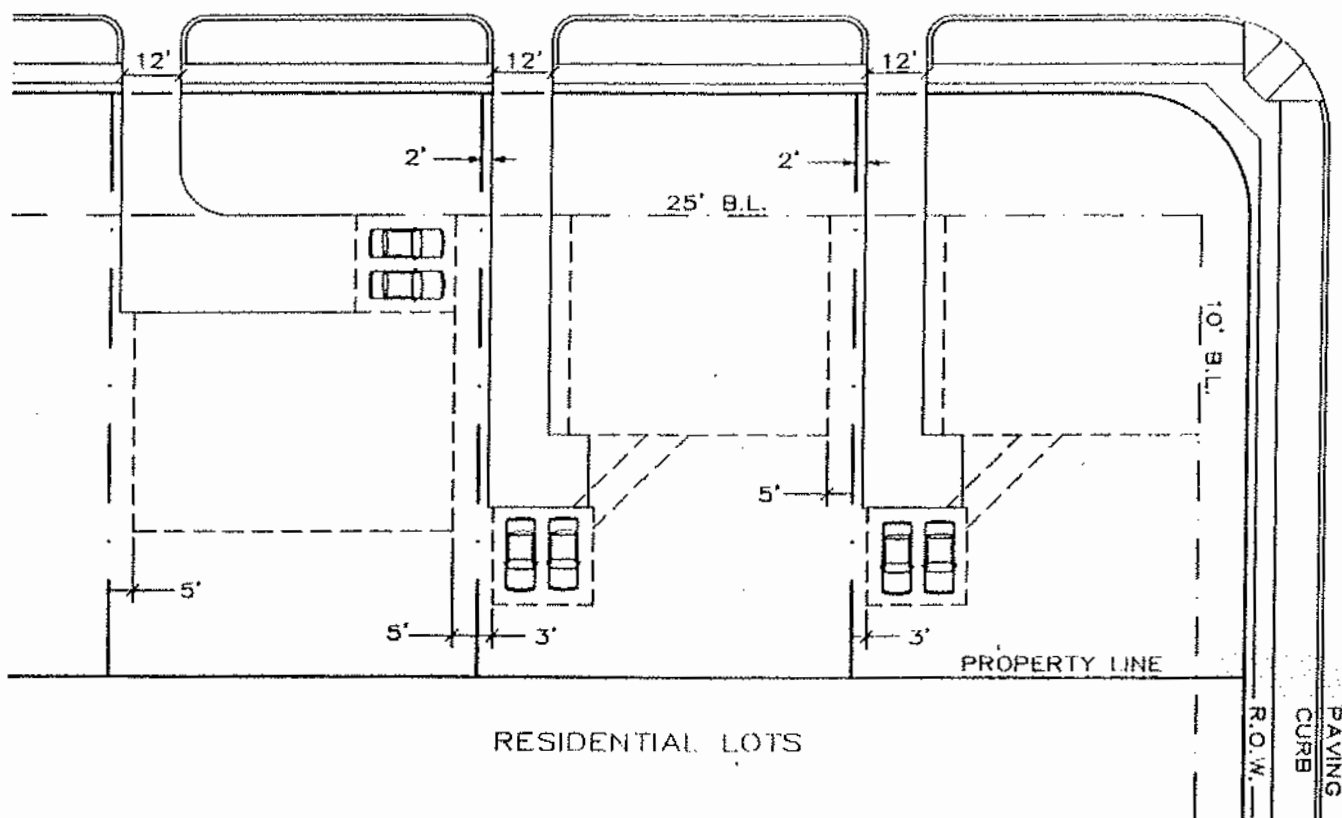
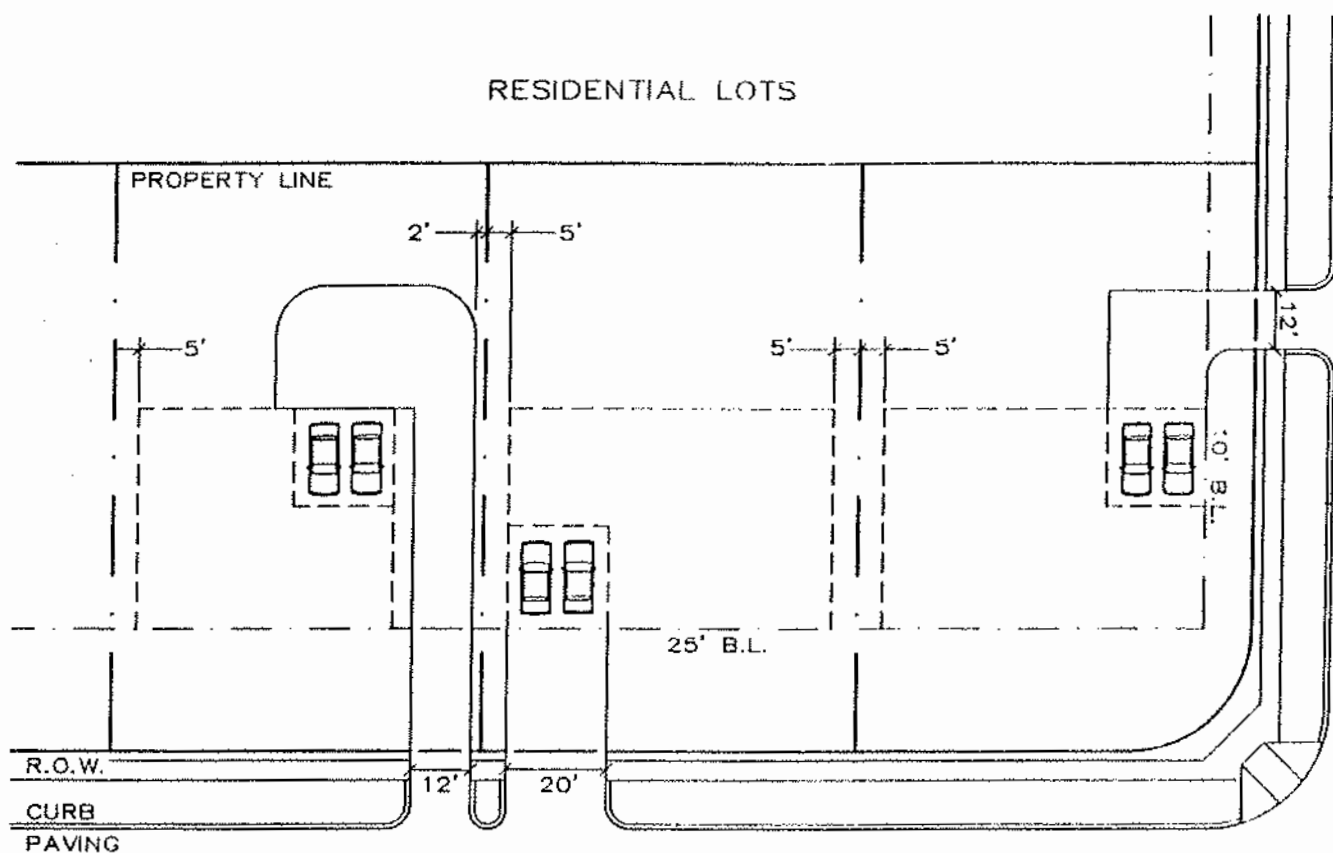
**SAME PLAN, DIFFERENT ELEVATION, OPPOSITE SIDE**

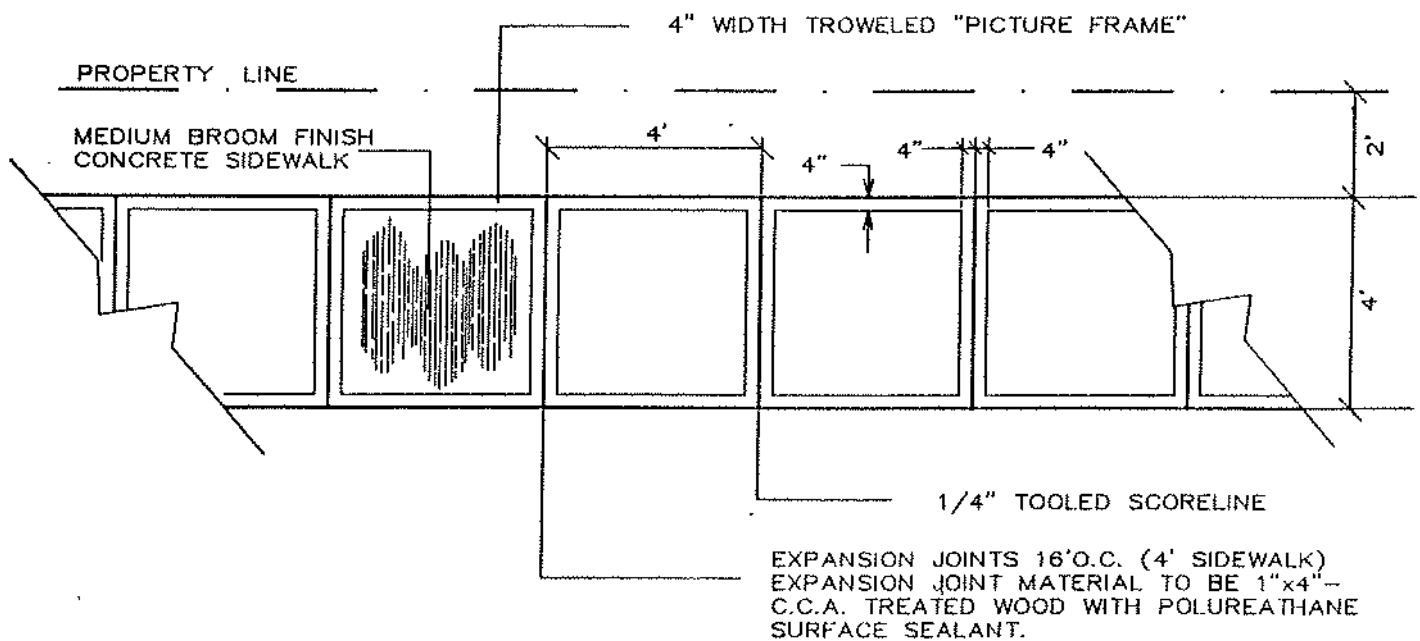


**SAME PLAN, DIFFERENT ELEVATION, SAME SIDE**



NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.





