

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

THE STATE OF TEXAS §
COUNTY OF HARRIS §

11/02/01 201642166 V397962

\$93.00

WHEREAS, section 202.006 of Title 11 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS, the Eagle Springs Community Association, Inc., is a property owners' association as the term is defined in Title 11 of the Texas Property Code,

NOW THEREFORE, true copy of the following dedicatory instrument of the Eagle Springs Community Association, Inc., Inc., which has not been previously filed in the public records of Harris County, is attached hereto:

(1) Residential Design Guidelines

FURTHER, other dedicatory instruments of the Eagle Springs Community Association, Inc., have already been filed in the public records of Harris County including, but not limited to, Declaration of Protective Covenants for Eagle Springs Community Association, Inc.

SIGNED on this 30th day of October 2001.

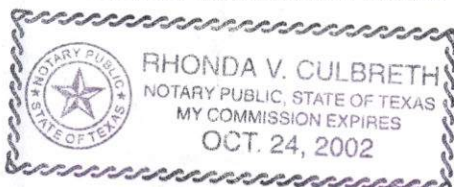
Eagle Springs Community Association, Inc.

By: Valerie L. Doll
Name: Valerie L. Doll, Managing Agent

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Valerie L. Doll, whose position is Managing Agent for Eagle Springs Community Association, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30th day of October 2001



Rhonda V. Culbreth
Rhonda V. Culbreth
Notary Public in and for the State of Texas
My Commission Expires 10/24/2002

After recording return to:
Eagle Springs C.A.
c/o C.I.A. Services, Inc.
5616 FM 1960 East Suite 190
Humble Texas 77346

FILE FOR RECORD
8:00 AM

NOV - 2 2001

Dorothy B. Kayman
County Clerk, Harris County, Texas



MARCH 2001

RESIDENTIAL DESIGN GUIDELINES



EAGLE SPRINGS RESIDENTIAL DESIGN GUIDELINES

TABLE OF CONTENTS

I. INTRODUCTION

PROJECT DESCRIPTION	1
INTENT OF GUIDELINES	1

II. NEIGHBORHOOD PLANNING ELEMENTS

RIGHT-OF-WAY AND PAVING	3
NEIGHBORHOOD ENTRANCES	3
SIDEWALKS	3
LIGHTING	3
STREET ADDRESS MARKERS	3
SQUARE FOOTAGE	4
HOUSING PLAN AND ELEVATION REPETITION	4
BUILDING SETBACK LINES	4
GARAGE PLACEMENT	4
UTILITY EASEMENTS	5

III. SITE MAINTENANCE DURING CONSTRUCTION

SEDIMENT CONTROL	6
CONCRETE WASH OUT SITE	6
PROTECTION OF ADJACENT LOTS AND GREENBELTS	6
PROTECTION OF EXISTING TREES	6
TEMPORARY BUILDINGS	7

IV. LOT ELEMENTS

DRIVEWAYS	8
SIDEWALKS	8

WALKWAYS	8
LOT FENCING	9
TYPICAL INTERIOR LOT	9
TYPICAL CORNER LOT.....	9
CORNER LOTS AT NEIGHBORHOOD ENTRANCES	9
LAKE LOT FENCING.....	10
GREENBELT LOT FENCING	10
OUTDOOR LIGHTING	10
SCREENING.....	10
LANDSCAPING	10
MASTER PLANT LIST.....	12
 V. HOUSING	
FOUNDATIONS	13
EXTERIOR MATERIALS	13
WINDOW TREATMENT.....	14
ROOF TREATMENT	14
GARAGES.....	15
EXTERIOR COLOR SCHEMES	15
MECHANICAL EQUIPMENT.....	15
MAINTENANCE	15
 VI. MODEL HOME PARKS/SALES CENTERS	
LOCATION	16
SITE IMPROVEMENTS	16
 VII. SIGNAGE	
PROJECT IDENTIFICATION SIGNS	17
DIRECTIONAL SIGNS.....	17
 VIII. APPENDIX	18
 IX. ILLUSTRATIONS	

LIST OF ILLUSTRATIONS

MASTER PLAN

SIDEWALKS ALONG COLLECTOR/LOOP AND MINOR STREETS

HOUSING PLAN AND ELEVATION REPETITION

TEMPORARY SEDIMENT CONTROL

TREE PRESERVATION

GARAGE AND DRIVEWAY PLACEMENT

STANDARD RESIDENTIAL HINGED GATE

STANDARD RESIDENTIAL WOOD FENCE

6-FOOT UPGRADED WOOD FENCE

6-FOOT UPGRADED WOOD FENCE WITH BRICK COLUMNS

5-FOOT LAKE LOT ORNAMENTAL STEEL FENCE

6-FOOT UPGRADED WOOD FENCE FOR GREENBELTS WITH GATE

545-49-2838

EAGLE SPRINGS RESIDENTIAL DESIGN GUIDELINES

***** THESE GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE*****

AS SET OUT IN THE CCRS, ANY AND ALL IMPROVEMENTS TO PROPERTY ARE REQUIRED TO BE SUBMITTED TO THE EAGLE SPRINGS NEW CONSTRUCTION COMMITTEE ("N.C.C.") FOR REVIEW AND APPROVAL PRIOR TO THE INCEPTION OF ANY CONSTRUCTION. FURTHER, IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE LATEST REVISIONS TO THESE GUIDELINES. COPIES WILL BE MADE AVAILABLE UPON REQUEST TO THE N.C.C.

I. INTRODUCTION

Eagle Springs is a master planned development project of Terrabrook Communities. The information contained in this publication provides guidance to builders and developers. 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 common to the project as a whole and items which Eagle Springs, as the primary land developer, will exert strict control.

Project Description

Eagle Springs encompasses more than 1,300 acres and has been planned to include a broad range of compatible land uses in a coordinated suburban setting. A conceptual master plan has been adopted that establishes the long range intent of the community (see Illustration I-1). As with all conceptual master plans, the master plan for Eagle Springs is a dynamic document subject to refinement and modification as project development occurs. Single-family detached residences will be the dominant land use within Eagle Spring's planned residential villages of varying and distinct price ranges. These villages are arranged in identifiable neighborhoods each with its own distinct character. A continuous system of landscaped walks and greenbelts meander through each residential village, providing a pedestrian network connecting the various villages and activity centers throughout Eagle Springs. Parks and recreation facilities will include swimming pools, tennis courts, baseball and soccer fields, playground equipment, pathways, parks, and picnic pavilion.

The various land use components the Eagle Springs will be served by an integrated street system. The network of major thoroughfares, collector/loop streets, and local streets are designed to provide convenient and efficient vehicular access throughout the community.

The overall objective sought for the Eagle Springs is to offer a master planned community environment with quality amenities and distinctive architectural character. A lodge theme will trend through various components of the community, not the least of which is the main entry feature and the information center.

The guidelines in this publication are for those tracts classified as single-family residential parcels only (see Illustration I-1).

Intent of Guidelines

The Residential Design Guidelines are intended for the use of the various builders in the Eagle Springs 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.

The Residential Design Guidelines contain the construction and development standards adopted by the Eagle Springs Community Association, Inc., New Construction 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 builder contract, the recorded subdivision plat and the "Covenants, Conditions and Restrictions" should be referred to. In addition, Eagle Springs is located in an unincorporated area of Harris County and within the extraterritorial jurisdiction (ETJ) of the City of Houston and therefore, must abide by the City's rules and regulations regarding infrastructure improvements and platting. The City Planning Commission is responsible for approving preliminary and final plats.

Harris County has responsibility for the roads in the community. The County receives bonds in their favor prior to the approval and recordation of plats. The County also conducts inspections and accepts the roads for maintenance at the appropriate time.

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

II. NEIGHBORHOOD PLANNING ELEMENTS

Residential development within Eagle Springs 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.

Right-of-Way and Paving

- It is preferred that all minor streets have a R-O-W of at least 60 feet, although a 50 foot R-O-W will be allowed on minor streets.
- All minor streets are to be paved with 28 foot wide curb and gutter sections.

Neighborhood Entrances

- Neighborhood entrances off of a collector/loop street may be either divided or undivided with the appropriate landscaping and signage design for Eagle Springs. Please contact the Association office to obtain the plans for the typical landscape and signage design.
- Both primary and secondary entrances to residential neighborhoods must have landscape treatment and irrigation within the landscape setback. The appropriate Eagle Springs Neighborhood Entry Identifier must be installed at primary entrances. Please contact the Association office to obtain the plans.
- A landscape reserve (minimum 10 feet) is required adjacent to corner lots siding on a neighborhood entrance.
- Esplanades and islands, if used, may require additional R-O-W and must be constructed and landscaped by the developer.
- If a minor street has an esplanade entrance or internal esplanade, the tip of the esplanade must match that used on the tips of the esplanades in the major thoroughfares.

Sidewalks

- Sidewalks no less than four (4) feet in width are required on both sides on all internal local streets and are to be constructed by the homebuilder (see Illustration II-1).
- Sidewalks are to be plain gray concrete in color, four (4) inch trowelled picture frame edges with medium broom finish.
- All sidewalks shall be constructed with handicap ramps at every street corner (see Illustration II-1).

Lighting

- Street lights must be installed along all public streets by the developer of the street. They are to be 9,500 lumen high pressure sodium street lights mounted on 25 foot standards with an eight (8) foot single arm. Supplemental lighting in internal landscape reserves, esplanades, or recreational areas must be approved by the Committee (see Section IV-Outdoor Lighting).

Street Address Markers

- Street address markers and/or plaques are required to be installed on the front elevation of each residence within Eagle Springs. The size and style of the street address markers and/or plaques shall be consistent throughout each village within Eagle Springs.

Square Footage

Consult the Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for minimum living space square footage requirements for each section.

Housing Plan and Elevation Repetition

The following represents Eagle Spring's guidelines for determining when a plan and elevation can be repeated within a subdivision.

- When building the same plan, different elevation, on the same side of the street, two (2) lots must be skipped (see Illustration II-3).
- When building the same plan, different elevation, on both sides of the street, one (1) full lot must be skipped (see Illustration II-3).
- When building the same plan, same elevation, on the same side of the street or on both sides of the street, four (4) full lots must be skipped (see Illustration II-3).
- The same plan cannot be constructed on back-to-back corner lots.
- Placement of a the same plan will be reviewed on a case by case basis when they are on different streets but adequate spacing is not provided. For example, a corner lot and the adjoining side street.

The New Construction Committee reserves the right to reject an elevation that is similar to a nearby existing home or in any way detracts from the street scene.

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 final plat, and possibly builder contract, 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 the aforementioned 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 or increase the setbacks for certain subdivisions. 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:

- 25 foot front yard setback lines on typical lots;
- 20 foot front yard setback lines on typical cul-de-sac lots;
- 5 foot side yard setback lines on typical lots;
- 10 or 15 foot side yard setback lines (houses only) for side yard that is adjacent to a public street R-O-W on corner lots (refer to plat);
- 20 foot rear yard setback lines for lake lots; and,
- 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 side or rear setback lines. However, a minimum space of two (2) feet in width must be maintained between the fence line and the aforementioned structures for drainage purposes.

Garage Placement

- In order to diminish the effect of garages on the street scene, the Committee may require in specific neighborhoods that front loading attached garages be set back a minimum of five (5) feet from the major facade of the house. A porte-cochere or overhang constructed of the same building materials as the house may also be required in front of the

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garage. A third garage may be permitted but it must be setback an additional five (5) feet from the other two garage bays.