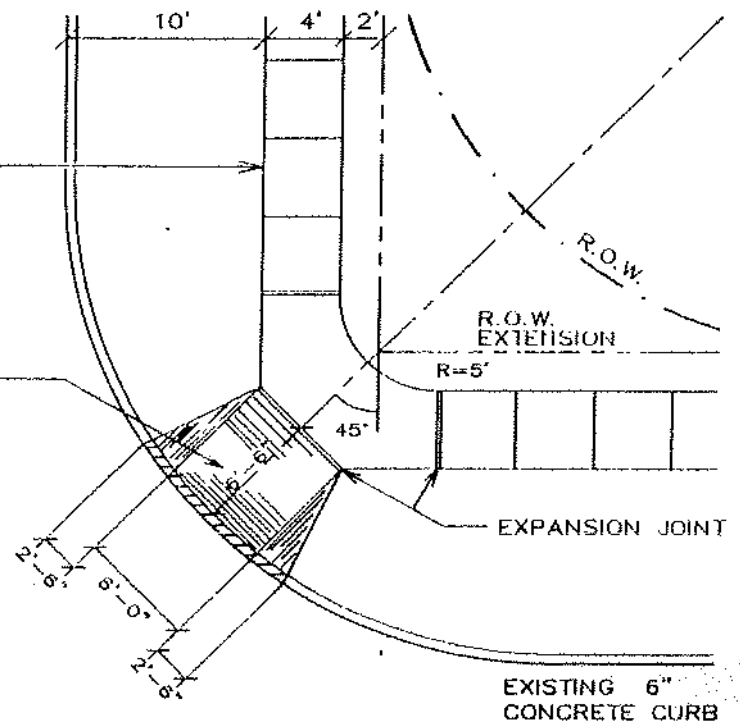
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

NOTES:

- 1.) HANDICAPPED ACCESS IS REQUIRED  
ON ALL PUBLIC SIDEWALKS

RAMP: ROLLED TRANSITION PAVING  
(BOTH SIDES)

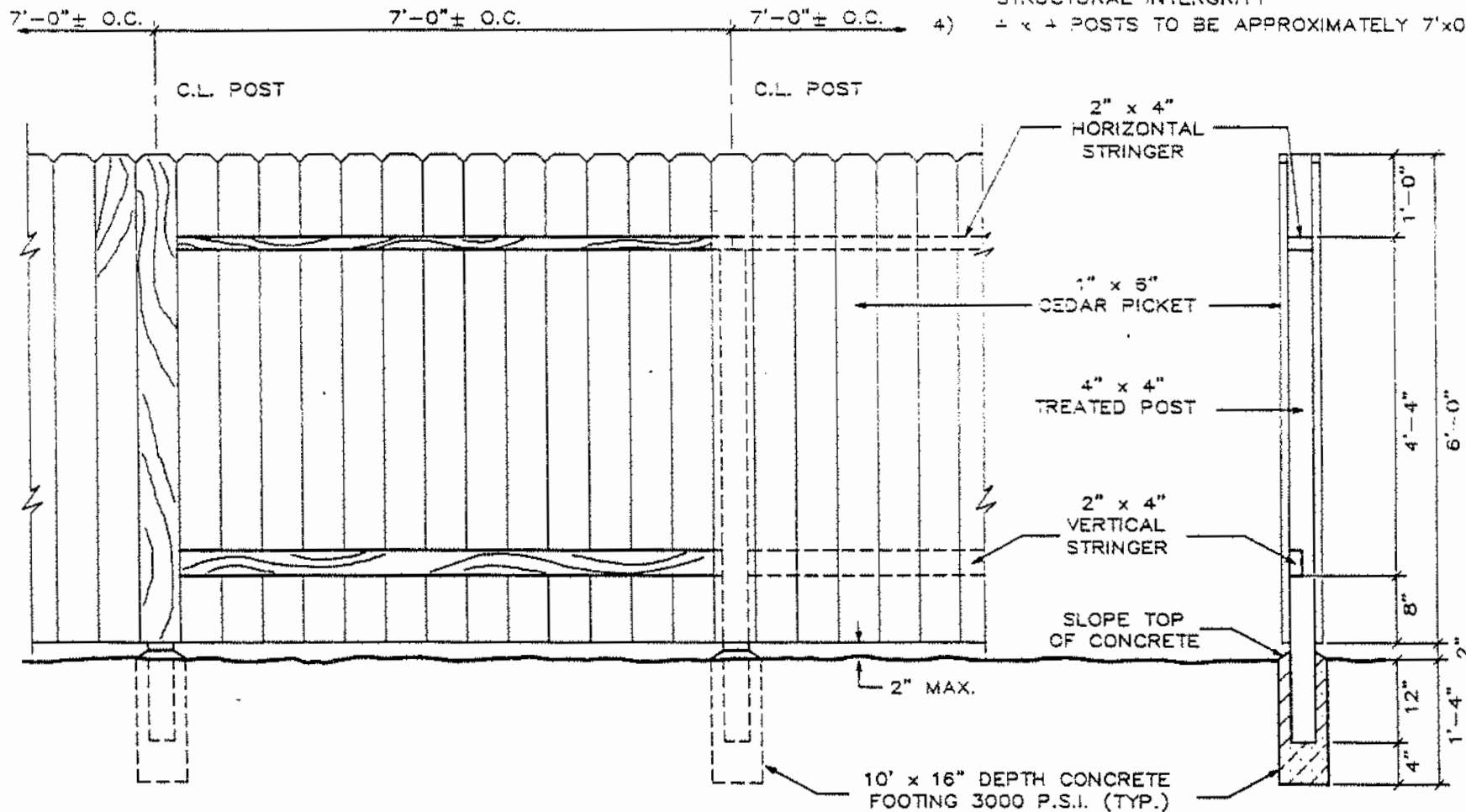
SAWCUT AND REMOVE 6" WIDTH  
OF EXISTING CONCRETE PAVEMENT.  
LEAVE REBAR EXPOSED WHERE  
APPLICABLE. (CLEAN)  
BITUMINOUS SEALER APPLIED TO  
ENTIRE SAWCUT FACE OF EXISTING  
PAVEMENT PRIOR TO POURING NEW  
WALK RAMP.





NOTE:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" x 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) ADD VERTICAL SUPPORTS, CROSSBRANCHING & METAL PLATES AS REQUIRED FOR LONG TERM STRUCTURAL INTERGRITY
- 4) ± x ± POSTS TO BE APPROXIMATELY 7'x0" O.C.