- 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 lake.
- When the side of a lot is exposed to a lake, a detached garage may be allowed provided that the garage is on the side of the lot opposite the lake.
- Lots that have a side exposed to a greenbelt must have detached garages positioned on the side of the lot opposite the greenbelt.

Utility Easements

- 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.
- Generally, interior lots contain an seven (7) 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 fourteen (14) foot wide utility easement. Encroachment of permanent structures upon the utility easement is prohibited.

III. SITE MAINTENANCE DURING CONSTRUCTION

Each lot in Eagle Springs shall be maintained in a neat, clean, and orderly condition by the builder during construction. The builder shall place a minimum of one (1) wire mesh basket, anchored with metal stakes into the ground to prevent tipping, large enough for building debris containment within the boundaries of the lot on which the house is being constructed. A 55-gallon solid container labeled for litter must be placed on the lot for containment of builder trash. Trash must be removed from each lot weekly or 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. The appropriate governmental agencies should be contacted for erosion control and other NPDES permits.

Failure to comply with these guidelines may cause the Association to levy a compliance assessment for reimbursement of costs as further defined in the Declaration of Protective Covenants.

Sediment Control

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all projects in Eagle Springs 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, sediment fencing must be installed in such a way as to filter all storm water run-offs from the tract into the public 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.

Temporary sediment fencing must be constructed on the site out of wire mesh and burlap (see Illustration III-1), 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,

Concrete Wash Out Site

Production builders will provide a single concrete wash out site on one of their reserved lots, for use during construction. The Committee will approve the selected site and an identification sign must be erected on the lot by the builder prior to use.

Protection of Adjacent Lots and Greenbelts

Work done in esplanades or landscape reserves (to connect utilities, etc.) must protect existing plantings, berms, etc. Existing adjacent lots and greenbelts must be protected by erecting a temporary four (4) foot orange safety fence along or parallel to the property line prior to the beginning of lot clearing. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc., damaged during construction.

Protection of Existing Trees

Successful preservation of existing trees depends on quality construction methods. Issues important to that success include construction of protective barriers, root pruning, removal of dead, diseased or obstructing branches, avoiding dramatic grading and/or altering the drainage patterns near a specimen tree or grove, avoiding soil compaction under the dripline, and providing supplemental feeding and/or watering to trees which have been or will be impacted by construction. In order to address these areas of concern, builders are required to adhere to the following steps for tree preservation and removal.

The builder is required to survey and stake the footprint for the proposed home, garage (if detached), swimming pool, patio, and driveway prior to clearing the lot. Trees existing on individual building sites should be evaluated carefully to determine their desirability and suitability to the proposed design. A residual tree preservation area in the front and rear of a lot outside of the approved footprint areas should exist and be ribboned off in order to protect from clearing. Absolutely no clearing is permitted in the tree preservation areas. Underbrush within the tree preservation areas shall not be removed prior to or during construction.

The tree preservation area is defined as follows and as shown on Illustration III-2.

- 10 feet outward from the slab of the home
- 5 feet outward from the slab of the garage (if detached)
- 5 feet outward from the perimeter of the pool
- 3 feet outward from the edge of the driveway or patio

The tree preservation areas must be protected with the orange protective snow fence prior to and after clearing the footprint areas. This protective fence must be installed around the dripline of perimeter trees within the tree preservation areas. Metal fence posts must be securely inserted in the ground and placed at a maximum of 8-foot centers along the identified ribboned area. The fence must then be secured to these posts to prevent sagging.

When construction begins after the tree protection fence is installed, the following provisions are to be strictly adhered to:

- No equipment, materials, or trash may be stored or ever trespass into areas within the tree protection fence. Driving or parking vehicles or equipment within the tree protection fence is strictly prohibited. The builder is to make every effort to avoid storing equipment and materials, or driving under the dripline of any tree within the tree protection fence. If, during construction, this fence is knocked down, the builder must repair it immediately.
- Nails, wires, ropes, reinforcement bars, etc. must not be attached to trees within a tree preservation area. Fencing must be attached to trees.
- Underbrush within the tree preservation fences shall not be removed prior to or during construction. Removal of the underbrush may cause root systems to dry out due to exposure to excessive light and air on the ground just below the understory. Where underbrush exists and is to be removed after construction, the ground underneath must be mulched. Removal of underbrush may occur only after construction activity is complete and at time of final landscaping. No trees greater than 2 inches in caliper may be removed from the tree preservation area.
- Appropriate tree removal methods must be utilized to prevent damage to the roots, trunk, and canopies of those trees which are to be preserved and/or relocated. Trees which will be impacted through root pruning or grading, and which are to be preserved, should be root pruned and fed in a timely manner to reduce stress from construction activity.
- Drainage patterns shall be respected where possible. In areas where swales or sheet drainage is inadequate to drain a lot and/or pose a potential hazard to the structure, the Builder shall supply and make use of area drains. Tree preservation areas may not be graded with fill other than that needed for fine grading or sodding without approval. The intent of the site drainage concept is to eliminate runoff onto adjoining property or other undesirable runoff locations. Generally, this can be accomplished through the construction of swales and drains which minimize the drainage impact to existing trees and vegetation. Situations may exist where this is difficult or impossible to accomplish without severely affecting vegetation or dramatically grading the lot.
- Grading under trees which are to be preserved, should not change grade elevations under those trees by more than ½ the caliper of the tree trunk up to a maximum of two inches, whichever is less. (For example, only 2" of fill may be placed under a 4" tree). Grading activity may occur only at the time of final landscaping. Tree protection fencing must remain in place until grading in preparation for landscaping.
- Builders are responsible for the removal of all trees which die prior to the closing date or as negotiated with the homeowner. When tree replacements are necessary, the replacement tree(s) must be a minimum of 4 inches in caliper. The tree(s) installed must conform to the criteria set forth in Section IV of these guidelines.

Temporary Buildings

- The temporary buildings may be used only for construction offices, security offices, storage of tools and equipment and toilets. The Committee must approve the location, design and general appearance of all temporary buildings. If a temporary building is not used for the storage of tools, equipment, or building materials, all items must be fully screened from view behind a solid wood fence. No temporary building may be located in a landscape setback or common area. Temporary buildings must have access from hard paved or temporary gravel driveways. Since on-street parking is not permitted along major thoroughfares throughout the Eagle Springs, it may be necessary to provide off-street parking for construction crews. Temporary construction offices or storage facilities must be removed from a subdivision once the majority of homes (over 90%) are occupied and the structures are no longer utilized for that section.

IV. LOT ELEMENTS

Driveways

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

- 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.
- 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 in certain sections but must be approved by the Committee. Asphalt paving is prohibited.
- 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.
- Driveways shall be located no closer than two (2) feet from the side property line.
- Driveways serving residences with attached side loaded or detached garages shall be a minimum of ten (10) feet in width (see Illustration IV-1).
- Driveways serving attached two car garages facing the street shall not exceed twenty-two (22) feet in width (see Illustration IV-1).
- Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- The use of circular drives is discouraged and will only be allowed by the Committee 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 are required along both sides of local residential streets within Eagle Springs and are to be constructed by the lot builder in accordance with the specifications shown in Illustration II-1.

- Locations of sidewalks are not to be varied except where required to avoid existing trees.
- Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway.
- Where sidewalks deviate from a straight line, gentle radii, instead of abrupt curves and angles, shall be utilized.
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustment of heights may be required.

Walkways

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

- 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.
- 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.
- 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) may be required between the house and walkway to help de-emphasize the concrete. In such cases, the planting area shall be planted with an appropriate ground cover/shrubs.

- Sidewalks shall not be visually or physically broken by crossing walkways.

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.

The following fencing standards apply to all residential lots within Eagle Springs. However, due to the location of certain lots to greenbelts, wetlands, lakes, etc. the Committee may outline specific requirements for individual sections.

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 public 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.

- 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 running parallel to the slope are not acceptable.
- A hinged gate similar to the one shown in Illustration IV-2 shall be installed in the most appropriate side yard. Double hinged gates are not permitted.
- Stained fences are not permitted.

The following information represents the fencing standards for the different lot types found within Eagle Springs.

Typical Interior Lot

- Typical interior lots require wood fences of six (6) feet in height to be constructed with quality (no used fencing) treated cedar and treated pine in accordance with the specifications (see Illustration IV-3).
- Wood fences shall be installed with alternating seven (7) foot panels and exposed rails along common interior lot lines to provide a uniform, attractive fence to each abutting property.

Typical Corner Lot

- The fencing located on the exterior lot side (lot side abutting the public street) must be an upgraded wood fence with a trim cap (see Illustration IV-4). 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.
- The upgraded wood fence must be located five (5) feet from the street R-O-W line and constructed from the rear lot line parallel to the public street to past the rear elevation of the house.

Corner Lots at Neighborhood Entrances

- 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 Illustration IV-4). The trim cap shall be treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.
- The upgraded wood fence must be constructed from the rear lot line adjacent to the landscape reserve to a point past the rear elevation of the house.
- In certain locations, the Committee may, at its discretion, require brick columns to be incorporated into the six (6) foot upgraded wood fence (see Illustration IV-5).

Lake Lot Fencing

- The builder will fence the entire rear yard of all lots backing onto a lake with a five (5) foot wrought iron fence that conforms to the standards shown in Illustration IV-6.
- Where lots side onto a lake, a five (5) foot wrought iron fence must be constructed along the common property line between the lake and such lots. Property lines not exposed to a lake shall be fenced with the standard residential wood fence. Where a six (6) foot wood fence ties into the five (5) foot wrought iron fence, the wood posts are to abut the wrought iron posts with no transitional slope in height.
- Where a lot both backs and sides onto a lake it is considered to be backing onto the lake and shall be fenced accordingly.
- Hedgerows, if used for screening purposes, may be planted inside the wrought iron fence and are not to exceed four (4) feet in height.

Greenbelt Lot Fencing

- The exterior lot side of lots abutting a greenbelt shall be constructed with a six (6) foot high upgraded wood fence with a trim cap (see Illustration IV-4). The trim cap shall be treated cedar two (2) inches by six (6) inches. Trim cap joints are to be mitered at 45 degrees.
- Where lots side onto a greenbelt, the upgraded wood fence must be constructed along the common property line between the greenbelt and such lots to a point a minimum of 5 feet behind the front elevation of the house.
- Additional fencing for lots abutting a greenbelt shall be constructed in accordance with the aforementioned criteria for typical interior lots.
- The placement of fence gates within fences along the greenbelts is permitted if constructed according to Illustration IV-7. Only one gate is allowed per yard. Gates must be a minimum width of three (3) feet and must not exceed four (4) feet in width. Double gates will not be allowed.

Outdoor Lighting

All outdoor lighting must conform to the following standards and be approved by the Committee.

- Floodlighting fixtures shall be attached to the rear of the house or detached garage. Floodlighting shall not illuminate areas beyond the limits of the property line.
- Ornamental or accent lighting is allowed but should be used in moderation and compliment 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, fluorescent and neon lighting is prohibited.
- Mercury vapor security lights, when the fixture is visible from public view or from other lots, is prohibited. Mercury vapor lights, when used for special landscape lighting affect (such as hung in trees as up and down lights) is permissible.

Screening

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

Landscaping

The residential lot builder is responsible for landscaping all front yards, including the portion of the street right-of-way between the property line and the street curb and the rear yards of lake lots. Installation of all landscaping must occur prior to 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.

- **FRONT YARDS - ALL LOTS**

- Minimum planting bed specifications include:

- a. Minimum planting bed width of five (5) feet from the house foundation. Curvilinear planting beds are encouraged;
- b. Shrubs are to be planted in a pleasing, organized design; 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.

- Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Plastic, corrugated aluminum, wire wicket, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging is ryerson steel, bricks set in mortar, stone set in mortar laid horizontally and continuous concrete bands.

- All planting beds are to be mulched with shredded pine bark.

- 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.

- The front lawn of each completed residence shall be completely sodded with St. Augustine grass. Seeding, and/or sprigging is prohibited.

- All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:

- a. Adequate irrigation, automatic irrigation systems are encouraged;
- 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; and,
- i. Warranty of all planting materials.

- Isolated tree planting will not be allowed between the sidewalk and street.

In addition to the standard front yard landscaping requirements, the lot types listed below require the following minimum landscape material and trees:

- **LOTS 60' WIDE AND UNDER**

- A minimum of two (2) trees (existing or from List - A1) must be planted in the front yards. One tree must have a minimum six (6) inch caliper when measured six (6) inches above grade and the other tree must have a minimum four (4) inch caliper. Minimum tree height for the six inch caliper tree is fifteen (15) feet and ten (10) feet for the four inch caliper tree. Existing trees in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat. Removal of natural existing trees is not required in order to comply with the approved front yard tree list.
- Trees must be planted in an informal manner with one (1) tree, on every other lot, planted within ten (10) feet of the back of curb, to promote a street tree program. There should be a mix of tree species.
- Shrubs shall include a minimum of 10 larger species (minimum five (5) gallon), 15 smaller species (minimum one (1) gallon and two (2) 15 gallon specimens.

- **LOTS 65' - 70' WIDE**

- A minimum of three (3) trees (existing or from List - A1) must be planted in the front yards. One (1) tree must be a minimum six (6) inch caliper when measured six (6) inches above grade and the remaining two (2) trees must be four (4) inches in caliper. Minimum tree height for the six inch caliper tree is fifteen (15) feet and ten (10) feet for the four inch caliper trees. Existing trees in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat. Removal of natural existing trees is not required in order to comply with the approved front yard tree list.
- Trees must be planted in an informal manner, although one (1) tree (either pine or hardwood) must be located within ten (10) feet of the back of curb to promote a street tree program. There should be a mix of tree species.

- * Front yard planting shall consist of a minimum of 20 larger species (five gallon), 25 smaller (one gallon), and two (2) fifteen gallon specimens.
- **LOTS 80' WIDE AND OVER (Custom Program)**
- * A minimum of four (4) trees (existing or from List - A1) must be planted in the front yards. Two must be a minimum six (6) inches in caliper when measured six (6) inches above grade and the other two a minimum of four (4) inches in caliper. Minimum tree height for the six inch caliper trees is fifteen (15) feet and ten (10) feet for the four inch caliper trees. Existing trees in lieu of planted trees can be substituted and are preferred in order to preserve natural habitat. Removal of natural existing trees is not required in order to comply with the approved front yard tree list.
- * Trees must be planted in an informal manner, with every lot having one (1) tree located within ten (10) feet of the back of curb to promote an informal street tree program and every other lot having two (2) trees located within ten (10) feet off the back of curb. There should be a mix of tree species.
- * Shrubs shall include a minimum of 40, five (5) gallon, 20, one (1) gallon, and 4, fifteen (15) gallon species.

- **CORNER LOTS**

Supplemental landscaping specifications for all corner lots include the following:

- * Minimum planting requirements are five trees, a minimum of four (4) inches in caliper. Three of the trees should be pines and the remaining two oaks.

- **LAKE LOTS**

Supplemental landscaping specifications for all lake lots include the following:

- * The rear lawn of each golf course and lake lot shall be completely sodded with St. Augustine grass;
- * The rear yard of each lake lot shall be planted with a sufficient amount of shrubs (minimum twenty) so as to completely screen all housing foundations; and,
- * Two (2) trees, with a minimum tree height of ten (10) feet and four (4) inches in caliper, must be planted in the rear yard of all golf course and lake lots. A minimum of one (1) tree is to be selected from List A1 with the other tree chosen from either List A1 or A2.

Master Plant List

Three master plant lists, a front yard tree list and a residential lot master plant list to be used by builders and a project master plant list to be used by developers, are provided in the appendix for assistance in selecting species for landscaping lawns and landscape easements. The plants listed are generally suitable to conditions in the 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 tract developer.

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V. HOUSING

It is the intent of this section to establish basic criteria for the construction of residences within Eagle Springs. 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 insuring the architectural integrity of the community as a whole.

Texas law does not presently permit the establishment of building codes in unincorporated areas. It is the intention, however, that all building construction in Eagle Springs 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 to ensure foundation quality.
- Prior to foundation construction, a form survey should be undertaken to ensure that building setback lines will not be violated.
- All foundation plans must be signed and sealed by a Texas Registered Professional Engineer. Minimum slab elevations are determined by and should be coordinated with the appropriate county agency.

Exterior Materials

Typically single-family residences within production neighborhoods of Eagle Springs must be, at a minimum, comprised of at least 50.0 percent masonry products exclusive of windows, doors and other building openings. Specific neighborhoods may be considered for less masonry only with approval of the New Construction Committee. Homes within custom neighborhoods must be 100 percent masonry up to the eaves. Hardi-plank siding is not considered a masonry product and will not be calculated in the percentages. Changes in materials should have a logical relationship to the changes in the form of the house. No more than two different building materials shall be permitted on the front elevations unless otherwise approved by the Committee.

Samples of all exterior building materials must be submitted to the Committee for approval. Exterior building materials for single-family residences within Eagle Springs must comply with the following standards and/or guidelines.

Masonry

- 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.
- Brick

Brick used on residences in Eagle Springs 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.

The same brick selection (manufacturer and color) must not be used on adjacent homes.
- Wood

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

Wood siding 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 Committee.

- * Trim

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

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 with all other exterior housing materials.

Metal

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

Synthetic Materials

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

Window Treatment

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

Roof Treatment

Materials

- * Roofing materials used on all production or semi-custom homes shall be as a minimum PRESTIQUE II of a black or brown color range. Wood shingles are strictly prohibited.
- * The use of alternate roofing materials (such as clay, slate, tile or metal) is limited to neighborhoods containing custom or estate homes and must receive the approval of the Committee. The use of the aforementioned materials as an architectural element (i.e. over porches, on bay windows, etc.) is permitted in custom and production homes.

Form

- * Gabled and hipped roofs of varying pitch throughout the residence is preferred. Mansard roofs and other types of raised roof forms may only be used with special permission of the Committee in those neighborhoods containing custom or estate homes.

Chimneys

- * All fireplace chimneys located on the exterior portion of a dwelling unit shall be constructed of brick, stucco 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 dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.
- * All custom home 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 (following Committee approval) roof accessories may be made of the same metal.

545-49-2852

Skylights and Solar Collectors

- * The Committee shall approve the location and design of all skylights and solar collectors. 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. 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.

Garages

- * Garages cannot exceed the residential lots main dwelling in height nor stories. Detached, two story garages are not permitted.
- * Carports (porte-cochere) constructed of the same building materials and as an integral part of the residence is acceptable. All other carports are prohibited.
- * At a minimum, garages for all production homes must be able to accommodate the storage of two (2) full size automobiles at the same time. Attached front loading garages to accommodate three cars will be permitted but the doors must be setback and staggered from the main front facade and a porte-cochere must be constructed with the same building materials used on the house. An extension in the length of a garage, which permits additional storage space, is permitted with approval of the Committee.
- * All garage doors should be of metal design and colored to complement the adjacent wall.
- * 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 facade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
- * Garage doors containing windows are prohibited.

Exterior Color Schemes

- * 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 three (3) complimentary 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 be behind the standard six foot wood fence or with planting elements as approved by the Committee.

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 condition, which suggest visual deterioration of a residence.

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.

- * 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.
- * 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.
- * 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 frontage on an adjacent major thoroughfare within the designated residential areas.

Site Improvements

Model home parks and sales centers should be representative of the type of neighborhood environment the builder/developer 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.

- * Traffic generated by model home parks and sales offices should not interfere or conflict with the traffic of the surrounding neighborhood(s).
- * In front of each model home a continuous sidewalk, two feet in width, must be constructed adjacent to the street curb.
- * The architectural controls and design guidelines established for all residences in Eagle Springs 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, signs or other marketing techniques will be considered by the Committee on an individual basis.
- * 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.
- * Signage for model home parks shall conform to the City of Houston sign ordinance and must not exceed four (4) feet in height and eight (8) feet in width. The height above the existing lot grade must not be more than six (6) feet. All signs must be located on the builder's lot where the model home is located. Sign colors should be the builder's nationally recognized marketing colors or colors harmonious with those used on the home.

545-49-2854

VII. SIGNAGE

The City of Houston's sign ordinance defines both "off-premises" and "on-premises" signs. For the most part, "off-premises" signs are prohibited while "on-premises" signs are limited in size and number. The control and placement of all signs is especially important to the aesthetic harmony of Eagle Springs and must receive the approval of the Committee (except official signs by government agencies). Any sign which has not been approved and constructed in accordance with the specified regulations may be removed by the Committee without liability. In addition to these Eagle Springs requirements, signs must also conform to City of Houston, Harris County, and State of Texas laws. All signage information included within this document is for information purposes only. Refer to construction plans for complete signage specifications.

Project Identification Signs

Eagle Springs has adopted a signage program designed to identify, inform and direct motorists and pedestrians to the various streets, villages and activity centers located throughout the community. Both the location and design of the signage system has been carefully planned to perform a practical function while contributing to the architectural and aesthetic quality desired for Eagle Springs. Complete specifications and materials for all project identification signs, including location, can be obtained from Eagle Springs.

Project Entry Identifier

- Project entry identifiers will be placed at selected locations where motorists initially approach projects within Eagle Springs. These signs are located within the landscape setback areas adjacent to the major thoroughfares.

Neighborhood Entry Signs

- Neighborhood entry identifiers are placed at the primary entrance of individual neighborhoods within a village. Since neighborhood entrances contain both divided and undivided entrances, two distinct signage systems have been designed to demarcate the neighborhood entry.

Directional Signs

When deemed necessary by the Committee, easy to read motorist and pedestrian directional signs will be placed along all public streets and greenbelts within Eagle Springs. The location of each of these signs must receive the approval of the Committee.

Primary Traffic Directional/Information Signs

- These signs are strategically located near project entrances and direct motorists to the individual residential villages, regional recreation centers, educational facilities, etc., within Eagle Springs.

Secondary Traffic Directional/Information Signs

- These signs are located periodically along the major thoroughfares and direct motorists to the individual subdivisions and neighborhood recreation areas within Eagle Springs.

Pedestrian Directional/Information Signs

- These pedestal type signs direct pedestrians along the greenbelt and sidewalk system to all residential villages, recreation centers, education facilities, etc.

Pedestrian Regulatory Signs

- These particular signs are to be placed at appropriate locations by the Committee to regulate and caution pedestrians as to the rules and regulations of greenbelt and recreational use within Eagle Springs.