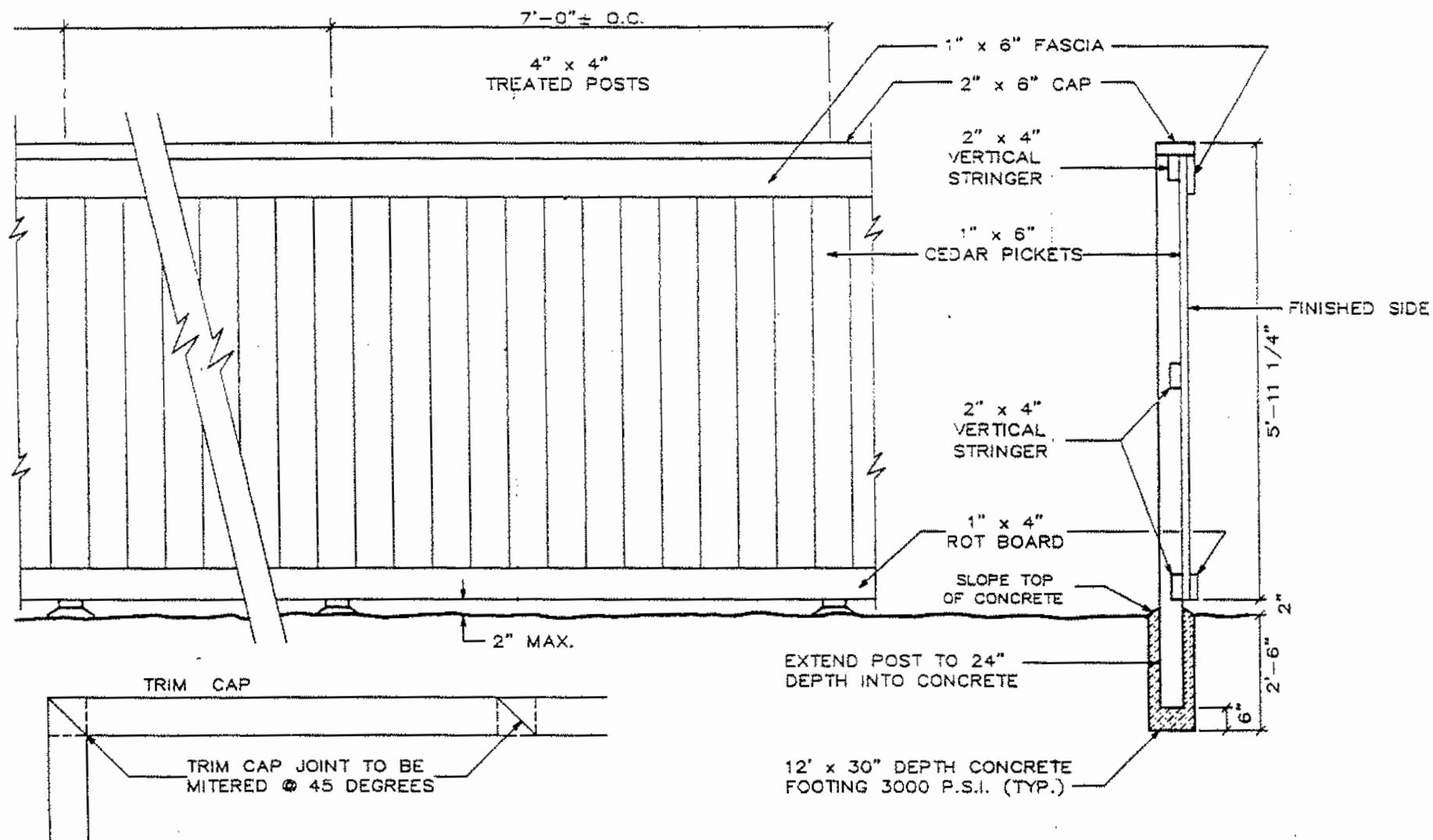


NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

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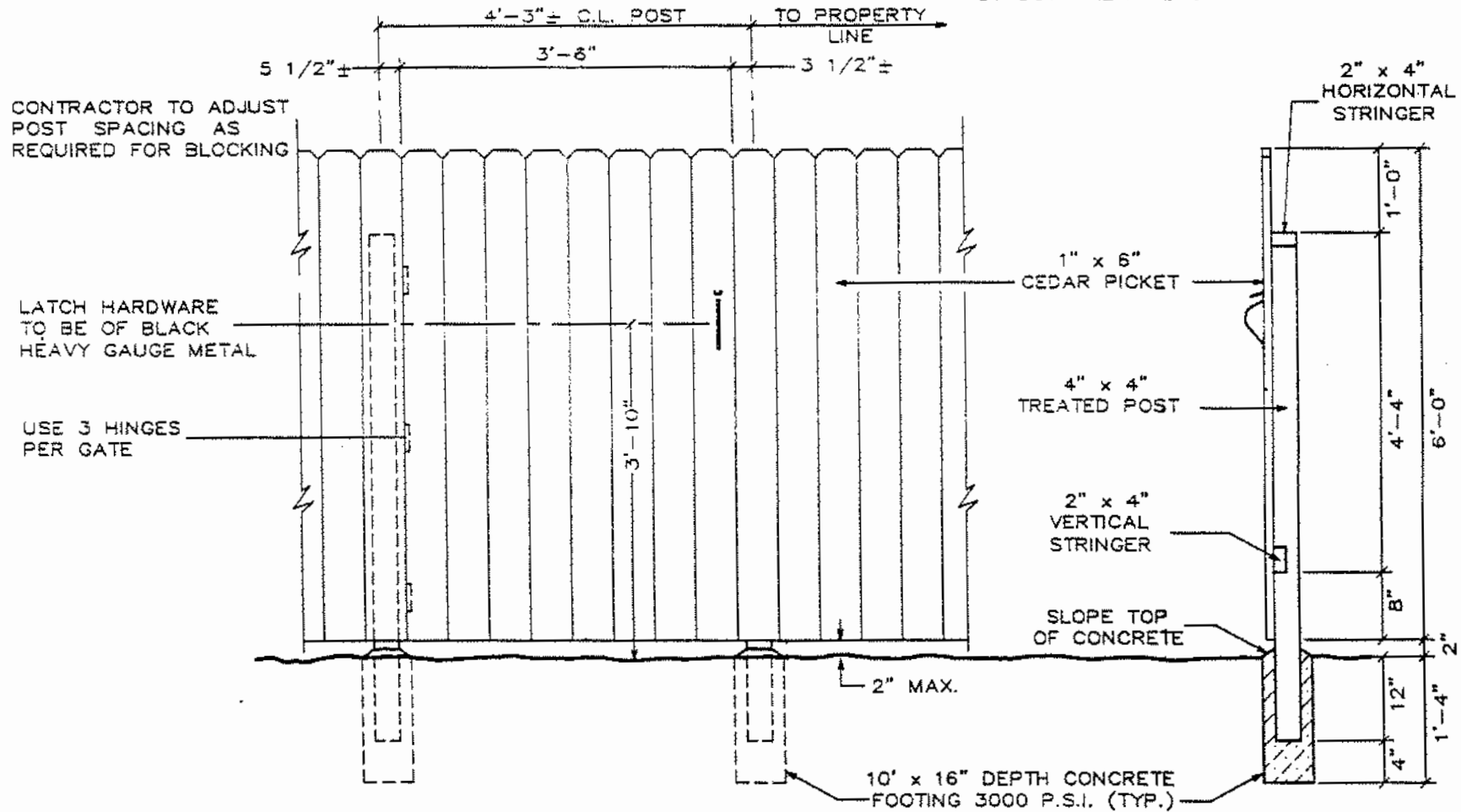
NOTE:

- 1) VERTICAL PICKETS TO BE NO. 1, 1"x 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" x 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) TRIM CAP JOINTS TO BE MITERED @ 45° ANGLE

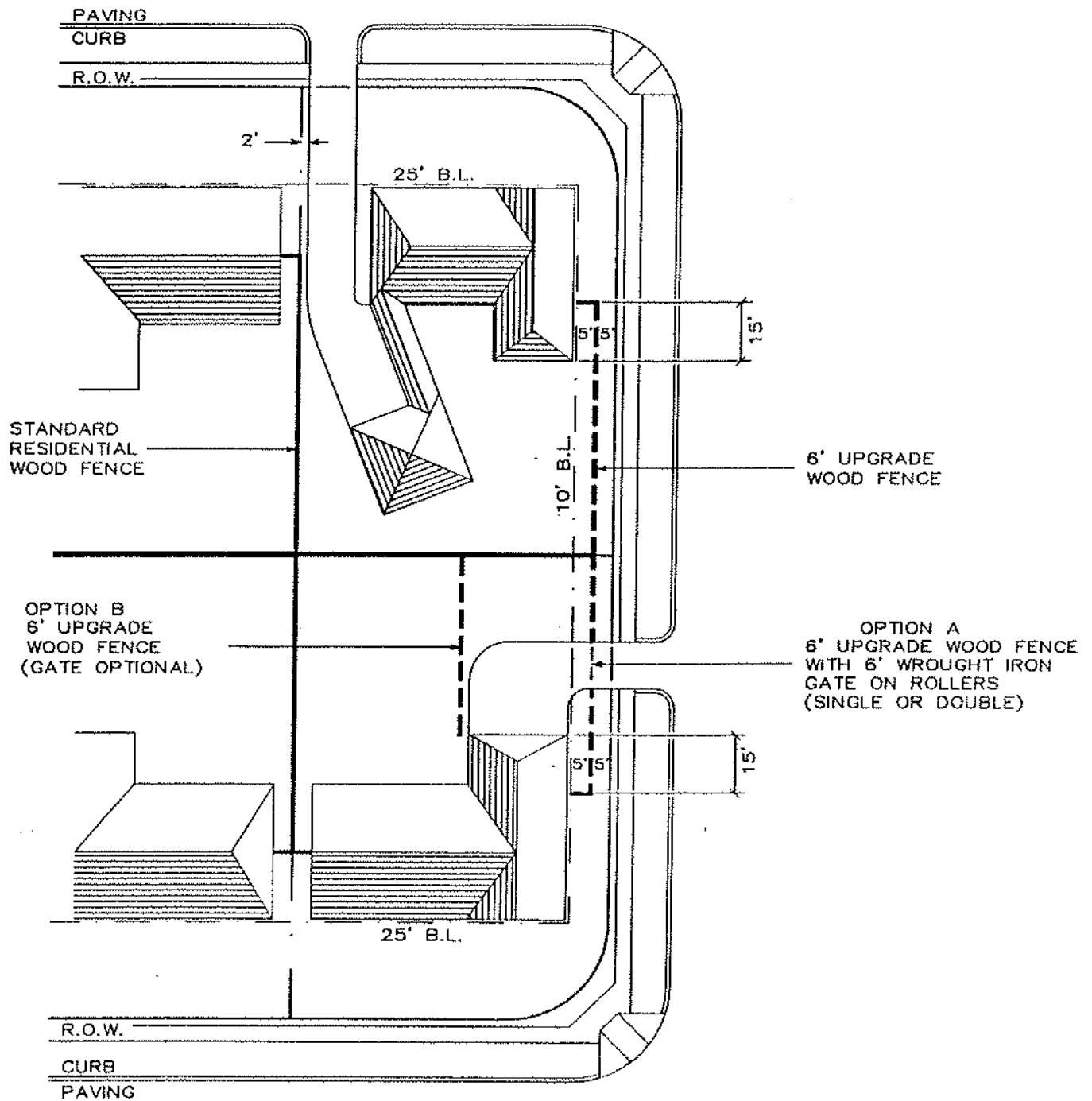


**NOTE:**

- 1) VERTICAL PICKETS TO BE NO. 1, 1" x 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) ADD VERTICAL SUPPORTS, CROSSBRANCHING & METAL PLATES AS REQUIRED FOR LONG TERM STRUCTURAL INTEGRITY



NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

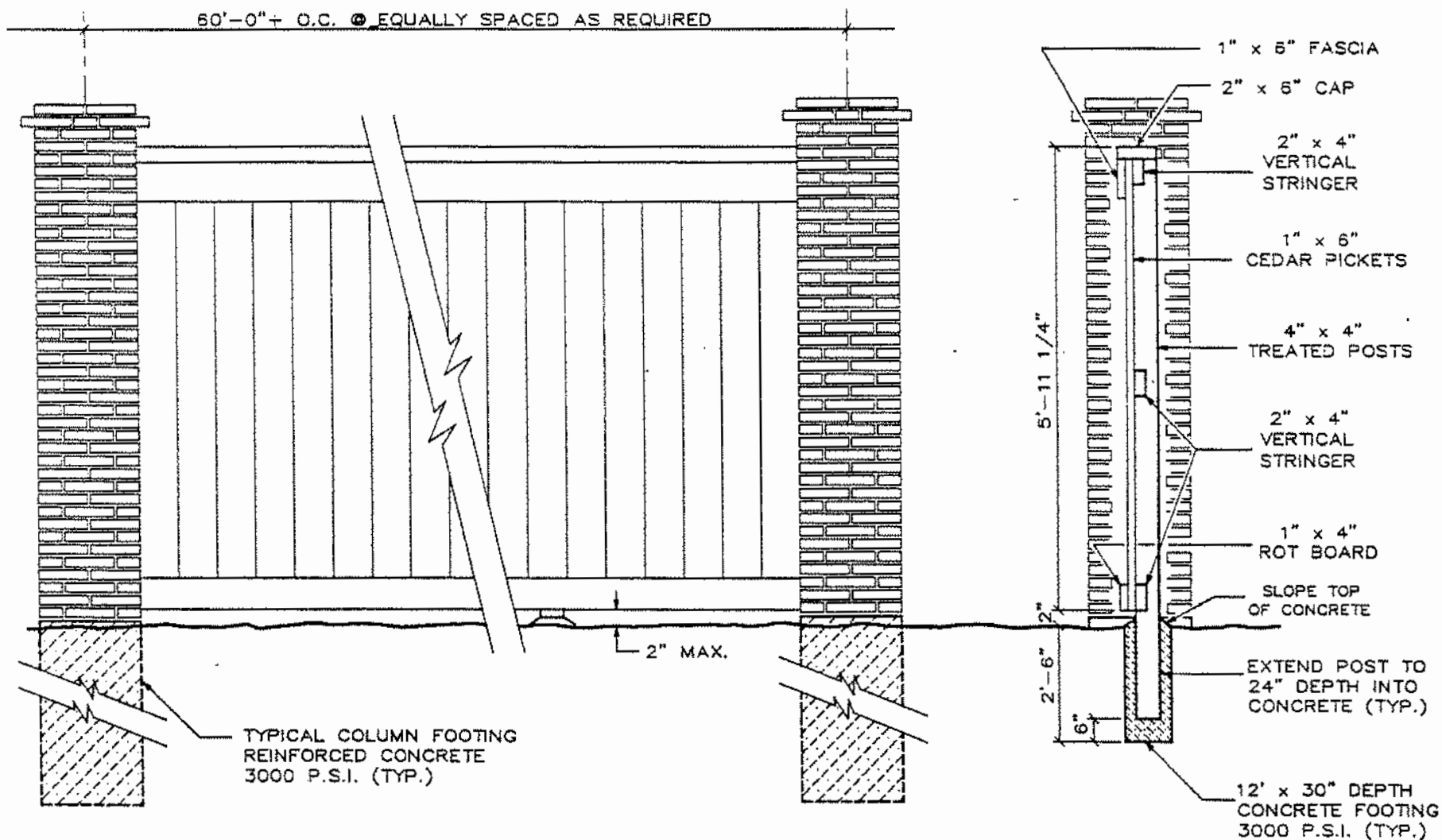


NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
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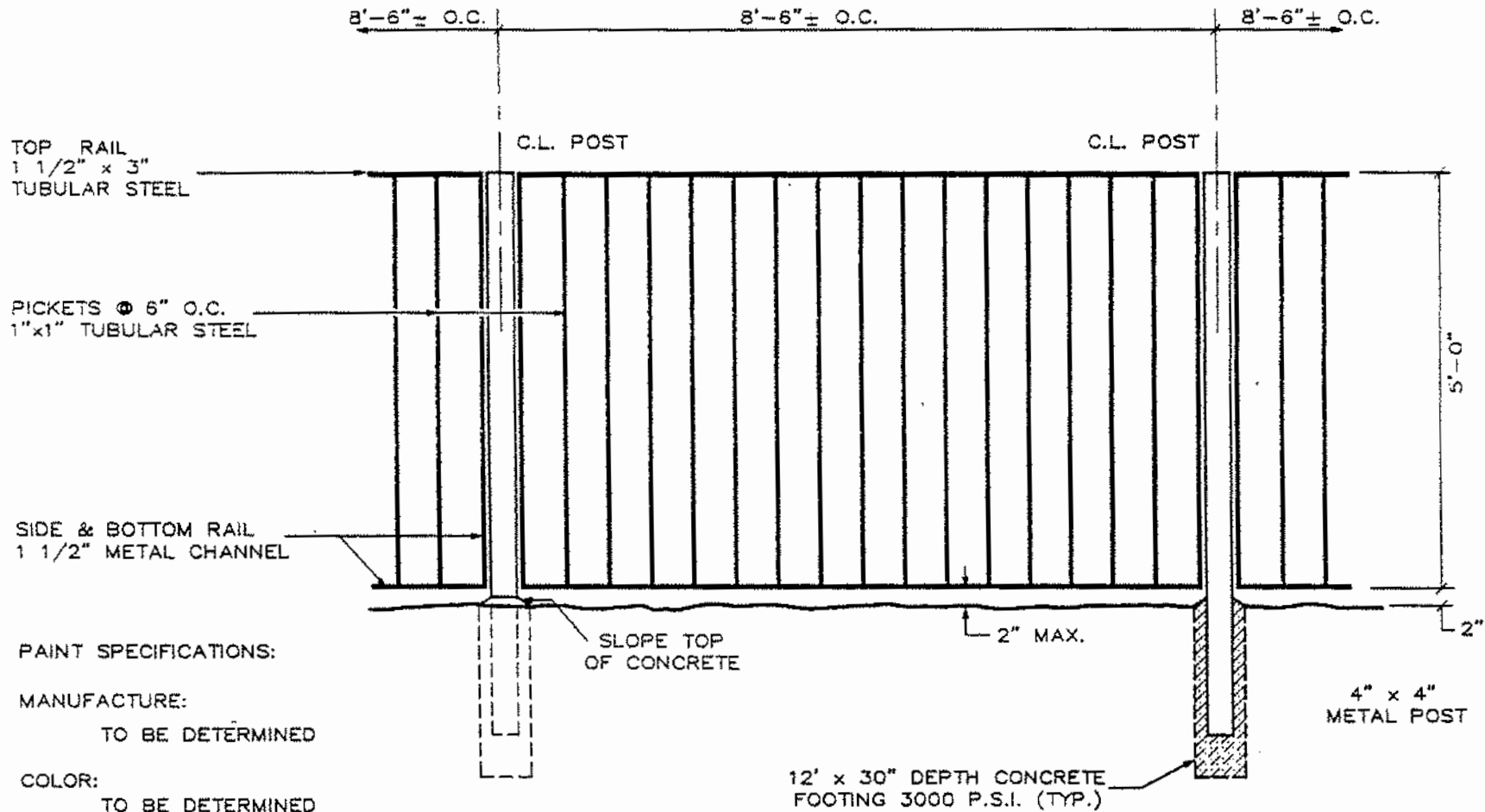
NOTE:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" x 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" x 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) TRIM CAP JOINTS TO BE MITERED @ 45 ANGLE



NOTE:

- 1) ALL POST TO RECEIVE CAPS WITH TIGHT FIT, WATER PROOF AND WILL APPEAR SEAMLESS



PAINT SPECIFICATIONS:

MANUFACTURE:

TO BE DETERMINED

COLOR:

TO BE DETERMINED

SUPPLIER:

TO BE DETERMINED

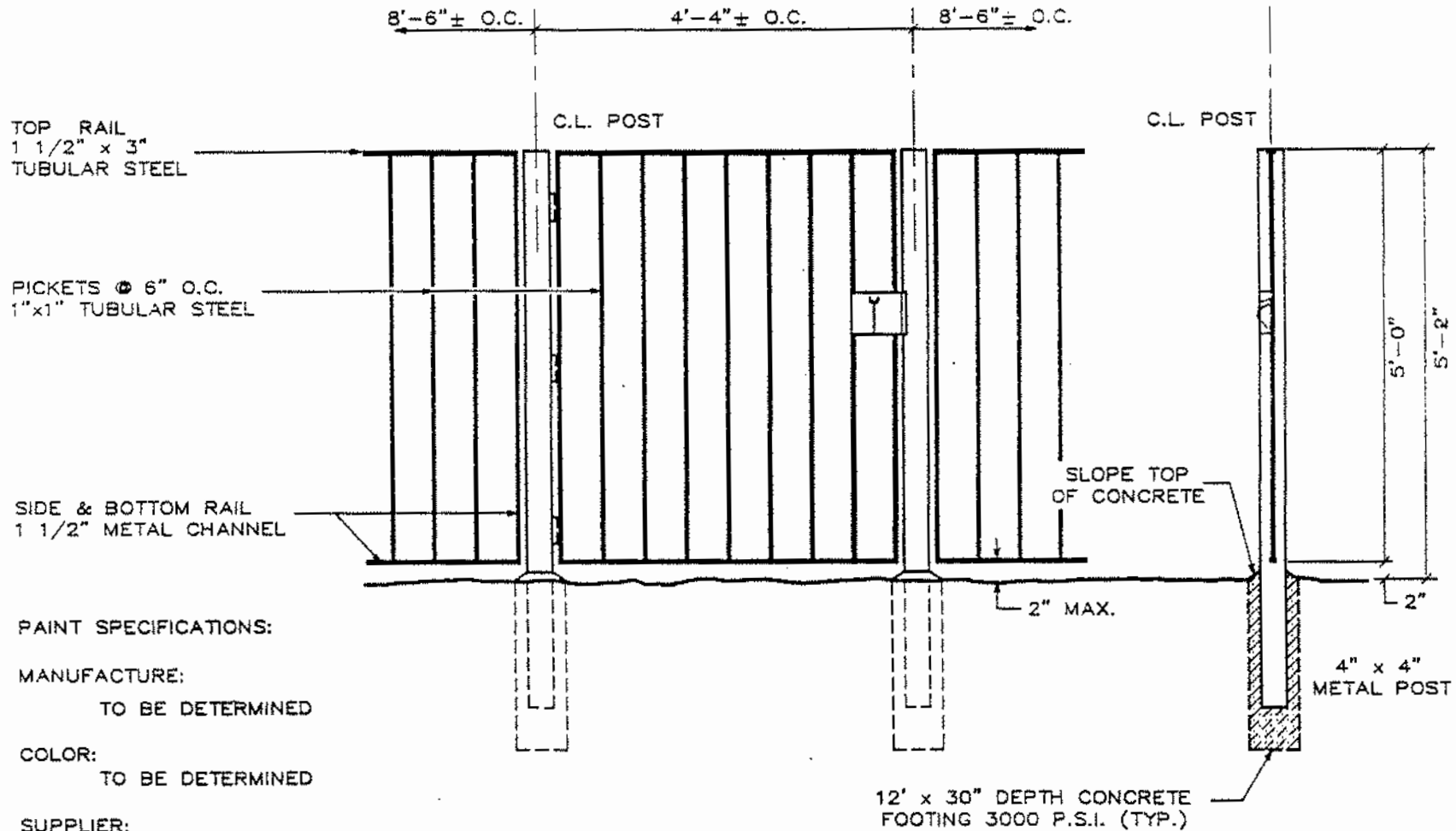
ADDRESS

CITY, STATE ZIP

NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

NOTE:

- 1) ALL POST TO RECEIVE CAPS WITH TIGHT FIT, WATER PROOF AND WILL APPEAR SEAMLESS
- 2) HARDWARE SPECIFICATIONS AND LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.



PAINT SPECIFICATIONS:

MANUFACTURE:

TO BE DETERMINED

COLOR:

TO BE DETERMINED

SUPPLIER:

TO BE DETERMINED

ADDRESS:

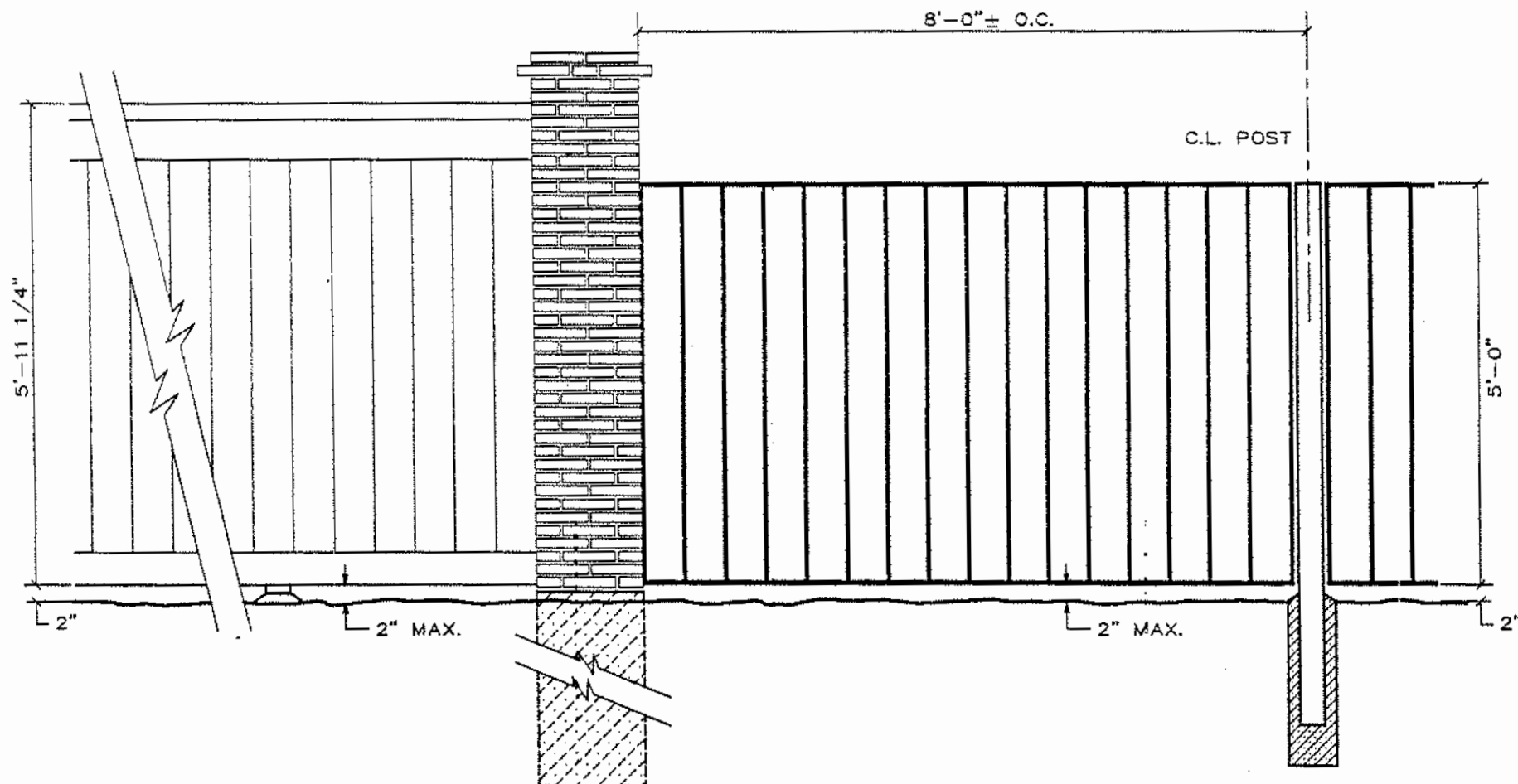
CITY, STATE ZIP

NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

**Wrought Iron or Metal  
Fence Gate**

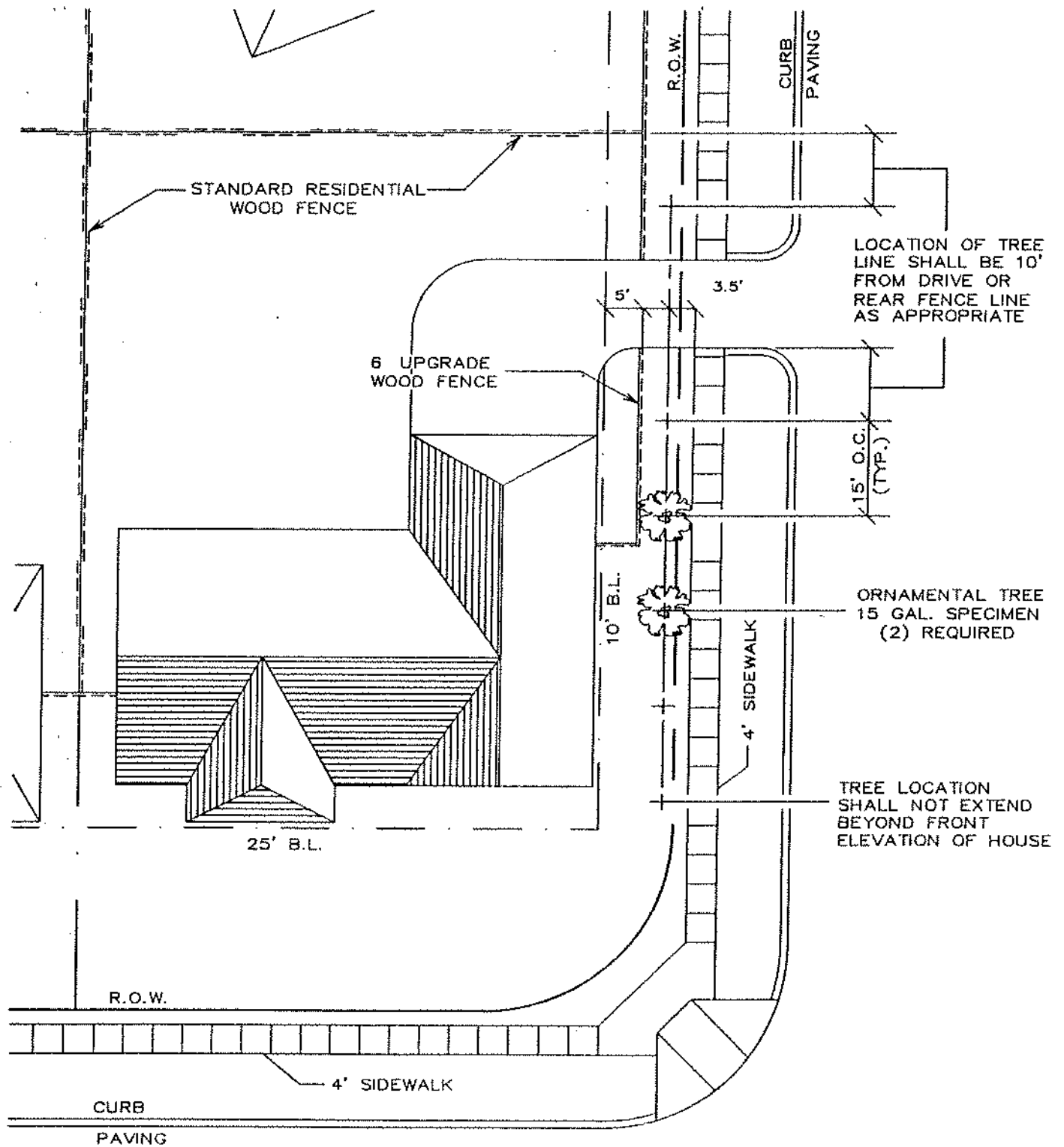
**ILLUSTRATION XI**

NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

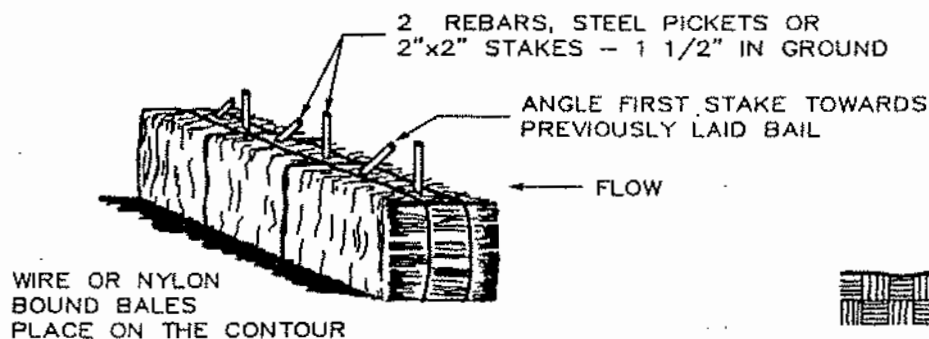


**6' Upgraded Wood Fence with Brick Pilasters  
Transition to 5' Metal Fence**

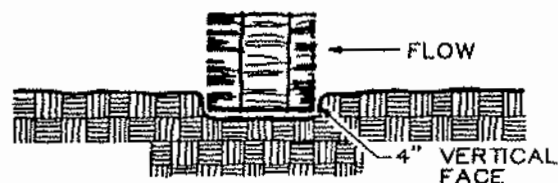




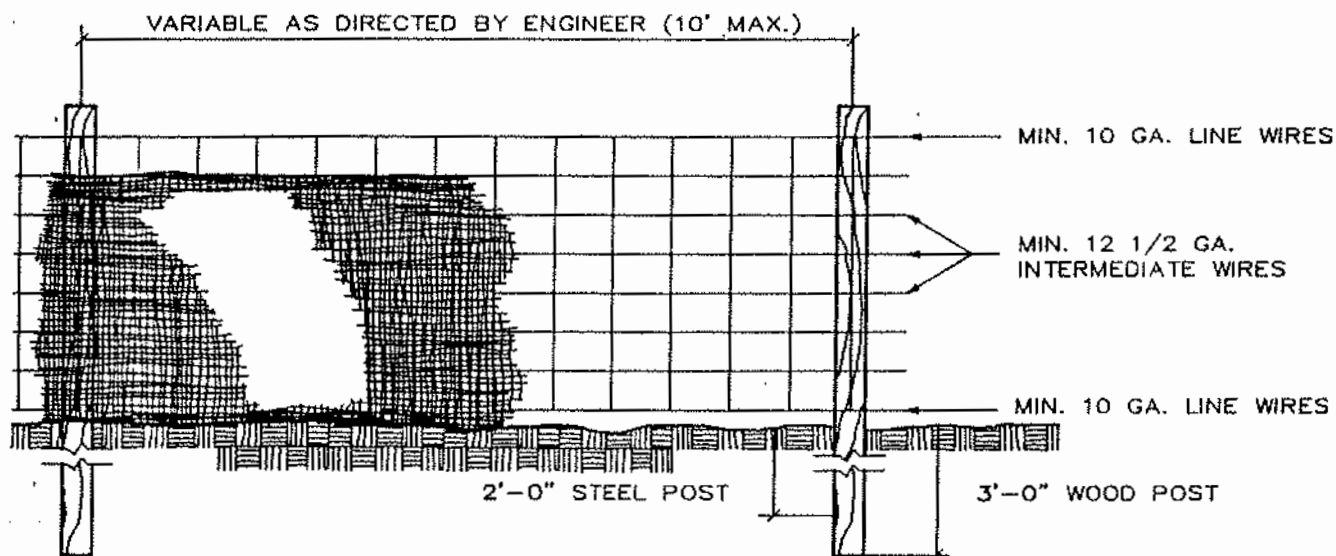
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.



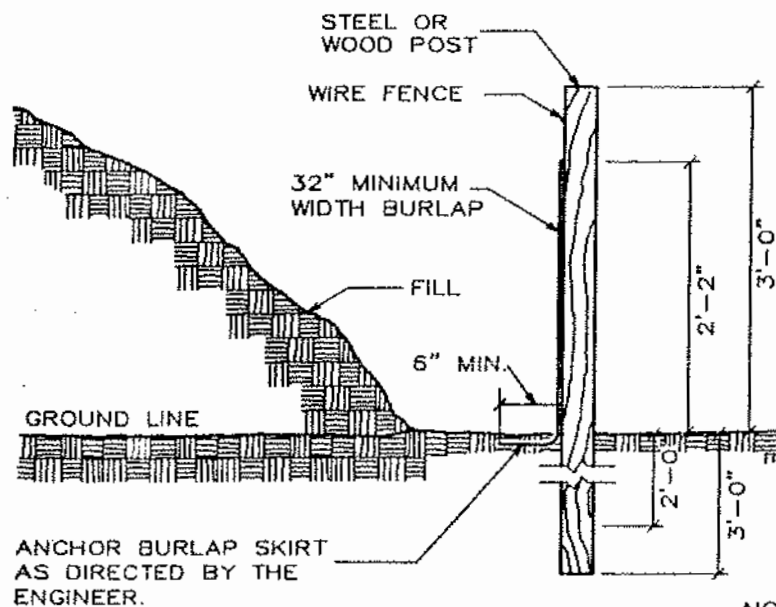
EMBEDDING DETAIL



SOURCE: EROSION AND SEDIMENT CONTROL GUIDELINES FOR DEVELOPING AREAS IN TEXAS, U.S. DEPT. AGRICULTURE SOIL CONSERVATION SERVICE FIG. 4-B, PAGE 4-77



SOURCE : CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS  
STD.NO. 20.05



GENERAL NOTES:

FENCE FABRIC SHALL BE MINIMUM 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