VIII APPENDIX

FRONT YARD TREES LIST – A1

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Quercus nigra	Water Oak
Quercus phellos	Willow Oak
Quercus texana	Texas Red Oak
Quercus virginiana	Live Oak
Ulmus crassifolia	Elm
Pinus taeda	Loblolly Pine
	Ash *
	Pear *

* - Rear yards only

545-49-2857

RESIDENTIAL LOT MASTER PLANT LIST - A2

TREES

Botanical Name

Acer rubrum
Betula nigra
Carya illinoensis & vars.
Cercis canadensis & vars.
Crataegus marshallii
Crataegus spathulata
Fraxinus pennsylvanica vars.
Ilex decidua
Ilex opaca & vars.
Ilex vomitoria
Koeleria bipinnata
Lagerstroemia indica vars.
Liquidambar styraciflua & vars.
Ligustrum japonicum (tree form)
Magnolia grandiflora & vars.
Magnolia soulangeana & vars.
Magnolia virginiana
Myrica cerifera
Parkinsonia aculeata
Platanus occidentalis
Prunus caroliniana
Pyrus calleryana & vars.
Quercus falcata & vars.
Quercus nigra
Quercus nuttallii
Quercus phellos
Quercus shumardi
Quercus texana
Quercus virginiana
Sapium sebiferum
Taxodium distichum
Ulmus crassifolia
Pinus elliotii
Pinus taeda

Common Name

Red Maple
River Birch
Pecan
Redbud
Parsley Leaf Hawthorn
Little Hip Hawthorn
Green Ash
Possumhaw
American Holly
Yaupon Holly
Goldenrain Tree
Crapemyrtle
Sweetgum
Wax Leaf Ligustrum
Southern Magnolia
Saucer Magnolia
Sweet Bay Magnolia
Southern Bayberry
Retama
Sycamore
Cherry Laurel
Callery Pear
Southern Red Oak
Water Oak
Nuttall Oak
Willow Oak
Shumard Oak
Texas Red Oak
Live Oak
Chinese Tallow
Bald Cypress
Evergreen Elm
Slash Pine
Loblolly Pine

SHRUBS

Botanical Name

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 cornuta vars.
Ilex dedidua
Ilex vomitoria & vars.
Juniperus spp. & vars.
Lagerstroemia indica (dwarf vars.)
Ligustrum japonicum & vars.

Common Name

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

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.

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

GRASS

Botanical Name

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

Common Name

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

VINES

Botanical Name

Bignoia capreolata
 Clematis dioscoreifolia
 Campsis radicans
 Clytostoma callistegioides
 Ficus pumila
 Gelsemium sempervirens
 Lonicera japonica chinensis

Common Name

Crossvine
 Sweet Autumn Clematis
 Trumpet Creeper
 Lavender Trumpet Vine
 Climbing Fig Vine
 Carolina Jassamine
 Purple Japanese Honeysuckle

Lonicera japonica "Halliana"
 Lonicera sempervirens & vars.
 Millettia reticulata
 Rosa banksiae
 Wisteria sinensis

Hall's Honeysuckle
 Trumpet Honeysuckle
 Evergreen Wisteria
 Yellow Lady Banks' Rose
 Chinese Wisteria

PERENNIALS

Botanical Name

Aster frikartii
 Chrysanthemum maximums vars.
 Coreopsis spp. & vars.
 Cyrtomium 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.
 Periwinkle
 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
 Monarda citriodora
 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

PROJECT MASTER PLANT LIST

TREES

Botanical Name

Betula nigra
Carya illinoensis & vars.
Cercis canadensis & vars.
Fraxinus pennsylvanica vars.
Ilex vomitoria
Lagerstroemia indica vars.
Liquidambar styraciflua & vars.
Ligustrum japonicum (tree form)
Myrica cerifera
Pyrus calleryana & vars.
Quercus falcata & vars.
Quercus nigra
Quercus phellos
Quercus shumardi
Quercus virginiana
Ulmus crassifolia

Common Name

River Birch
Pecan
Redbud
Green Ash
Yaupon Holly
Crape Myrtle
Sweetgum
Wax Leaf Ligustrum
Southern Bayberry
Callery Pear
Southern Red Oak
Water Oak
Willow Oak
Shumard Oak
Live Oak
Evergreen Elm

SHRUBS

Botanical Name

Berberis thunbergii "Crimson Pygmy"
Buxus microphylla japonica
Chamaerops humilis
Cleyera japonica
Elaeagnus pungens vars.
Eriobotrya x "Coppertone"
Gardenia jasminoides "Radicans"
Ilex cornuta vars.
Ilex vomitoria & vars.
Juniperus spp. & vars.
Lagerstroemia indica (dwarf vars.)
Ligustrum japonicum & vars.
Ligustrum sinense "Variegatum"
Myrica cerifera
Nandina domestica & vars.
Nerium oleander (hardy vars.)
Photinia Fraseri
Pittosporum tobira & vars.
Pyracantha spp. & vars.
Raphiolepis indica vars.
Viburnum tinus & vars.
Yucca spp. & vars.

Common Name

Crimson Pygmy Barberry
Japanese Boxwood
Mediterranean Fan Palm
Japanese Cleyera
Elaeagnus
Coppertone Loquat
Dwarf Gardenia
Chinese Holly
Yaupon Holly
Juniper
Dwarf Crape Myrtle
Wax Leaf Ligustrum
Variegated Privet
Southern Bayberry
Nandina
Oleander
Fraser's Photinia
Pittosporum
Pyracantha
Indian Hawthorn
Laurustinus Viburnum
Yucca

GROUNDCOVERS

Botanical Name

Berberis thunbergii "Crimson Pygmy"
Gardenia jasminoides "Radicans"
Hedera canariensis & vars.
Juniperus spp. & vars.
Liriope muscari & vars.
Ophiopogon japonicus
Trachelospermum asiaticum & vars.
Trachelospermum jasminoides & vars.

Common Name

Crimson Pygmy Barberry
Dwarf Gardenia
Algerian Ivy
Juniper
Liriope
Monkey Grass
Japanese Star Jasmine
Confederate Jasmine

545-43-2862

GRASS

Botanical Name

Cynodon dactylon
Cynodon hybrids
Lolium multiflorum
Stenotaphrum sercumdatum & hybrids

Common Name

Common Bermuda
Hybrid Bermuda
Annual Rye Grass
St. Augustine Grass

VINES

Botanical Name

Campsis radicans
Ficus pumila
Gelsemium sempervirens
Milletia reticulata
Rosa banksiae
Wisteria sinensis

Common Name

Trumpet Creeper
Climbing Fig Vine
Carolina Jassamine
Evergreen Wisteria
Yellow Lady Banks' Rose
Chinese Wisteria

PERENNIALS

Botanical Name

Aster frikarti
Chrysanthemum maximums vars.
Coreopsis spp. & vars.
Cyrtomium 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.
Periwinkle
Petunia (last only through May)
Purslane
Scarletta bogonia
Marigolds

Fall Planting (October/November)

Calendula
Pansy
Snapdragons
Dainthus
Mums

WILDFLOWERS

Botanical Name

Rudbeckia hirta
Buchloe dactyloides
Coreopsis
Trifolium incarnatum
Phlox drummondi
Liatris pycnostachya
Gaillardia pulchella
Monarda citriodora
Monarda citriodora

Common Name

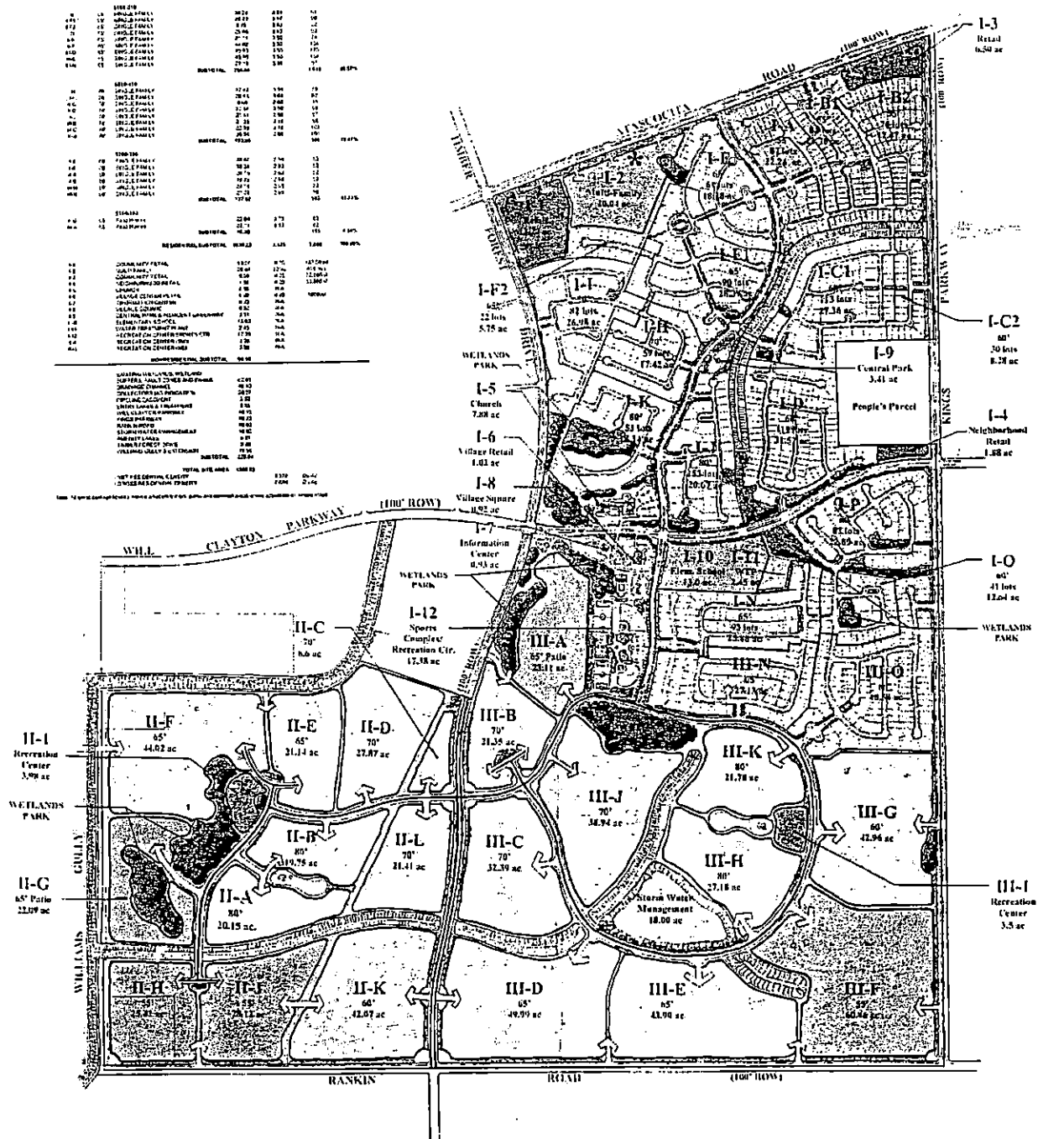
Black-eyed Susan
Buffalograss
Coreopsis varieties
Crimson Clover
Drummond Phlox
Gay Feather
Indian Blanket
Lemon Mint
Mexican Hat

Verbena tenuisecta
Cassia fasciculata
Echinacea purpurea
Lupinus texensis
Castilleja indivisa
Corpeopsis lanceolata

Moss Verbena
Partridge Pea
Purple Coneflower
Texas Bluebonnet
Texas Paintbrush
Tickseed

IX. ILLUSTRATIONS

TERRABROOK									
CONCEPT AND STUDY - LAND USE DATA SUMMARY									
PARCEL	TYPE	ACRES	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
WETLANDS									
1	WETLANDS	27.75	5.9%	1%					
2	WETLANDS	27.75	5.9%	1%					
3	WETLANDS	27.75	5.9%	1%					
4	WETLANDS	27.75	5.9%	1%					
5	WETLANDS	27.75	5.9%	1%					
6	WETLANDS	27.75	5.9%	1%					
7	WETLANDS	27.75	5.9%	1%					
8	WETLANDS	27.75	5.9%	1%					
9	WETLANDS	27.75	5.9%	1%					
10	WETLANDS	27.75	5.9%	1%					
11	WETLANDS	27.75	5.9%	1%					
12	WETLANDS	27.75	5.9%	1%					
13	WETLANDS	27.75	5.9%	1%					
14	WETLANDS	27.75	5.9%	1%					
15	WETLANDS	27.75	5.9%	1%					
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17	WETLANDS	27.75	5.9%	1%					
18	WETLANDS	27.75	5.9%	1%					
19	WETLANDS	27.75	5.9%	1%					
20	WETLANDS	27.75	5.9%	1%					
21	WETLANDS	27.75	5.9%	1%					
22	WETLANDS	27.75	5.9%	1%					
23	WETLANDS	27.75	5.9%	1%					
24	WETLANDS	27.75	5.9%	1%					
25	WETLANDS	27.75	5.9%	1%					
26	WETLANDS	27.75	5.9%	1%					
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29	WETLANDS	27.75	5.9%	1%					
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33	WETLANDS	27.75	5.9%	1%					
34	WETLANDS	27.75	5.9%	1%					
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37	WETLANDS	27.75	5.9%	1%					
38	WETLANDS	27.75	5.9%	1%					
39	WETLANDS	27.75	5.9%	1%					
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43	WETLANDS	27.75	5.9%	1%					
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46	WETLANDS	27.75	5.9%	1%					
47	WETLANDS	27.75	5.9%	1%					
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91	WETLANDS	27.75	5.9%	1%					
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93	WETLANDS	27.75	5.9%	1%					
94	WETLANDS	27.75	5.9%	1%					
95	WETLANDS	27.75	5.9%	1%					
96	WETLANDS	27.75	5.9%	1%					
97	WETLANDS	27.75	5.9%	1%					
98	WETLANDS	27.75	5.9%	1%					
99	WETLANDS	27.75	5.9%	1%					
100	WETLANDS	27.75	5.9%	1%					



MASTER PLAN

WESTBROOK LAKE HOUSTON

1360 Acres

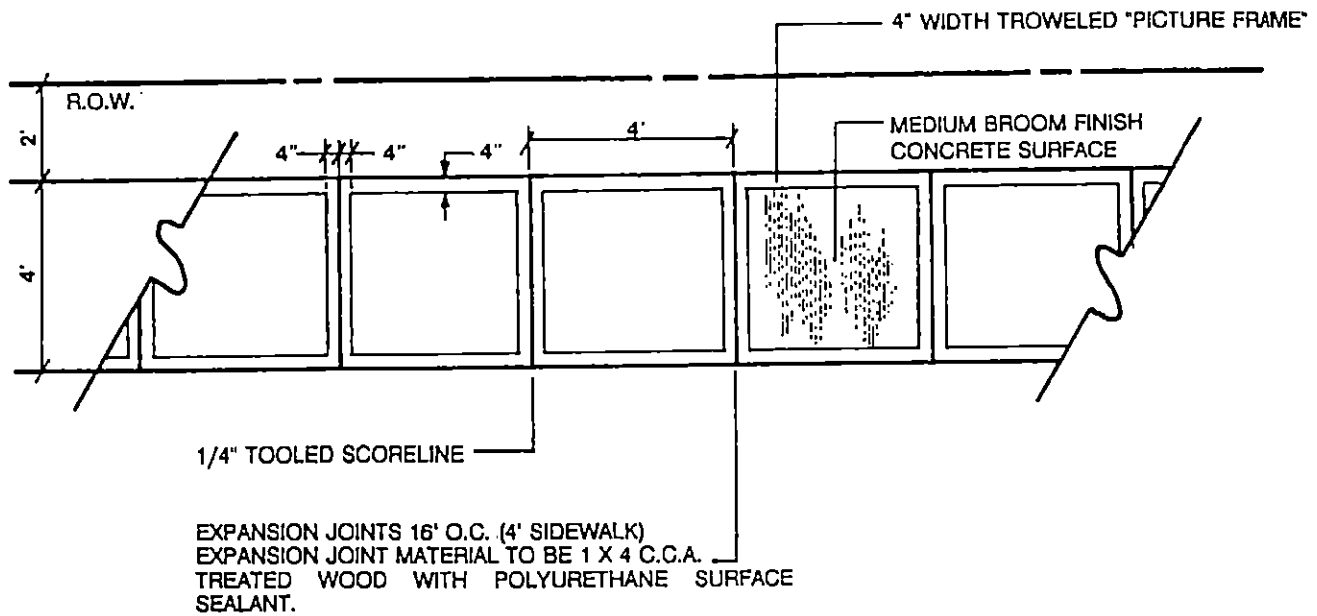
WESTBROOK LAKE HOUSTON, L.P.

HOUSTON, TEXAS

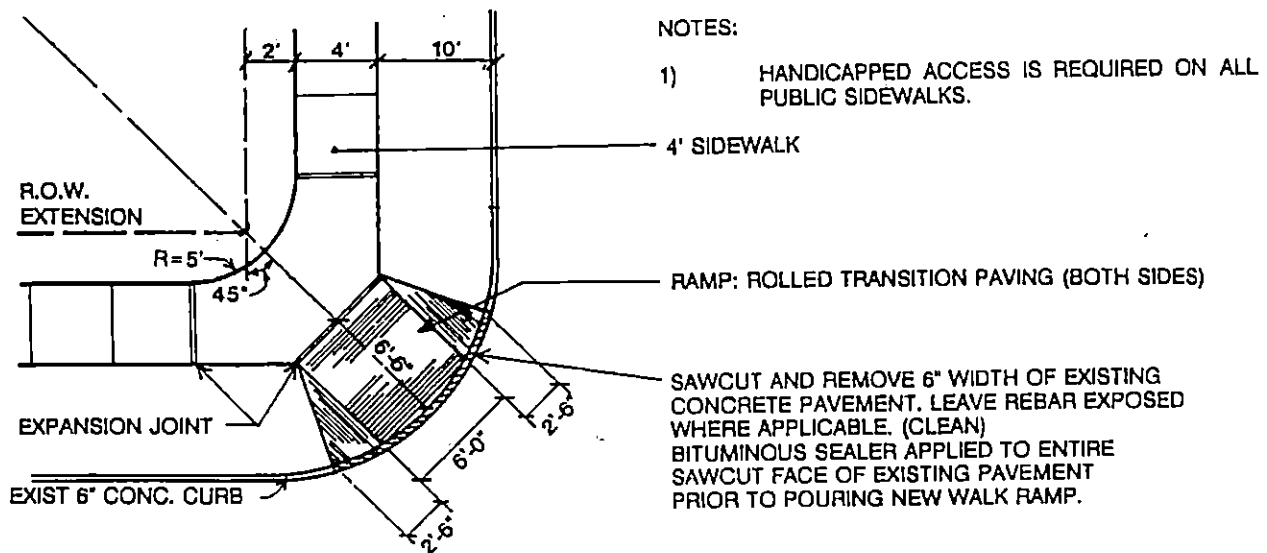
Scale: 1" = 400'

North Arrow

ILLUSTRATION I-1



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

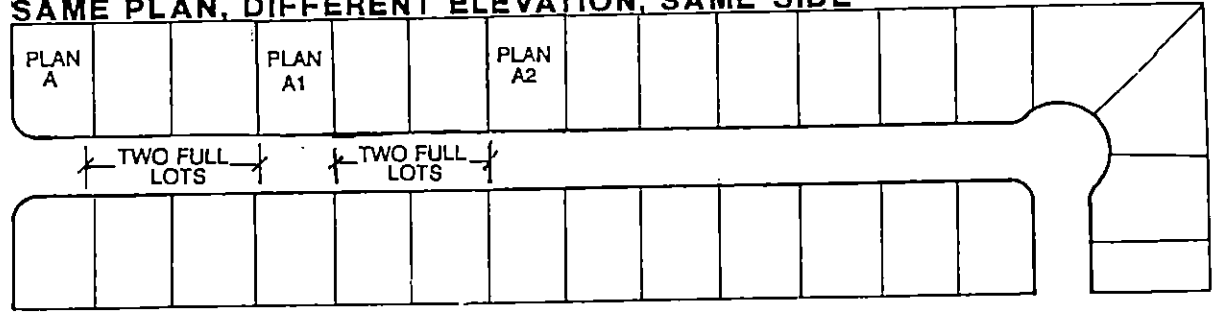


SIDEWALKS ALONG COLLECTOR / LOOP AND MINOR STREETS

545-49-2867

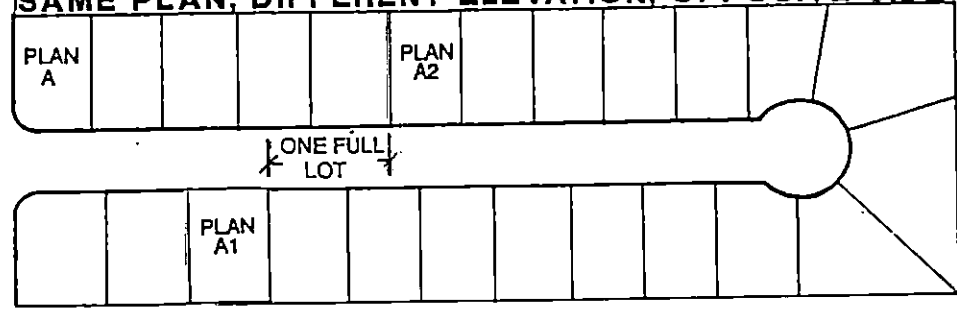
1

SAME PLAN, DIFFERENT ELEVATION, SAME SIDE



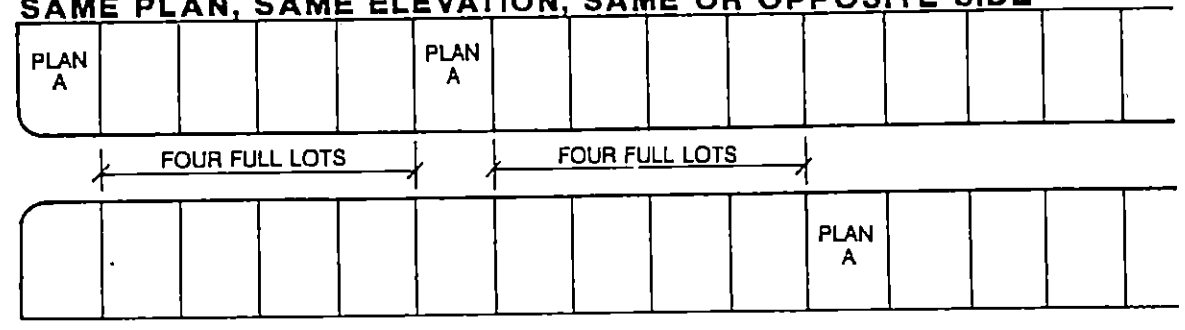
2

SAME PLAN, DIFFERENT ELEVATION, OPPOSITE SIDE



3

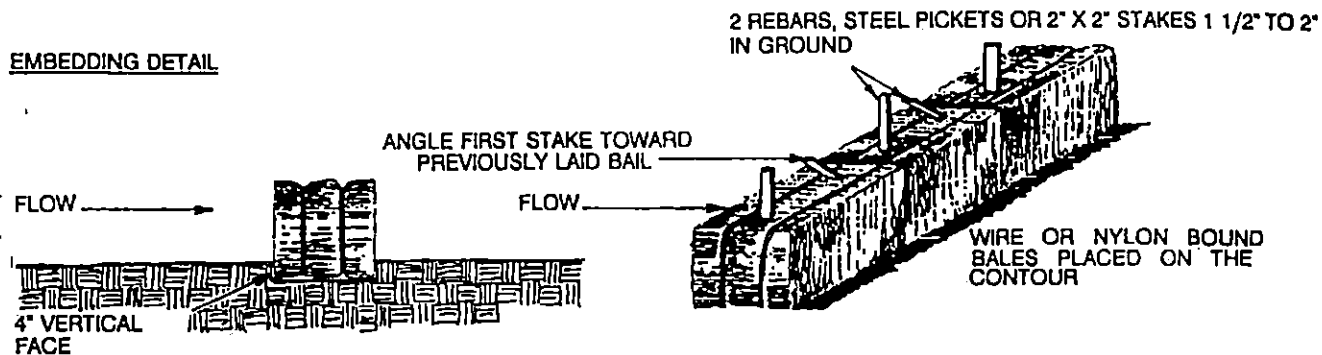
SAME PLAN, SAME ELEVATION, SAME OR OPPOSITE SIDE