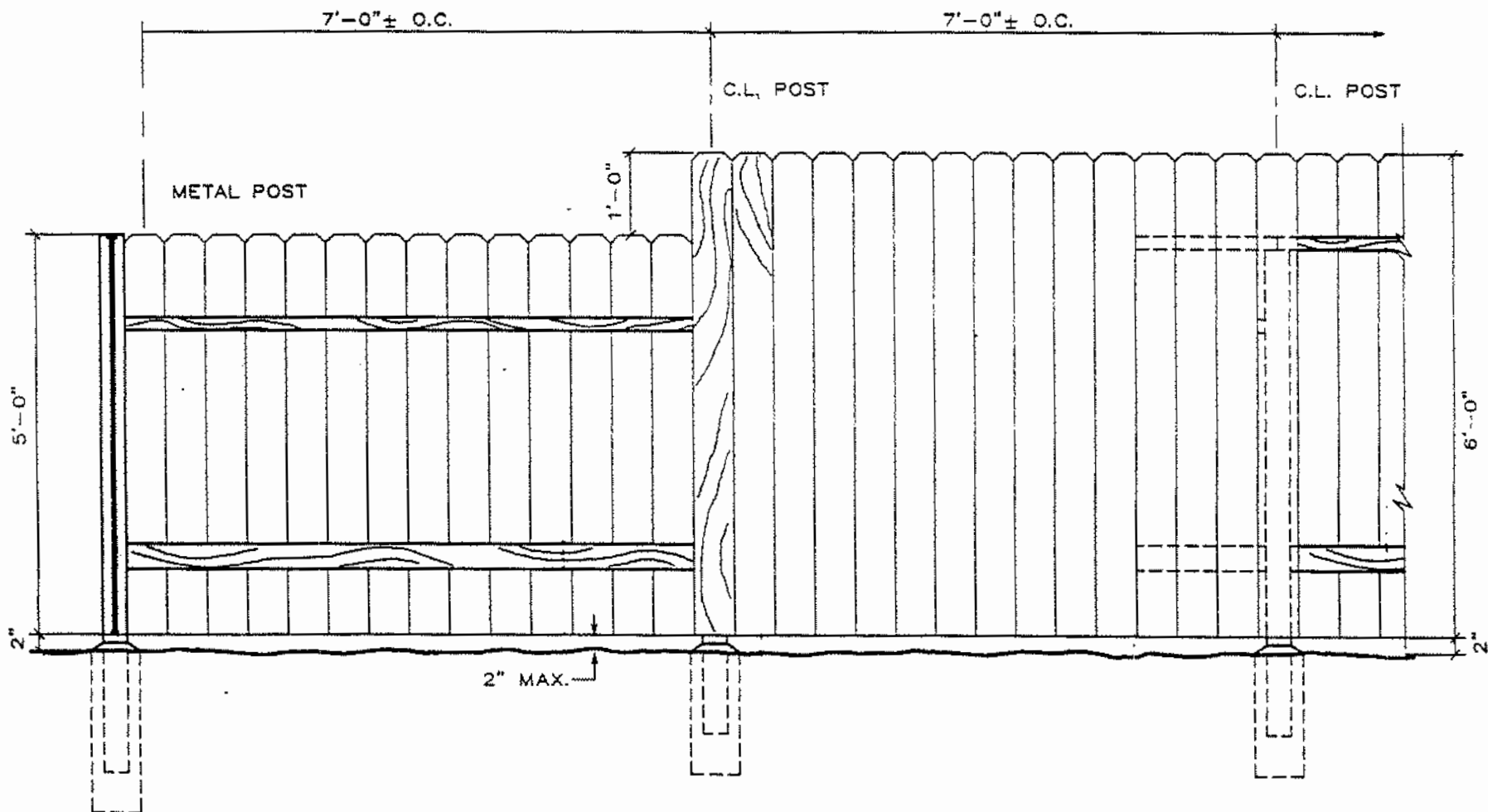
BURLAP SHALL BE 7 1/2 OZ. WEIGHT AND A MINIMUM OF 32" IN WIDTH. BURLAP SHALL BE FASTENED ADEQUATELY TO THE FABRIC AS DIRECTED BY THE ENGINEER. MIRAFT 140 OR EQUIVALENT MAY BE USED.

STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

WOOD POST SHALL BE 6' OR 7' IN HEIGHT AND 3 TO 4 INCHES IN DIAMETER, WIRE FABRIC.

SOURCE: CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS STD. NO. 20.05

NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

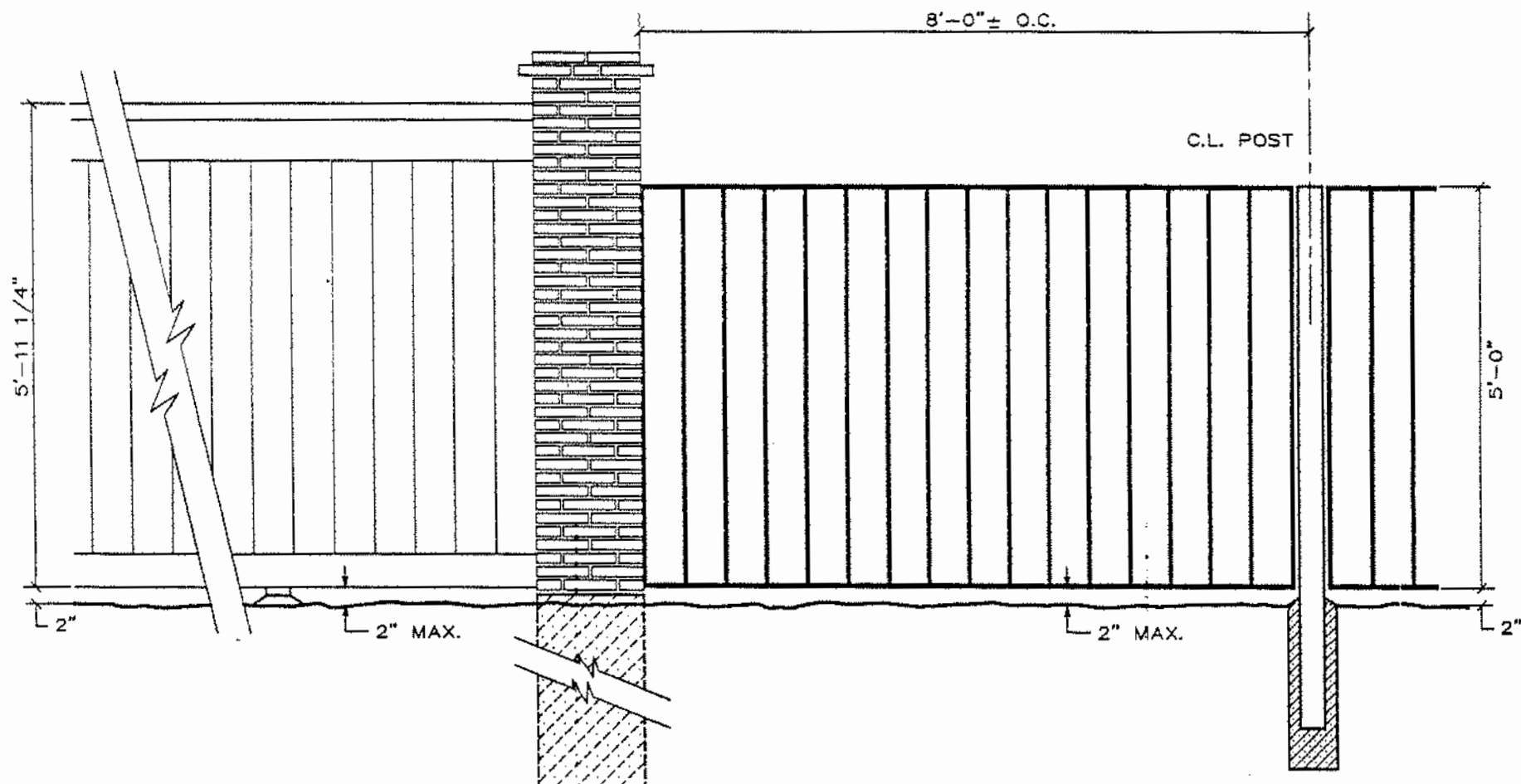


NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

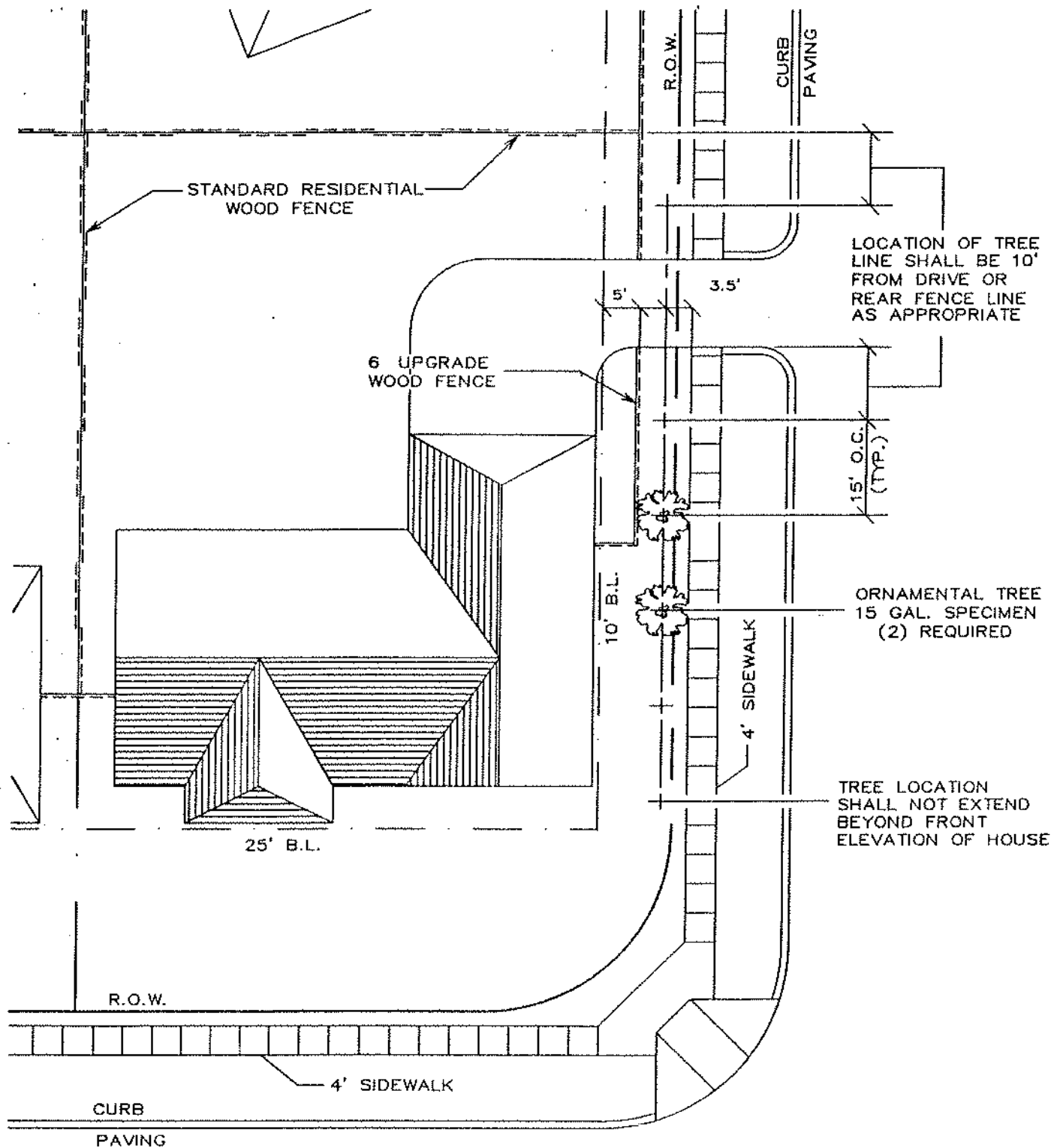
**Standard Residential Wood Fence  
Transition to Metal Fence**

**ILLUSTRATION XII**

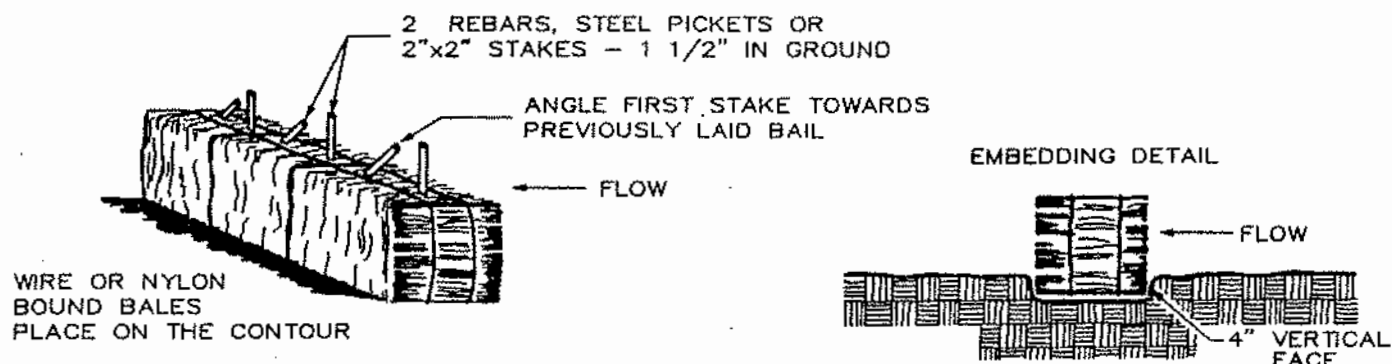
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.



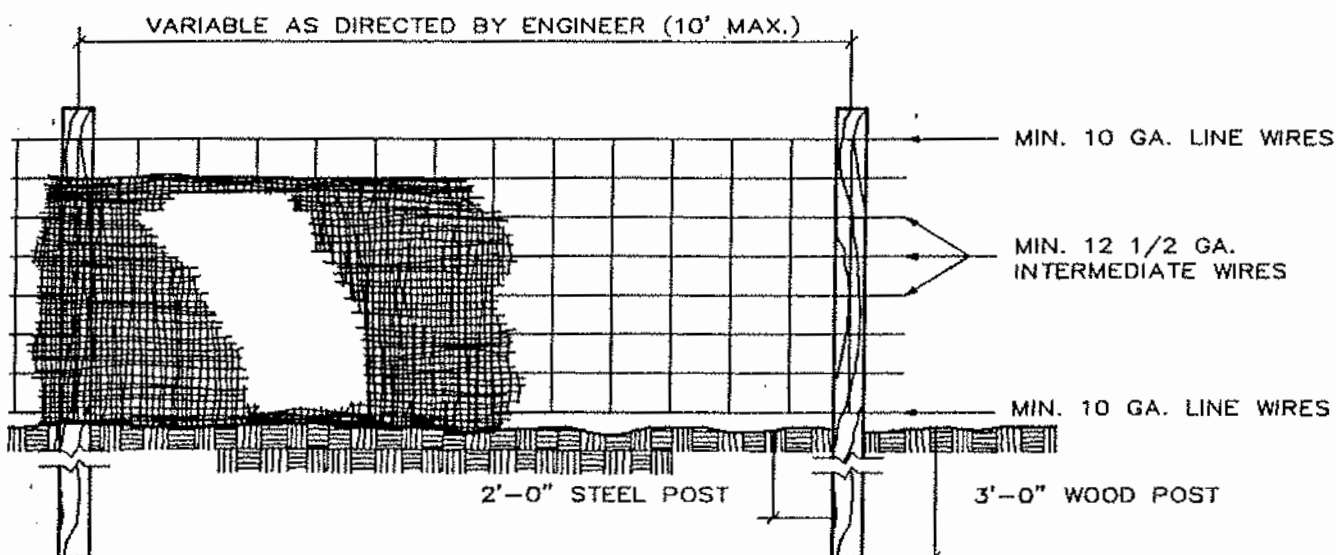
**6' Upgraded Wood Fence with Brick Pilasters  
Transition to 5' Metal Fence**



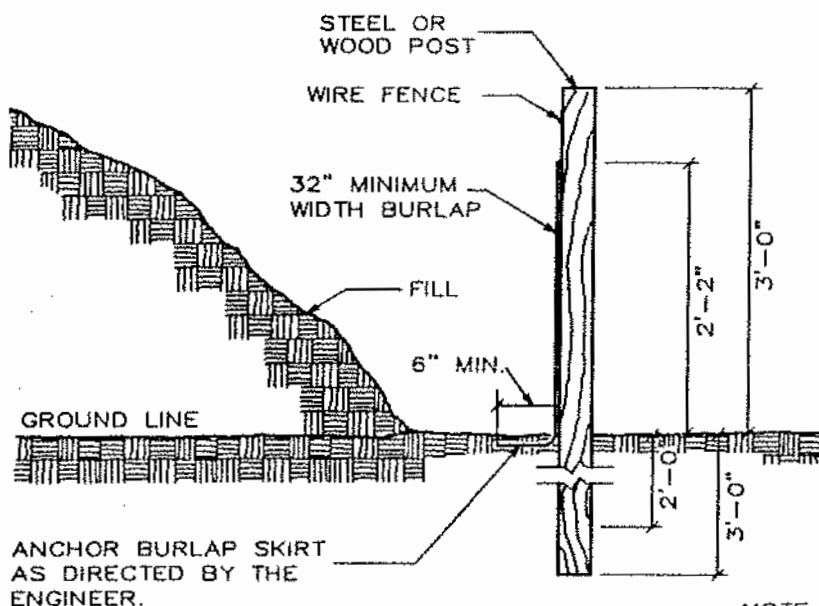
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.



SOURCE: EROSION AND SEDIMENT CONTROL GUIDELINES FOR DEVELOPING AREAS IN TEXAS, U.S. DEPT. AGRICULTURE SOIL CONSERVATION SERVICE FIG. 4-B, PAGE 4-77



SOURCE : CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS  
STD.NO. 20.05



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MANUAL OF STANDARD DESIGNS AND  
DETAILS STD. NO. 20.05

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