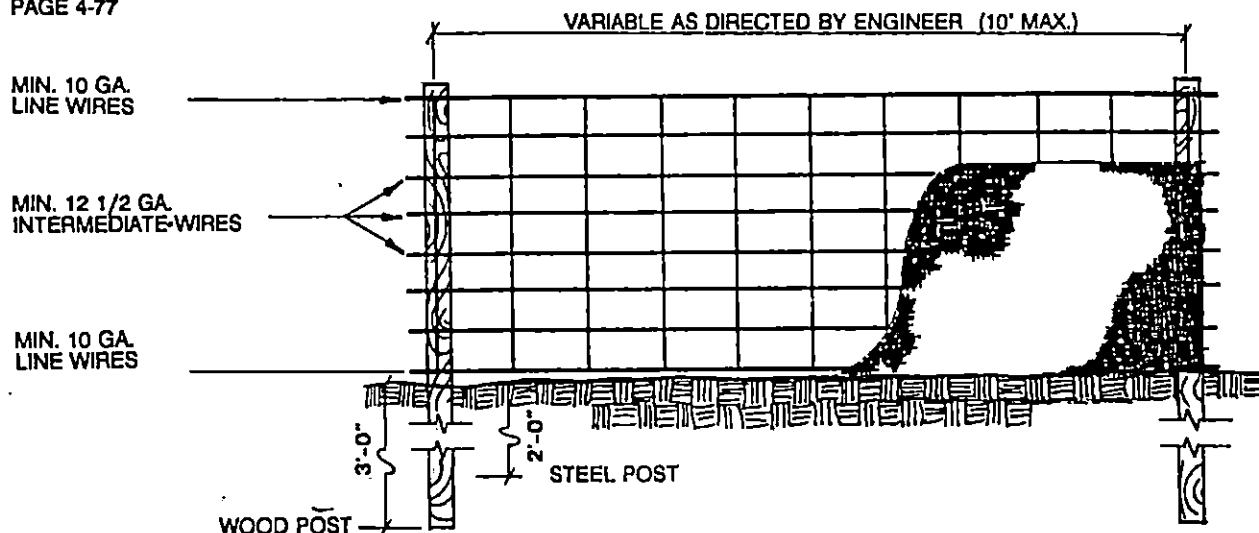
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR COMPLETE
DETAILS AND SPECIFICATIONS.

HOUSING PLAN AND ELEVATION REPETITION

EMBEDDING DETAIL



SOURCE:
EROSION AND SEDIMENT CONTROL GUIDELINES FOR
DEVELOPING AREAS IN TEXAS, U.S. DEPT. OF
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:

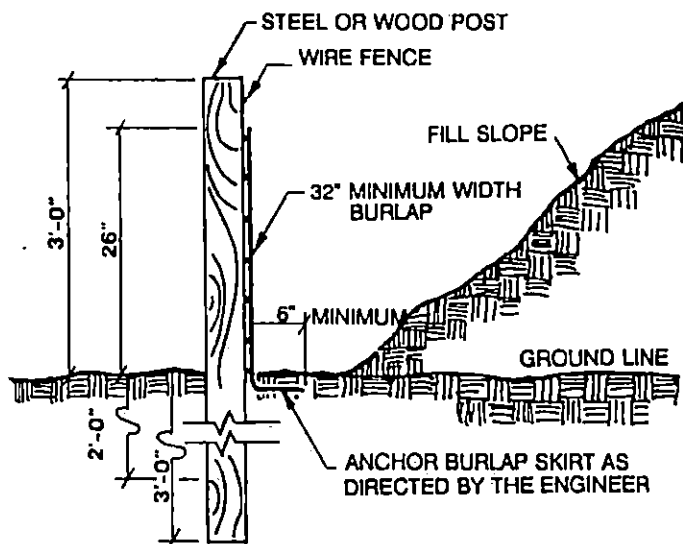
FENCE FABRIC SHALL BE MINIMUM 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

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 ALSO BE USED.

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

WOOD POST SHALL BE 6 TO 7 FEET 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



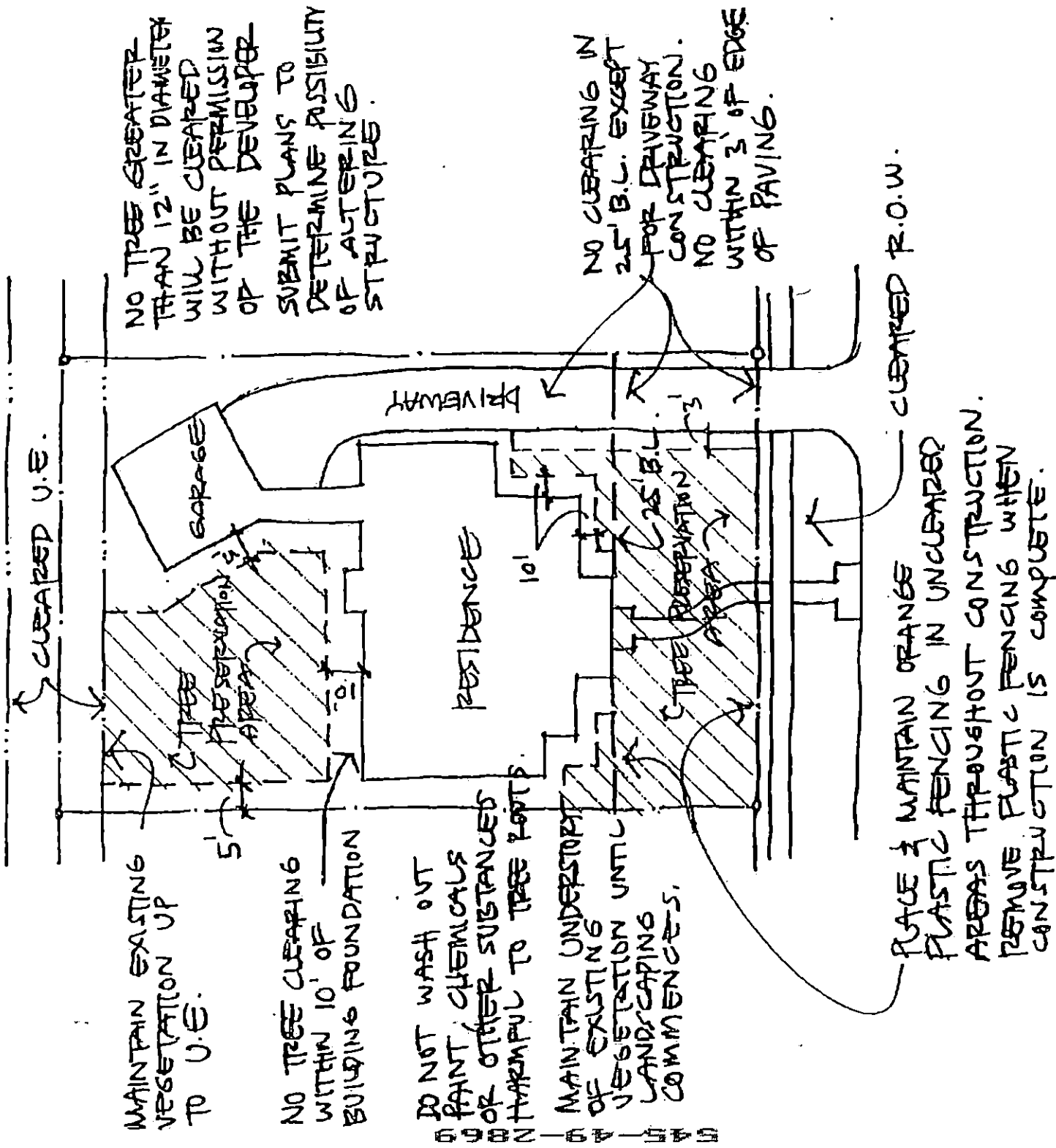
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR COMPLETE
DETAILS AND SPECIFICATIONS.

Legend:



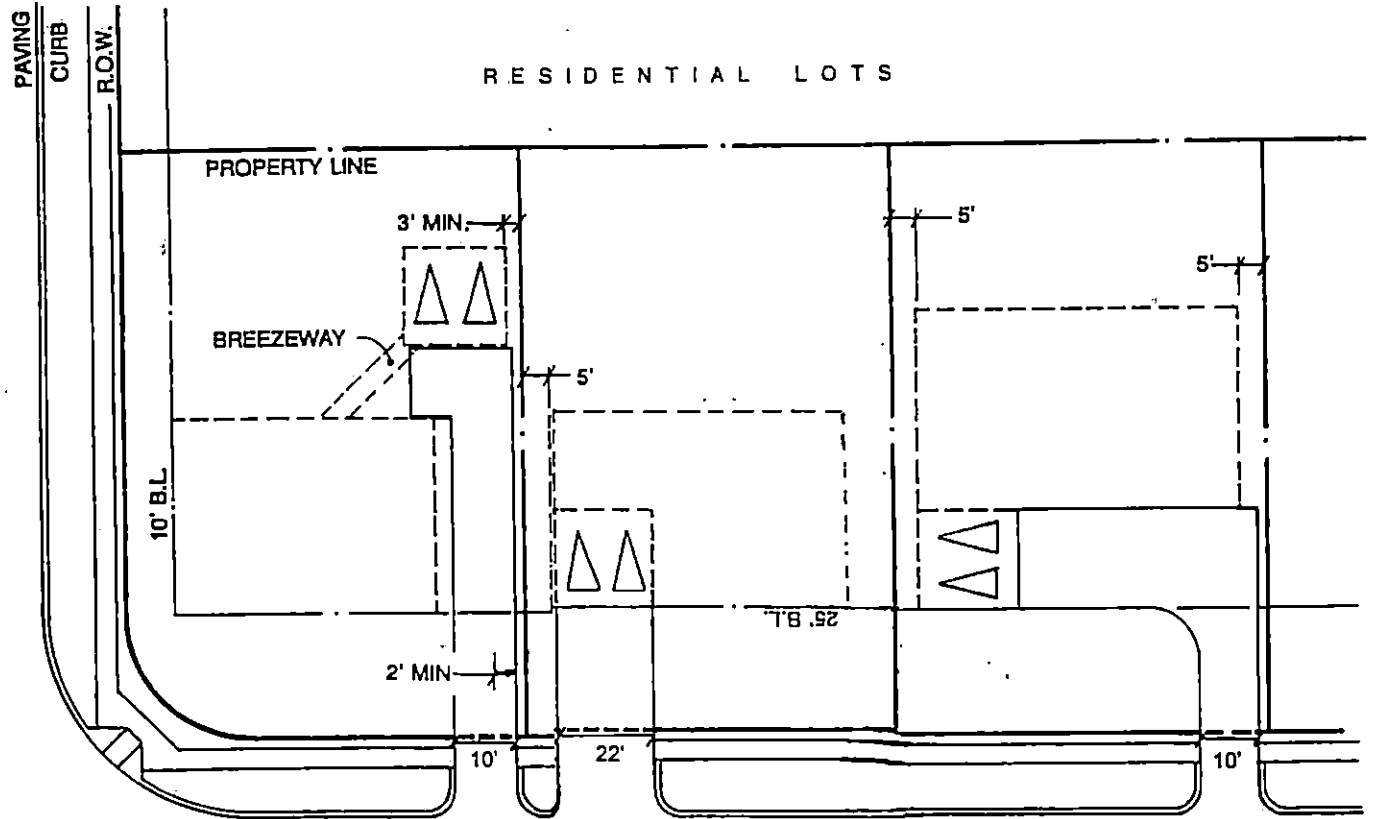
Tree Preservation
Area

DO NOT PARK
VEHICLES
ON SITE.



TREE PRESERVATION

545-49-2870

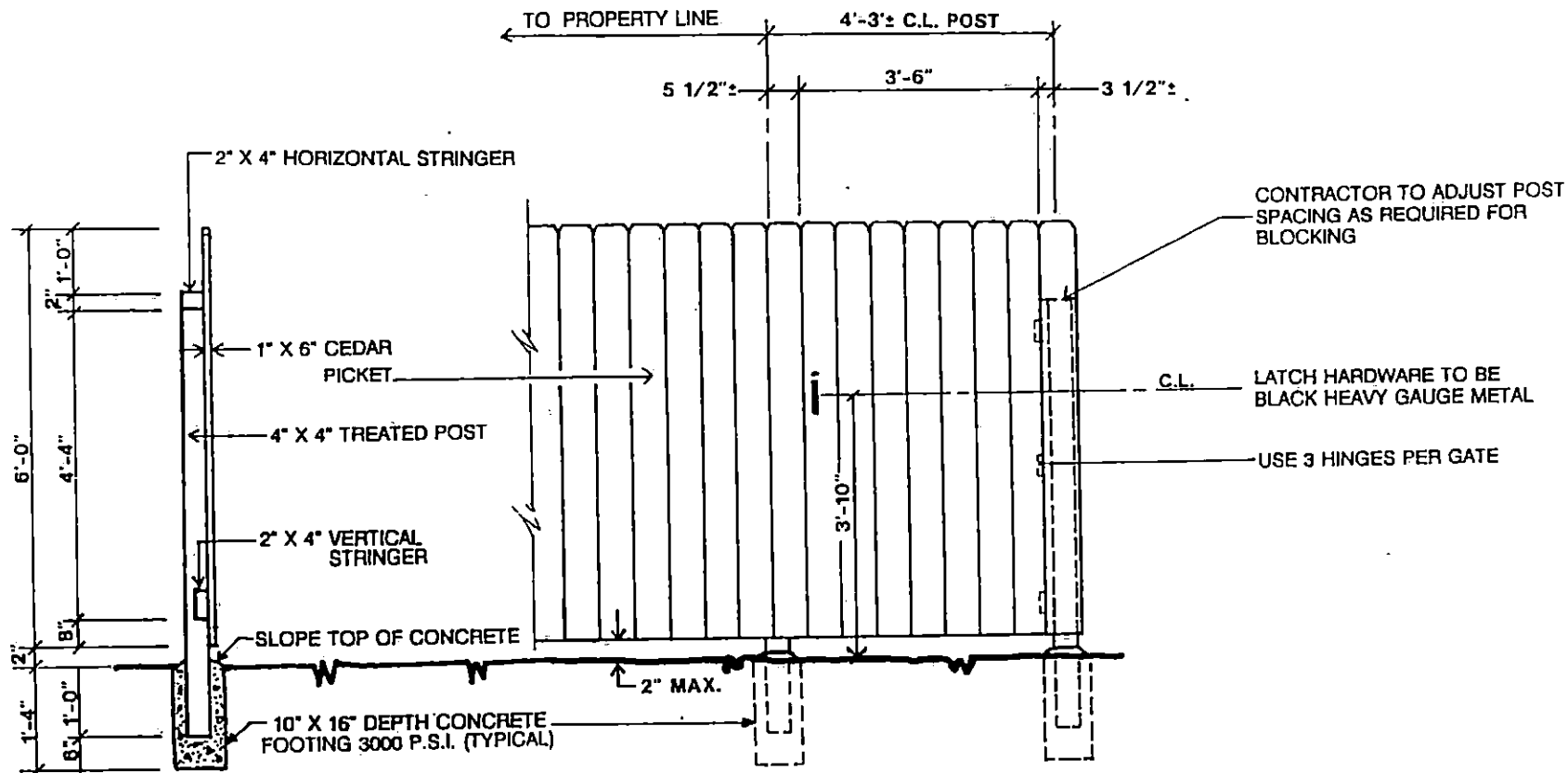


GARAGE AND DRIVEWAY PLACEMENT

ILLUSTRATION IV-1

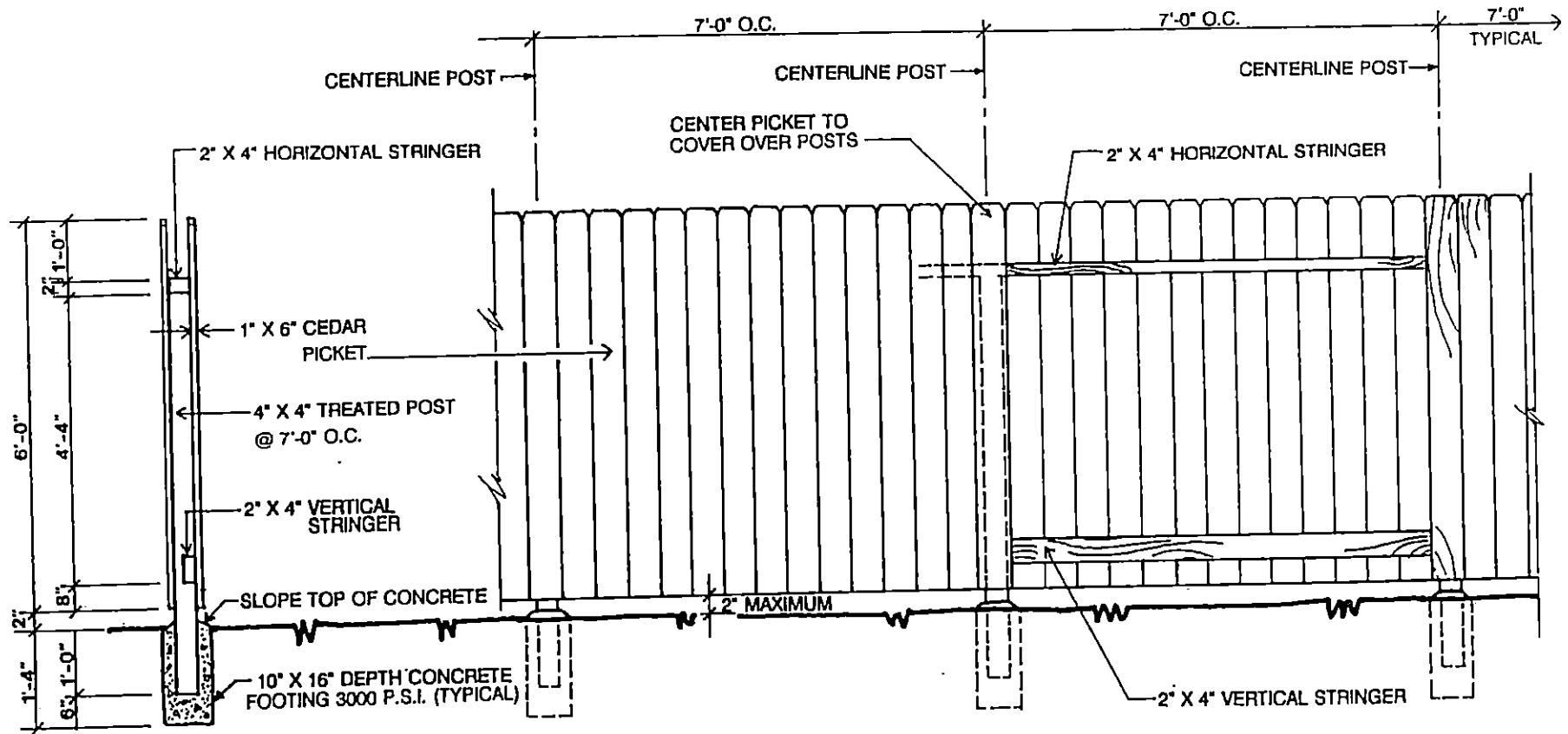
NOTES:

- 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



GENERAL WOOD NOTES:

- 1) VERTICAL PICKETS TO BE NO. 1, 1" X 6" CEDAR NOTCHED TOP
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.

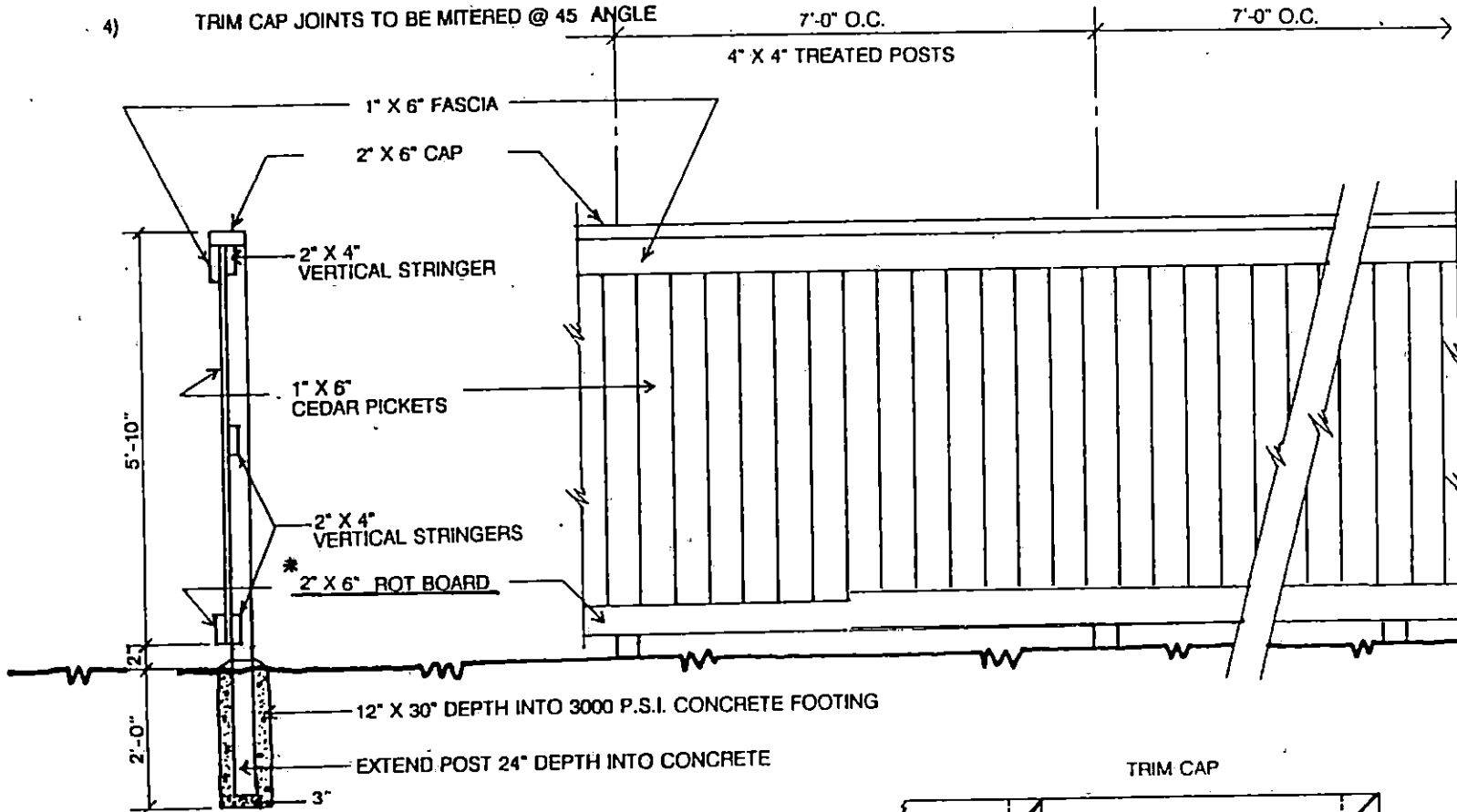


NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR COMPLETE
DETAILS AND SPECIFICATIONS.

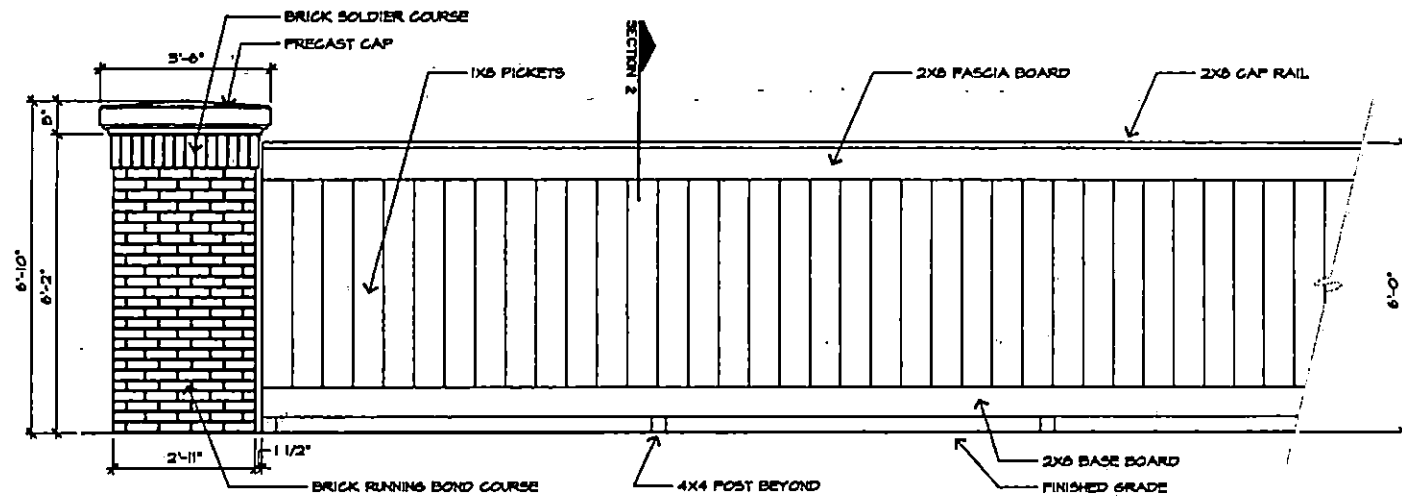
STANDARD RESIDENTIAL WOOD FENCE

GENERAL WOOD 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



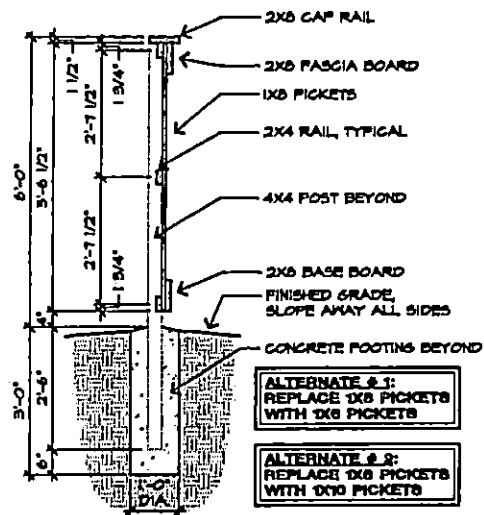
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR COMPLETE
DETAILS AND SPECIFICATIONS.



1 UPGRADED WOOD FENCE

ELEVATION

Scale: 1/4"=1'-0"



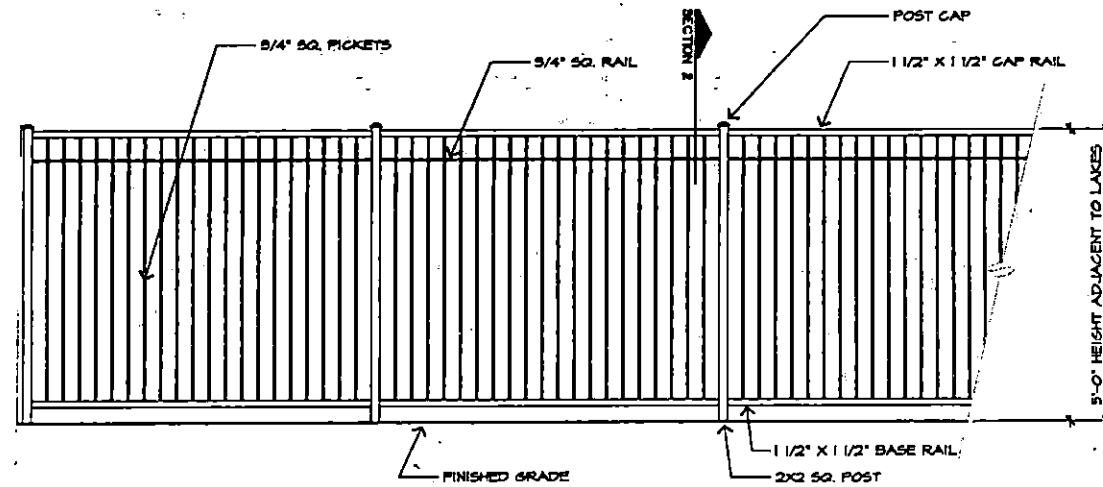
2 UPGRADED WOOD FENCE

SECTION

Scale: 1/4"=1'-0"

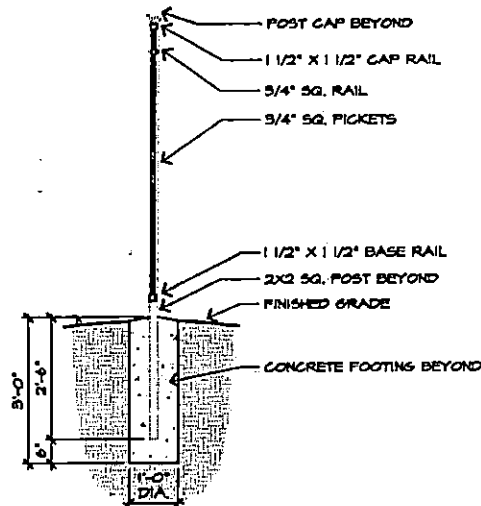
EAGLE SPRINGS

6' UPGRADED WOOD FENCE WITH BRICK COLUMNS



① ORNAMENTAL STEEL FENCE
ELEVATION

Scale: 1/4"=1'-0"



② ORNAMENTAL STEEL FENCE
SECTION

Scale: 1/4"=1'-0"

EAGLE SPRINGS

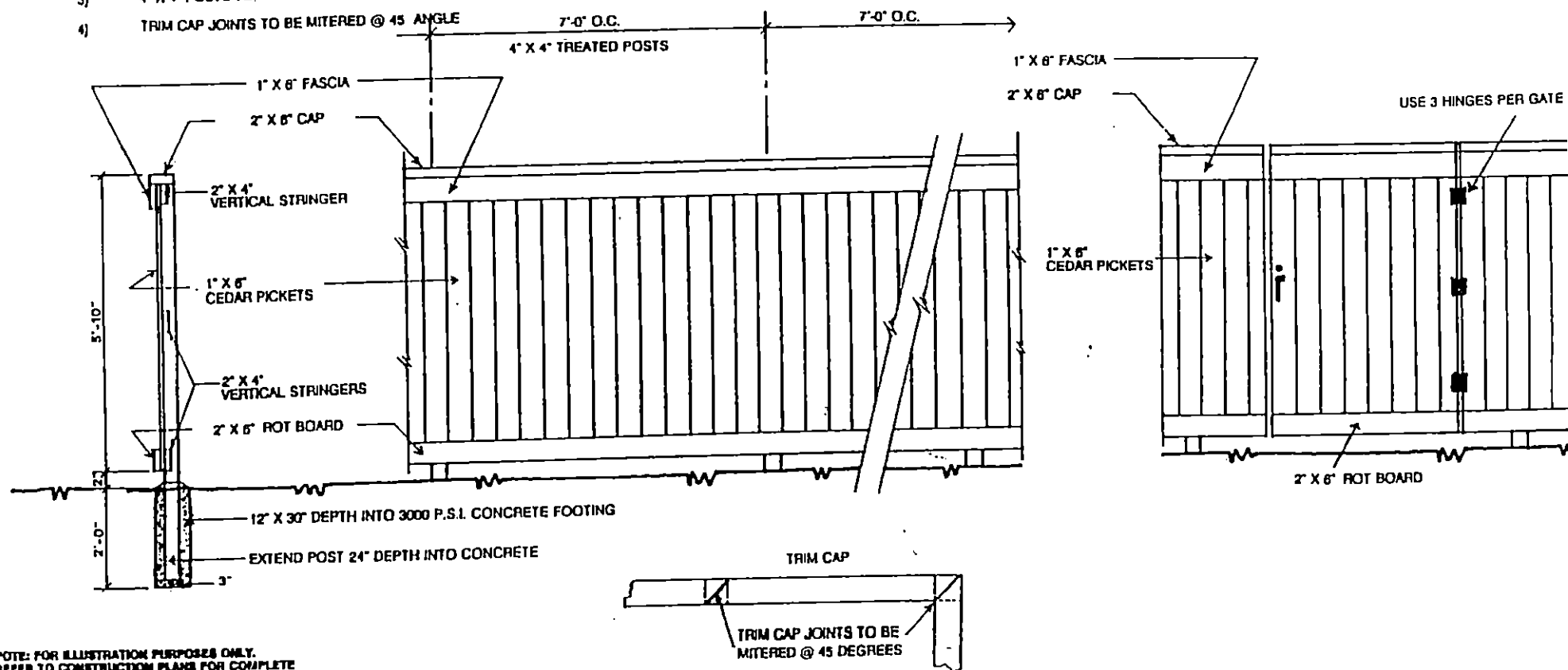
**LAKE LOT
ORNAMENTAL STEEL FENCE**

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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

6' UPGRADED WOOD FENCE FOR GREENBELTS WITH GATE

545-49-2877

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 hereon by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris
County, Texas on

NOV - 2 2001



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS