

**INSTRUMENT TO RECORD DEDICATORY INSTRUMENTS**

This Instrument is being recorded by Hawk's Landing Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") pursuant to Section 202.006 of the Texas Property Code.

Section 202.006 of the Texas Property Code requires a property owners' association to record each dedicatory instrument in the real property records of the County in which the property to which the dedicatory instrument relates is located, if such instrument has not previously been recorded; and

Restrictive covenants and other matters concerning the Subdivision are set forth in Declaration previously recorded as follows: Fort Bend County Clerk's File No.2011046529.

The Association is currently subject to the following dedicatory instruments which have not previously been recorded, to-wit:

Builder Guidelines.

Pursuant to Section 202.006 of the Texas Property Code, the Association does hereby record such dedicatory instruments, copies of which are attached hereto in the order set forth hereinabove.

Executed on the 10<sup>TH</sup> day of FEBRUARY, 2012.

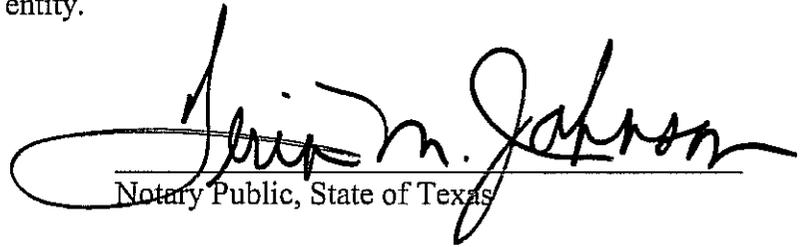
HAWK'S LANDING HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit  
corporation

By: 

David N. Morrell, Jr.,  
Attorney-In-Fact

THE STATE OF TEXAS )  
COUNTY OF HARRIS )

This instrument was acknowledged before me on Feb. 10, 2012, by David N. Morrell, Jr., as Attorney-In-Fact for Hawk's Landing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said entity.

  
Notary Public, State of Texas



WHEN RECORDED RETURN TO:

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File No. 351202-02

***HAWKS LANDING***

***BUILDER GUIDELINES***

January 2012

Prepared for  
Moody Simmons Katy Gaston, Ltd.  
by  
KGA/DeForest Design, L.L.C.

# HAWKS LANDING BUILDER GUIDELINES

## Table of Contents

<b>I.</b>	<b>Introduction</b>	
	Master Plan.....	4
	Architectural Review Committee .....	4
	Intent of Builder Guidelines .....	5
<b>II.</b>	<b>Site Planning Criteria</b>	
	Site Massing and Exterior Elevations.....	6
	Housing Plan and Elevation Repetition .....	6
	Lot Coverage .....	7
	Required House Square Footages .....	7
	Building Setback Lines .....	7-8
	Garage Placement.....	8
	Utility Easements.....	8
	Grading and Drainage.....	8
<b>III.</b>	<b>Architectural Design Criteria</b>	
	Foundations .....	9
	Exterior Materials .....	9-10
	Privacy Walls.....	10-11
	Window Treatment.....	11
	Roof Treatment .....	11-12
	Garages.....	12-13
	Exterior Lighting Fixtures .....	13
	Exterior Color Schemes .....	13
	Mechanical Equipment.....	13
	Maintenance .....	13
<b>IV.</b>	<b>Lot Elements</b>	
	Driveways.....	14-15
	Sidewalks .....	15
	Walkways .....	15-16
	Pools, Decks and other Structures .....	16
	Lot Fencing .....	16-17
	General Guidelines.....	16-17
	Typical Interior Lot .....	17
	Typical Corner Lot .....	17
	Corner Lot at Neighborhood Entrance with Landscape Reserves .....	17
	Hawks Prairie Boulevard Greenbelt .....	18
<b>V.</b>	<b>Landscape Design Criteria</b>	
	Landscape Standards.....	19-20
	Corner Lots .....	20
	Hawks Prairie Boulevard Greenbelt.....	20

	Screening.....	20
	Plant List .....	21-24
<b>VI.</b>	<b>Model Home Parks/Sales Center</b>	
	Location.....	25
	Site Improvements .....	25
<b>VII.</b>	<b>Site Maintenance During Construction</b>	
	Sediment Control.....	26
	Protection of Existing Trees and Development.....	26-27
	Temporary Buildings.....	27
	Clean Out Site .....	27
<b>VIII.</b>	<b>Plan Submission and Approval</b>	
	Initial Review .....	28
	On-Going Review .....	29
	Approval Time Lines .....	29
	Approval - Variances .....	29-30
	Directory .....	31

## LISTING OF RESIDENTIAL ILLUSTRATIONS

- I-1 Master Plan
- I-2 Overall Fencing Plan
- I-3 Housing Plan and Elevation Repetition
- I-4 Garage and Driveway Placement
- I-5 Sidewalk Detail
- I-6 Curb Ramp Detail
- I-7 Standard Residential Wood Fence
- I-8 6' Upgraded Wood Fence
- I-9 Standard Residential Hinged Gate
- I-10 Sidelot Fencing Setback / Corner Lots
- I-11 6' Upgraded Wood Fence with Stone Columns
- I-12 3 Rail Fence System
- I-13 Corner Lot Landscaping
- I-14 Temporary Sediment Control
- I-15 Faux Hinged Metal Garage Door

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

**ALL IMPROVEMENTS TO PROPERTY  
ARE REQUIRED TO BE SUBMITTED TO  
THE ARCHITECTURAL REVIEW COMMITTEE (ARC)  
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 BUILDER GUIDELINES.  
COPIES WILL BE MADE AVAILABLE UPON REQUEST TO THE ARC.**

## **HAWKS LANDING BUILDER GUIDELINES**

### **I. INTRODUCTION**

Hawks Landing is a residential development of Moody Simmons Katy Gaston, Ltd. The information contained in the Hawks Landing Builder Guidelines (the "Builder Guidelines") provides guidance to builders in planning their projects. The objective of these Builder Guidelines is to achieve quality and uniformity in building construction, community cohesiveness, environmental compatibility and desirable visual results. The Builder Guidelines define and address certain items and areas which are common to the project as a whole and items over which Moody Simmons Katy Gaston, Ltd. as the primary developer, will exert strict control.

#### **Master Plan**

Hawks Landing encompasses approximately 99.23 acres of land and is located in Fort Bend County, Texas, west of Katy Gaston and east of Spring Green Blvd. Hawks Landing has been planned to include multiple residential neighborhoods in a coordinated suburban setting with homesites for approximately 387 families. See the Conceptual Master Plan (Illustration I-1). These Builder Guidelines are meant to supplement the restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Hawks Landing which are recorded in the Official Real Property Records of Fort Bend County, Texas (the "Declaration").

#### **Architectural Review Committee**

The Hawks Landing Architectural Review Committee (ARC) is composed of representatives initially selected by Moody Simmons Katy Gaston, Ltd. The ARC, at its sole and absolute discretion, has the authority to promulgate and administer standards, rules and regulations governing the planned development and improvement of all tracts within Hawks Landing and has primary authority over the initial planned development.

Upon receipt of proper documentation, the ARC also has the authority to grant variances to criteria established by the Builder Guidelines. The ARC may not grant a variance where the restriction or requirement is enforced by means of city ordinance or county enforcement.

The approval of the ARC of any and all submittal packages is limited to compliance with the criteria established by the Builder Guidelines. The ARC is not responsible for ensuring builder compliance with city, county, state and federal requirements.

### **Intent of Builder Guidelines**

The Builder Guidelines are intended for the use of the builders in Hawks Landing and the design professionals they employ. The Builder Guidelines 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 neighborhood. However, certain standards have been adopted for key elements in order to provide continuity and ensure the overall quality of the neighborhoods.

Through the use of Builder Guidelines and other criteria, the design philosophy of Hawks Landing will be implemented. The ARC shall review and approve the plans and specifications of each proposed structure, building or addition to ensure compliance with the Builder Guidelines and restrictions created under the Declaration.

The Builder Guidelines contain the construction and development standards adopted by Hawks Landing Homeowners Association, Inc. and implemented through the ARC. Prior to commencing design, the builder should refer to the property deed, the recorded subdivision plat and the Declaration. In addition, Hawks Landing is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is subject to Houston's development ordinance and any other ordinance which Houston may, by law, extend outside its corporate limits. The City of Houston should be contacted prior to initial development to ensure compliance with all applicable regulations.

In addition to compliance with the Declaration, all original construction, replacements, repairs and/or restorations of any improvements or any part thereof or property within Hawks Landing are subject to the prior approval of the ARC and must comply with the Builder Guidelines which may change from time to time, as deemed necessary and appropriate in the sole discretion of the ARC.

Hawks Landing is located in Fort Bend County, which also has development regulations that require compliance, including curb cut, driveway, and sidewalk standards.

Compliance with all governmental regulations is the obligation of the builder.

## II. SITE PLANNING CRITERIA

The residential neighborhoods within Hawks Landing are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of the neighborhood. Developing a "street scene" requires builders to coordinate their architectural designs and landscape styles in a manner that reflects 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 appearance of the neighborhood.

The builder shall be responsible for individual site development and maintenance including the area within the street right-of-way. On corner lots, the builder shall be responsible for both rights-of-way. Each builder shall be responsible for street cleaning and trash pick-up on the lots and immediate area where residences are being constructed.

### Site Massing and Exterior Elevations

- It is preferred that corner lots located at the principal entry of a neighborhood contain a single story residence. Because of its high visibility from the adjoining collector street, the ARC will exert strict control over site elements such as exterior materials, residence orientation and driveway location.
- Whenever possible, all single story residences should include some variation of the ridge line.
- When the public street system terminates in a cul-de-sac which abuts either landscape reserve, open space or an abutting street right-of-way, it is preferred that the end lots located on the cul-de-sac street shall contain a single story residence.
- Unless site conditions dictate otherwise, when a one-story residence occurs next to a two-story residence, it is encouraged that single-story elements be adjacent to each other.
- In the event that a two-story residence is constructed on a corner lot located at a principal entry, major thoroughfare, collector street, or Hawks Prairie Boulevard Greenbelt, both elevations of the house facing each element must be 60% brick or permitted masonry. (First floor in the rear must be masonry).

### Housing Plan and Elevation Repetition

The following three scenarios represent the Builder Guidelines for determining when a plan and elevation can be repeated within a subdivision.

- When building the same plan, same elevation, on the same side of the street or on both sides of the street, three (3) full lots must be skipped (see Illustration I-3).
- When building the same plan, different elevation, on the same side of the street, two (2) lots must be skipped (see Illustration I-3).
- When building the same plan, different elevation, on both sides of the street, two (2) full lots must be skipped (see Illustration I-3).

The ARC reserves the right to reject an elevation that closely resembles that of a nearby home or in any way detracts from the overall street scene.

### Lot Coverage

- Buildings, driveways, walks and other structures shall not exceed 65 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.

### Required House Square Footages

- The following represents the minimum house square footage for each of the various lot sizes at Hawks Landing.

<u>Typical Lot Size</u>	<u>Minimum House Square Footage</u>
50' Wide	1,600 Square Feet
60' Wide	2,200 Square Feet

From time to time product types offered within Hawks Landing may vary from this chart. The developer reserves the right to modify these requirements accordingly. Changes to the Builder Guidelines will be made and the document will be re-issued at that time.

### 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 builder should refer to the Declaration and the recorded plat. 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 ARC 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.
- In instances where a utility easement is greater than the building line requirement, the greater setback shall apply.
- Typical setback lines for residential lots are as follows:
  - 25 foot front yard setback line.
  - 5 foot side yard setback line.
  - 10 foot side yard setback lines for side yard that is adjacent to the street right-of-way.
  - Cul-de-sac lots: 20 foot front yard setback line.
  - Detached garages have a three (3) foot side yard building setback line.
  - Rear yard setbacks for detached garages shall not extend beyond the recorded utility easement reflected on the appropriate recorded subdivision plat.

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

#### Garage Placement

- Attached garages may not face the side street and must be placed on the opposite lot side from the side street on corner lots.
- In all instances, each residence within Hawks Landing shall provide garage parking for a minimum of two (2) vehicles.
- Detached garages facing side streets are allowed except where conflicting with mailbox pad locations but must be attached to the principal residential structure by means of a covered walkway (see Illustration I-4). In no case shall a detached garage face a side street where there is a landscape reserve or within lots along Hawks Prairie Boulevard.
- 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 street.

#### 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 specific lot. Encroachment of structures upon the utility easement is prohibited.
- Generally, interior lots contain a 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.

#### Grading and Drainage

- 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 ARC 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 Hawks Landing 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 Hawks Landing. Emphasis is on quality of material, design and construction in order to promote well-crafted residences within the neighborhoods. The house footprint and the roof form should work together to provide variety and interest when viewed from the street. These Builder Guidelines allow for diversity in design and should produce a climate of individuality, while ensuring the architectural integrity of the community as a whole. It is preferred that Builders within Hawks Landing comply with the principles and guidelines of the "Green Builders" program.

#### Foundations

- Minimum slab elevations are typically 18" above street centerline, but 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.
- Prior to construction, a form survey should be undertaken to ensure that building setback lines are not violated.
- A soils test should be undertaken to ensure foundation quality prior to foundation construction.

#### Exterior Materials

- Samples of brick and paint color selections must be submitted to the ARC for approval.
- All single-family residences must be comprised of at least 60.0 percent masonry products, exclusive of windows, doors and other building openings. Houses which side or back up to a major thoroughfare, collector street, or the Hawks Prairie Boulevard Greenbelt shall have 60% masonry on the side or back elevation respectively, unless the architectural does not allow. In all cases, the entire front elevation and the entire first floor of the side or rear elevation shall be masonry.
- Masonry coverage should extend across the front elevation and proportionately around the sides and rear elevation of the building. For the purposes of these guidelines, masonry shall include brick, stone, manufactured stone, and stucco.
- The number of primary materials on the exterior will be limited to three (3), excluding roof shingles.
- Artificial, simulated or imitation exterior materials, with the exception of 'manufactured stone', are not permitted without approval of the ARC.
- Changes in materials should have a logical relationship to the changes in the form of the house. It is preferred that no material changes occur at an outside corner, whether front or rear of a residential unit.
- Brick

Brick 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 ARC.

Brick shall be light or dark ranges in earth tone to red colors unless otherwise approved by the ARC. Adjacent homes shall not have matching brick colors. White and grey brick are specifically excluded.

- Mortar Joints

All mortar joints shall be tooled; "slump" joints will not be allowed.

- Stone

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

- Wood

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

- Trim

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

- Siding

Siding material may be Hardi Board or Hardi Plank and is preferred to be of horizontal lap type. Vinyl, diagonal, plywood and particle board are prohibited. For the purposes of these guidelines, Hardi Board or Hardi Plank is not considered masonry and, as such, cannot be included within the percentage of masonry materials required.

- Metal

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

- 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. For the purposes of this document, drivet is not considered as stucco, and the use of drivet is hereby prohibited.

- Synthetic Materials

Synthetic materials such as metal siding or masonite may only be used with the approval of the ARC.

### Privacy Walls

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

### Window Treatment

- Wood or metal windows may be used. When metal windows are utilized, the finish shall complement 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 façade that is visible from the street or common amenity areas.
- The use of tubular steel ornamentation or burglar bars on the exterior of any window is prohibited.

### Roof Treatment

- Roofing materials used on all homes shall be of a weatherwood color.
- Wood shingles are strictly prohibited.
- Roofing materials will be 30 year warranty, architectural dimensional composition shingle.

### Rain Gutters and Drains

- The installation of rain gutters and drains is encouraged on all roof sections where runoff occurs which affects 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 for all downspouts.

### Form

- Gabled and hipped roofs of varying pitch throughout the residence is preferred. The minimum allowance of roof pitch shall be six (6) 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 ARC.
- Large front-facing gables are to be avoided unless they are broken into small scale elements.

### Chimneys

- Fireplace chimneys must be constructed of materials that match the home in style and color and must meet or exceed the chimney standards set forth in the Southern Building Code.

- All chimneys shall have an appropriate metal or masonry cap.

#### Exposed Roof Metal

- All stack vents and attic ventilators must be located on the side or rear slopes of roofs and mounted perpendicular to the ground plane. Vents and ventilators are not permitted on the front slopes of roofs. In cases where metal roofing is employed (following ARC 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.
- A minimum number of vent stacks may be allowed on the side roof section of the house upon approval of the ARC.

#### Skylights and Solar Collectors

- The location and design of all skylights shall be approved by the ARC. It is preferred that skylights not be located on any roof slope visible from public view.

#### Antennae and Satellite Dishes

- Antennae utilized in receiving or transmitting signals of any frequency are not allowed on or attached to the roof or chimney and must be screened from public view when placed anywhere on a lot.
- Satellite dishes no larger than eighteen (18) inches in diameter may be allowed or attached to the roof or chimney so long as the satellite dish cannot be seen from the public street right-of-way that fronts or sides the residential unit. In the event it is impossible to receive a signal from these locations, the receiving device may be placed in a visible location as approved by the ARC. The ARC may require screening of the satellite dish while not substantially interfering with reception.

#### Garages

- Garages, at a minimum, shall have an interior dimension of sufficient size to accommodate the storage of two (2) full size vehicles at the same time.
- All garage doors should be ornamental faux hinged door of metal design, manufacturer to be Garage Door Hardware Direct, LLC, 651-210-4859, Americana Series Pull & Strap Hardware Set or as approved by the ARC and painted with one color to complement the adjacent wall (see Illustration I-15). White garage doors are prohibited.
- It is preferred that garages on lots not be constructed adjacent to each other along an adjoining property line.
- Attached garages may provide two single doors of equal size, separated by a column, or one double door.
- All detached garages shall be one (1) story in height, except in those instances where application for variance is made with the ARC, and said variance is granted.

- Three (3) car garages are limited to those lots sixty (60) feet or more in width or special lots with a configuration which will allow placement of three (3) garages.
- Where allowed, each three (3) car detached garage shall have one (1) double door and one (1) single door separated by a column.
- For lots 60' wide and larger, it is preferred that attached garages (with garage doors that parallel the street) be recessed from the front facade of the house a minimum distance of three (3) feet.
- A detached garage must be connected to the residence by a breezeway or covered walk.
- Carports (porte cochere) constructed of the same building materials and as an integral part of the residence are acceptable. All other carports are prohibited.
- Windows with shutters or blinds may be required on the facade of a side or rear loaded attached garage to enhance the front elevation of the residence and the street scene.
- Garage doors containing windows are prohibited.
- Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- Attached garages cannot exceed the height or stories of the main dwelling.
- All lots backing or siding directly onto the Hawks Prairie Boulevard Greenbelt shall have attached garages.

#### Exterior Lighting Fixtures

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

#### Exterior Color Schemes

- All exterior colors must be submitted to and approved by the ARC. The palette of exterior colors for each residence shall be selected to complement, coordinate 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 not permitted. Paints or stains should be limited to a maximum of three (3) complimentary colors per residence.

#### Mechanical Equipment

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

#### Maintenance

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

#### IV. LOT ELEMENTS

##### Driveways

- The lot builder is required to build driveways into the street right-of-way to the paving. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape environment.
- All driveway locations must be approved by the ARC.
- It is the goal of these guidelines that no driveways shall be poured so that street inlets are in the paved apron. In the event that this becomes necessary, the builder of the home shall be responsible for the cost of the demolition and re-build of the inlet as required by Fort Bend County standards.
- 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 is encouraged, but must be approved by the ARC. Asphalt paving is prohibited.
- 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, slopes, and curb returns at driveway openings shall be adhered to.
- Driveways serving residences with attached side or rear loaded garages and/or detached garages shall be 10 feet minimum in width (see Illustration I-4).
- Driveways serving attached two car garages facing the street shall be 18 feet in width (see Illustration II-2).
- Driveways located on adjoining lot lines must have a minimum six (6) foot of separation between the driveways.
- Driveways shall be located no closer than three (3) feet from the side property line. Driveways located nearer than three (3) feet to a side property line must receive approval from the ARC.
- 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.
- Where water valves are located within driveway locations, they shall be raised or lowered to be level and flush with the driveway surface. Any work shall be in compliance with county regulations.
- Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- Driveway slope at apron shall be set to allow for the street sidewalk to pass through the driveway paving with less than a 2% cross slope as required in Fort Bend County.

- The use of circular driveways is discouraged and will only be allowed by the ARC where the size of the lot is such 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.
- Water meter boxes shall be relocated as required so that they do not fall within driveway or sidewalks locations. Coordinate for relocation by Municipal Utility District operator.

#### Sidewalks

- Sidewalks are required along both sides of local residential streets within Hawks Landing and are to be constructed by the builder in accordance with the specifications shown in Illustration I-5. All sidewalks shall comply with Fort Bend County Standards.
- Locations of sidewalks are not to be varied except where required to avoid existing trees or water line flushing valves.
- Where sidewalks deviate from a straight line, gentle radii, instead of abrupt curves and angles, shall be utilized.
- Cold joints are not permitted. Complete pours between expansion joints are required.
- Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustment of heights of utilities may be required. If adjustments are required, the builder will coordinate with the district operator for such adjustment.
- In most cases, curb ramps will be constructed by the Developer at all corner lots in accordance with the specifications shown in Illustrations I-6 and in compliance with Fort Bend County Standards. Should the builder be required to add a ramp or replace a ramp damaged by the home construction, it shall be done in conformance with Illustration I-6.
- 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.
- 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 of a detached garage product.
- Walkways to a unit which has an attached garage may tie the walkway to the driveway instead of extending the walkway to the public street.
- Walkways shall be constructed with unit masonry, quarried stone or concrete. The use of alternate materials shall require the approval of the ARC. Asphalt walkways are prohibited.
- In those instances where a walkway parallels the front or side elevation of a house, a planting area (a minimum four (4) feet in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate plant material.

- Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.
- Sidewalks shall not be visually or physically broken by crossing walkways.
- Meandering walks, fountains and statuary within the walk and front yard require ARC 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.
- Pools, spas, decks, fencing, etc. must comply with all applicable governmental guidelines and restrictions.
- Swimming pool appurtenances such as rock waterfall, sliding boards, etc. must not exceed six (6) feet in height.
- Pool walls and decking shall not encroach on recorded utility easements. It is recommended that contact be made with the Utility Coordinating Committee (UCC) prior to construction in or near utility easements.
- 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.
- Swimming pools, spas and accompanying decks and equipment must be screened from public view, including streets and common areas. Screening must be approved by the ARC.
- All other structures including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc. must be approved by the ARC and may require screening from public view.
- Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable.
- Pool structures that totally enclose the swimming pool area are discouraged and must receive approval from the ARC.
- Fencing around a pool or spa must contain self-closing, self-latching gates or locking gates.

### **Lot Fencing**

#### **General Guidelines**

- Prior to construction of any fencing, refer to the Overall Fencing Plan (Illustration I-2) for the correct fence type.
- 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 I-7).

- To ensure compatibility of fence design throughout the community, all fences visible from the street which do not conform to the Builder Guidelines must be approved by the ARC.
- Fence sides visible to the public must be the "finished" side.
- 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.
- One single-sided hinged gate with latch shall be installed in the most appropriate side yard (see Illustration I-9).
- 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 post spacing. Fences running parallel to the slope are not acceptable.
- Diagonal and horizontal fencing is prohibited.

#### **Typical Interior Lot**

- Typical interior lots require wood fences of at least six (6) feet in height to be constructed with quality (no used fencing) cedar and treated pine in accordance with the specifications (see Illustration I-7).
- Wood fences shall be installed on interior lot lines so that the "finished" side of the entire length of fence faces one lot or the other.

#### **Typical Corner Lot**

- The fencing located on the exterior lot side (lot side abutting the street) must be an upgraded wood fence with a trim cap (see Illustration I-10).
- 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.
- Corner lots containing driveways that have access to the side street shall be fenced in accordance with options shown in Illustration I-10.

#### **Corner Lots at Neighborhood Entrances with Landscape Reserves**

- The fencing located on the exterior lot side (lot side abutting the landscape easement) shall be the upgraded wood fence with a trim cap (see Illustration I-8).
- 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.

- In certain locations, the ARC may, at its discretion, require stone columns to be incorporated into the six (6) foot upgraded wood fence (see Illustration I-8). The specific locations where this detail is required are shown on the overall fencing plan (see Illustration I-2).

#### **Hawks Prairie Boulevard Greenbelt**

- The builder will fence the entire rear lot line of all lots backing onto the greenbelt with a 6' upgrade wood fence that conforms to the standards shown in Illustration I-8.
- Placement of fence gates within fences along the greenbelt are subject to approval by the ARC.

## V. LANDSCAPE DESIGN CRITERIA

The builder is responsible for landscaping all areas of lots 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 are 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.

- Plant material used for landscaping shall equal or exceed the requirements of the ANSI Z60.1 "American Standard for Nursery Stock" and shall be installed in accordance with the standards established by the "American Association of Nurserymen."
- The front lawn of each completed residence shall be completely sodded with St. Augustine grass. Seeding, and/or sprigging is prohibited.
- The following plant criteria applies to the front yard of all lots:
  - Two (2) trees, both of which must be hardwoods, such as Live Oak, 3" - 3 ½ minimum caliper trunk with a minimum height of 10-12 feet and a minimum canopy width of 5-6 feet.
  - Tree stakes must be made out of wood, two (2) inches in diameter by six (6) feet long.
  - Minimum planting bed specifications include:
    - Minimum planting bed width is five (5) feet from the house foundation. Curvilinear planting beds are encouraged.
    - Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 18 larger plants (minimum five (5) gallon), 30 smaller plants (minimum one (1) gallon) and two (2) 15 gallon plants.
    - 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.
    - All planting beds are to be mulched with 2" layer of shredded decomposed hardwood mulch.
    - The builder must submit landscaping plans or quantity lists of plants that deviate from these standards to the ARC for approval.

- 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.
- 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 landscape boulders are permitted.
- Builders are not required to landscape the rear yards with trees and shrubs, except for lots backing or siding onto the Hawks Prairie Boulevard Greenbelt. Refer to below for requirements with these lots.
- All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:
  - Mowing
  - Pruning
  - Weed control in lawns and planting beds
  - Adequate irrigation
  - Appropriate fertilization
  - Insect and disease control
  - Seasonal mulching of planting beds
  - Replacement of diseased or dead plant materials
  - Warranty of all planting materials

#### **Corner Lots**

Supplemental landscaping specifications for all corner lots include the following:

- Two (2) hardwood trees, 3" - 3 ½ caliper trunk, with a minimum height of 10-12 feet and a minimum canopy width of 5-6 feet or three (3) ornamental trees in 30 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 Illustration I-13). The trees shall not extend beyond the front elevation of the house.

#### **Hawks Prairie Boulevard Greenbelt Lots**

Supplemental landscaping specifications include the following:

- One hardwood 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 greenbelt.

#### **Screening**

Mechanical and electrical devices 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 drummondii	Drummond's 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
Lagerstroemia indica vars.	Crape Myrtle
Liquidambar styraciflua & vars.	Sweetgum
Ligustrum japonicum (tree form)	Wax Leaf Ligustrum
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
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  
 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.  
 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 suspensum

### Common Name

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

## 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.

### Common Name

Ajuga  
 Asparagus Fern  
 Crimson Pygmy Barberry  
 Holly Fern  
 Dwarf Gardenia  
 Algerian Ivy  
 English Ivy  
 Juniper

Liriope muscari & vars.  
 Lonicera japonica chinensis  
 Lonicera japonica "Halliana"  
 Nandina domestica "Harbour Dwarf"  
 Ophiopogon japonicus  
 Ophiopogon japonicus "Nanus"  
 Pyracantha "Red Elf"  
 Pyracantha "Ruby Mound"  
 Ruellia spp.  
 Trachelospermum Asiaticum  
 Trachelospermum asiaticum & vars.  
 Trachelospermum jasminoides & vars.

Liriope  
 Purple Japanese Honeysuckle  
 Hall's Honeysuckle  
 Harbour Dwarf Nandina  
 Monkey Grass  
 Dwarf Monkey Grass  
 Red Elf Pyracantha  
 Ruby Mound Pyracantha  
 "Katie" Ruellia  
 Asian Jasmine  
 Japanese Star Jasmine  
 Confederate Jasmine

## VINES

### Botanical Name

Bignoia capreolata  
 Clematis dioscoreifolia  
 Campsis radicans  
 Clytostoma callistegioides  
 Ficus pumila  
 Gelsemium sempervirens  
 Lonicera japonica chinensis  
 Lonicera japonica "Halliana"  
 Lonicera sempervirens & vars.  
 Millettia 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

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

## PERENNIALS

### Botanical Name

Aster frikarti  
 Chrysanthemum maximums vars.  
 Coreopsis spp. & vars.  
 Cyrtomium falcatum  
 Fern spp.  
 Gerbera jamesonii vars.  
 Hymenocallis spp.

### Common Name

Frikarti Aster  
 Shasta Daisy  
 Coreopsis  
 Holly Fern  
 Fern  
 Gerbera Daisy  
 Basketflower

Hemerocallis vars.  
Iris vars.  
Tulbaghia violacia

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  
Corpeopsis 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 ARC. Proposed sites will be reviewed on an individual basis and, therefore, no specific criteria will be developed. However, various items that 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 cluster setting for the model homes but also 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 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.

- The Builder Guidelines established for all residences in Hawks Landing shall be followed in model homes to ensure compliance when the models are sold. Temporary exceptions related to non-standard driveways, sidewalks, lighting, flags, flagpoles and other marketing related techniques will be considered by the ARC on an individual basis.
- Free-standing sales offices must be of permanent-type construction and comply with these Builder 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 ARC.
- Signage for model homes and/or model home parks shall be approved by the ARC.
- Planting beds that are extended from one lot to another shall be constructed in a manner to avoid blockage of side lot drainage.

## VII. SITE MAINTENANCE DURING CONSTRUCTION

During construction, each lot in Hawks Landing 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 designated in writing by the ARC. Guidelines developed by the Houston Clean Builder Program are available upon request from the developer or from Clean Houston.

### **Sediment Control**

Upon closing, the builder is required to obtain coverage under the current Texas Commission on Environmental Quality (TCEQ) NPDES General Permit for Storm Water Discharges from Construction Activities. The builder must implement and/or maintain the best management practices necessary to minimize storm water runoff pollution from entering the existing storm water facilities including, but not limited to, storm sewers, channels, detention ponds and lakes. The builder shall use every effort and method to ensure that no muddy or silted water, trash or debris enters any lake or channel environment.

Each builder is responsible for compliance with any and all applicable governmental regulations. Each builder is also responsible for sediment control compliance by all of his sub-contractors.

As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, one of two 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 ARC 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, or maintain that installed by the Developer:

- 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.
- Temporary sediment fencing may be constructed on the site out of wire mesh and burlap (see Illustration I-14), 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,

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

The builder shall exercise care during construction to avoid the removal of or damage to existing trees. The following procedures are to be utilized to ensure the survival and health of trees existing on site:

- 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 ARC unless located within five (5) feet of the building foundation or within two (2) feet of sidewalks, driveways or other flatwork. The ARC 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.
- A tree protection fence shall be erected around all trees with a caliper of six (6) inches or greater 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 ARC.
- 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.
- 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;
- 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**

Temporary buildings are permitted for use only during construction of permanent buildings, streets, utilities and driveways. The temporary buildings may be used only for a temporary sales office, 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 ARC. 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 Hawks Landing, it may be necessary to provide off-street parking for construction crews.

The developer will determine the location of the builder compound and the assignment of sites.

### **Clean Out Site**

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

## VIII. PLAN SUBMISSION AND APPROVAL

The official submittal of plans and specifications to the ARC is to provide a review process for conformance to the Builder Guidelines and standards adopted by the ARC. The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions. The design for residences must be approved in writing by the ARC before construction of a residence can begin.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the ARC prior to commencement of any on-site building or construction activity.

### Initial Review

The builder is required to submit an initial "one-time plan approval package" of all plans to be offered in Hawks Landing. This package shall include all items listed in Phases I and II below. Additionally, please provide typical landscape treatment for each lot size home and a palette of exterior brick colors, stone colors, etc. for pre-approval.

The builder is required to submit complete and accurate design and construction documents for examination by the ARC. Submittals are to be made in two phases prior to the construction of or any exterior improvement upon any residential lot or parcel.

Minimum submittal requirements for each phase are as follows (additional information is encouraged):

#### Phase I

- Plan Submittal Form (see enclosed)
- Schematic site plan including:
  - Site plan including location of trees greater than 8" in diameter
  - Building setbacks, easements and r.o.w. identification (survey)
  - Siting of improvements/fencing
- Preliminary plans including:
  - Floor plans @ 1/4 in. = 1'-0" minimum scale
  - Exterior elevations 1/4 in. = 1' - 0" minimum scale
  - Outline specifications describing all exterior materials to be used on the project

#### Phase II

- Construction documents and specifications including:
  - Final architectural plans of drawings listed under Phase I above
  - Site plan at appropriate scale
  - Final specifications
  - Submittals of material samples and color palette
  - Foundation designed and sealed by the Registered Professional Engineer

Submittal of floor plans at 1/8" scale is acceptable as long as detail is readable, otherwise a 1/4 scale plan will be required.

Each submittal shall consist of two (2) sets of prints and supplementary specifications. Only complete sets will be reviewed.

## On-Going Review

For repeat floor plans in Hawks Landing, the submittal of a complete package for ARC approval is not required provided the initial plan has received prior ARC approval. For repeat floor plans, the builder is required to submit a Plan Submittal Form which references the plan number, exterior elevation, materials and exterior trim colors, as well as any other items particular to the site not previously approved. In addition, a site plan must be provided which reflects the building footprint, setback requirements, building lines, driveway location and fence locations.

**The Builder or his agent has complete responsibility for compliance with all governing codes and ordinances.**

## Approval Time Lines

The ARC shall review and approve, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the Builder Guidelines.

The review and approval process shall not exceed the following time constraints:

### Initial Review

#### Phase I

Plan Submittal Form	
Schematic Site Plan	
Preliminary Building Development Plans	15 Days

#### Phase II

Construction Documents	15 Days
------------------------	---------

### On-Going Review - Production Product

Plan Submittal Form	
Schematic site plan	
Construction documents (if applicable) (if applicable)	10 Days

All time frames above are contingent upon receipt of a complete submittal package.

These shortened time frames, as compared to the Declaration, are being made available to the builders for initial construction and may be revoked.

Construction shall proceed only after approval of the final set of drawings and specifications. Changes that occur during actual construction that differ from approved drawings will require alterations at the builder's expense to restore compliance with approved drawings. No drawings are considered approved unless they are approved in writing by the ARC.

## Approval - Variances

The ARC reserves the right to authorize variances to the Builder Guidelines and/or any other of its guidelines or procedures when circumstances such as topography, natural obstructions, or aesthetic or environmental considerations require. No such variance shall (a) be effective unless in writing; (b) be contrary to the Declaration; or (c) prevent the ARC from denying a variance in other circumstances. Persons reviewing applications under these Builder Guidelines will change from

time to time, and opinions on aesthetic matters, as well as interpretation and application of the Builder Guidelines, may vary accordingly. In addition, it may not always be possible to identify objectionable features of proposed work until the work is completed, in which case it may be unreasonable to require changes to the improvements involved. The ARC may, however, refuse to approve similar proposals in the future. Approval of applications or plans for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, plans, or other matters subsequently or additionally submitted for approval.

## Project Directory

### Developer

Moody Simmons Katy Gaston, Ltd.  
3003 W. Alabama  
Houston, Texas 77098

### Engineer

GC Engineering, Inc  
2505 Park Avenue  
Pearland, Texas 77581

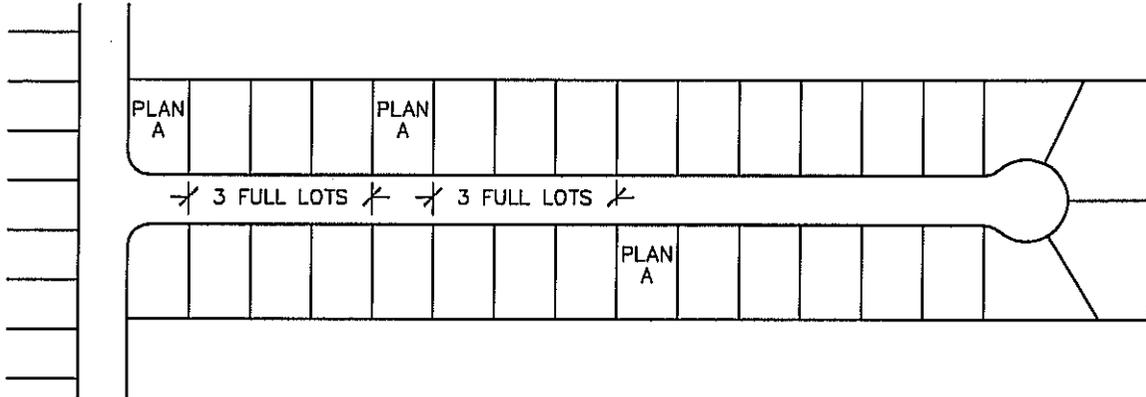
### Landscape Architect

KGA DeForest Design, LLC  
23501 Cinco Ranch Boulevard, Suite A-250  
Katy, Texas 77494

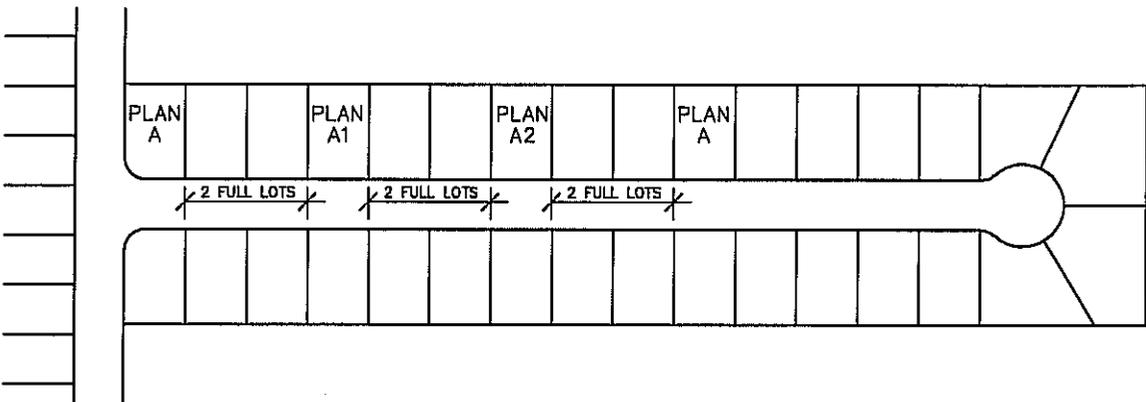




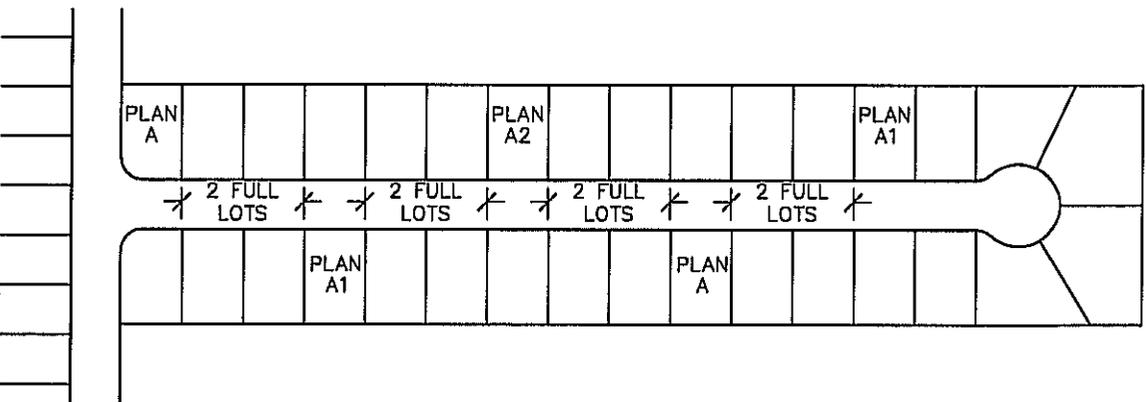
**1. SAME PLAN, SAME ELEVATION, SAME OR OPPOSITE SIDE**



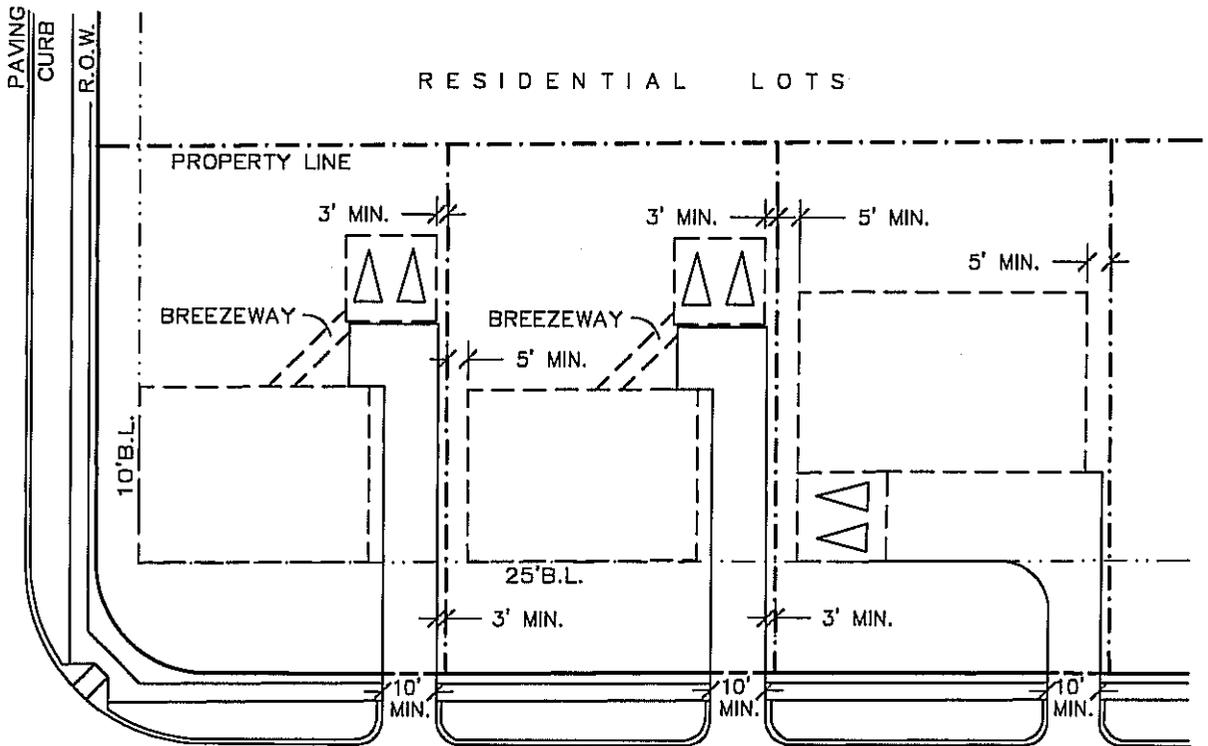
**2. SAME PLAN, DIFFERENT ELEVATION, SAME SIDE**



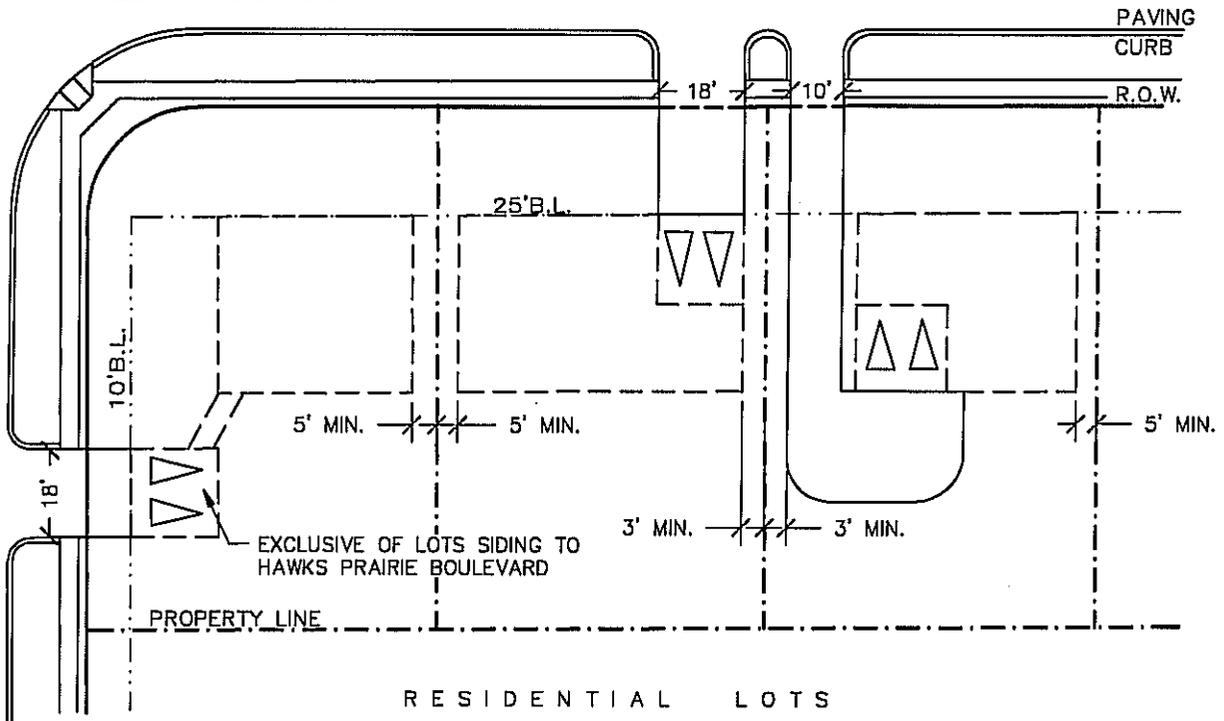
**3. SAME PLAN, DIFFERENT ELEVATION, OPPOSITE SIDE**



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



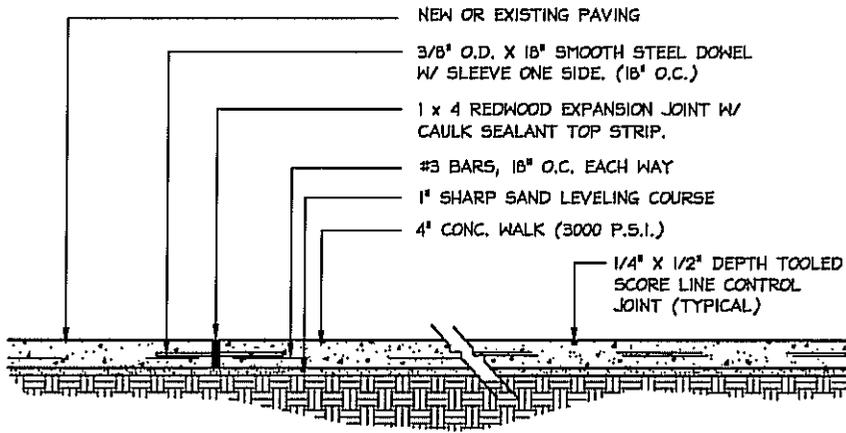
NOTE: SIDE-LOADED GARAGES ARE NOT ALLOWED IN SCENARIOS WHICH WOULD CONFLICT WITH MAILBOX PAD LOCATIONS



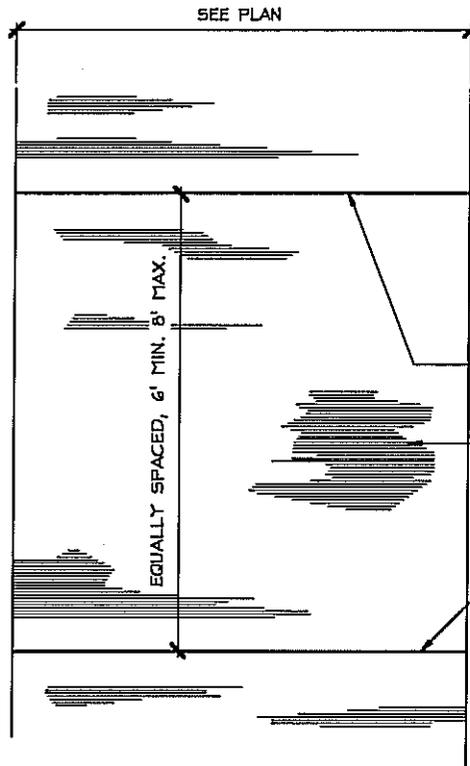
NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

## GARAGE AND DRIVEWAY PLACEMENT

ILLUSTRATION I-4



SECTION



PLAN

**NOTE:**

1. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO 1ST POUR AND BE ON SITE TO APPROVE CONCRETE WORK.
2. REFER TO PLANS FOR WIDTH'S OF WALK.
3. LOCATE EXPANSION JOINTS AT  
 18'-0" O.C. IN 6'-0" WALKS,  
 15'-0" O.C. IN 5'-0" WALKS &  
 16'-0" O.C. IN 4'-0" WALKS
4. LOCATE CONTROL JOINTS AT  
 6'-0" O.C. IN 6'-0" WALKS,  
 5'-0" O.C. IN 5'-0" WALKS &  
 4'-0" O.C. IN 4'-0" WALKS

1 x 4 REDWOOD EXPANSION JOINT WITH CAULK SEALANT STRIP

MEDIUM BROOM FINISH, PERPENDICULAR TO DIRECTION OF WALK

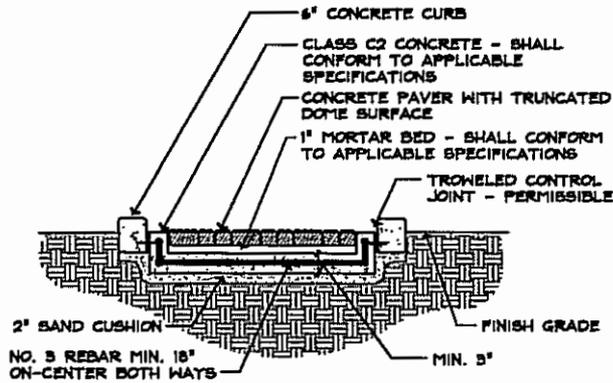
1/4" X 1/2" TOOLED CONTROL JOINT

SEE ILLUSTRATION IV-2 FOR HANDICAPPED RAMP DETAIL

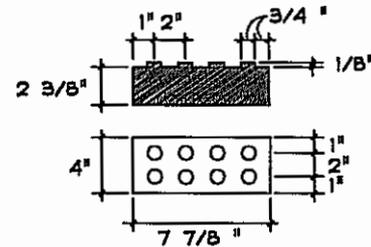
**NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.**

**SIDEWALK DETAIL**

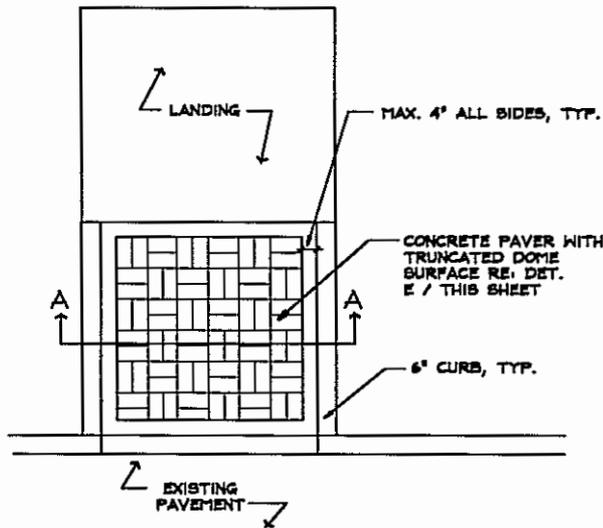
**ILLUSTRATION I-5**



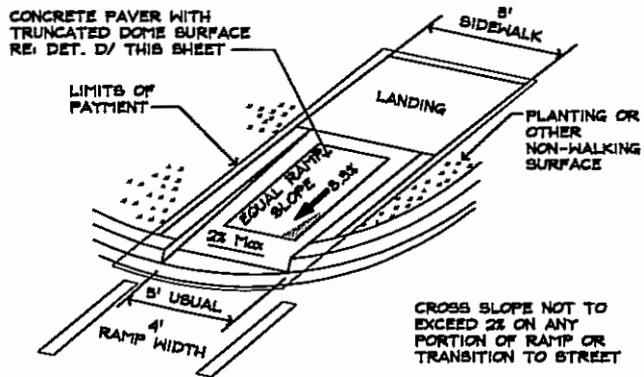
**SECTION A-A**



**CONCRETE PAVER WITH TRUNCATED DOME SURFACE**



**TRUNCATED DOME PATTERN CURB RAMP PLAN**

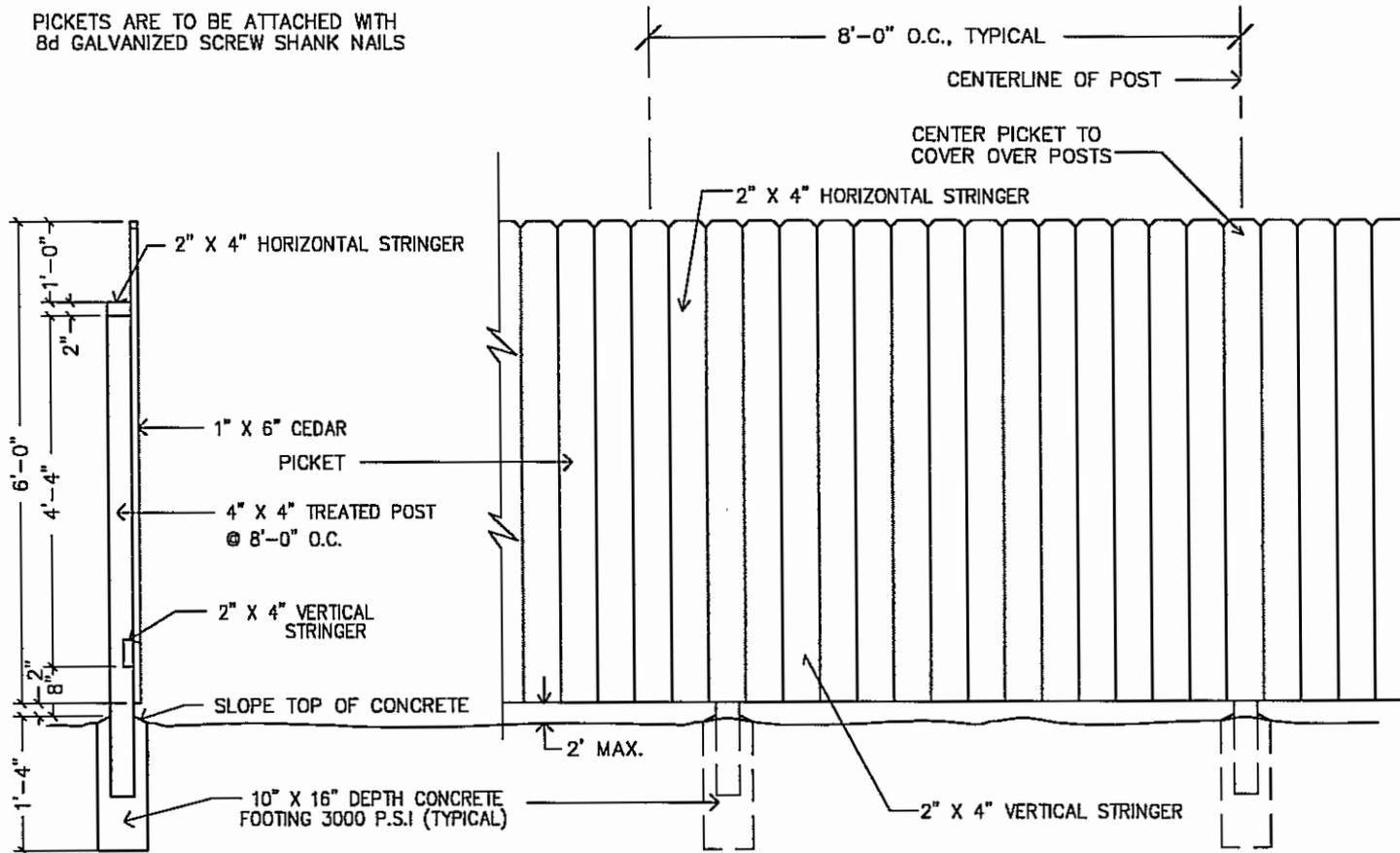


**DIRECTIONAL RAMP WITHIN RADIUS**

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

NOTES:

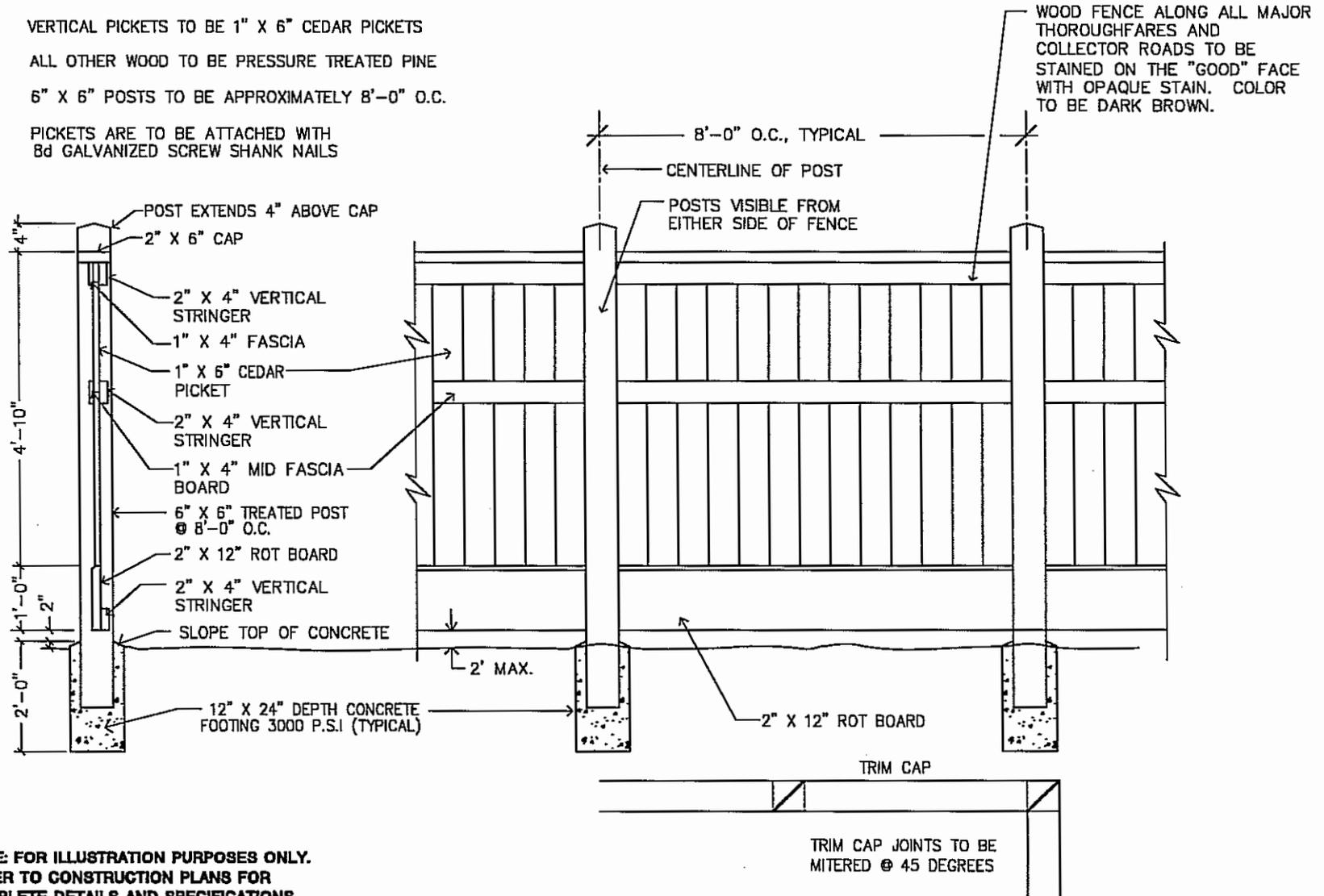
- 1) VERTICAL PICKETS TO BE 1" X 6" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 8'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 8d GALVANIZED SCREW SHANK NAILS



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

NOTES:

- 1) VERTICAL PICKETS TO BE 1" X 6" CEDAR PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 6" X 6" POSTS TO BE APPROXIMATELY 8'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 8d GALVANIZED SCREW SHANK NAILS



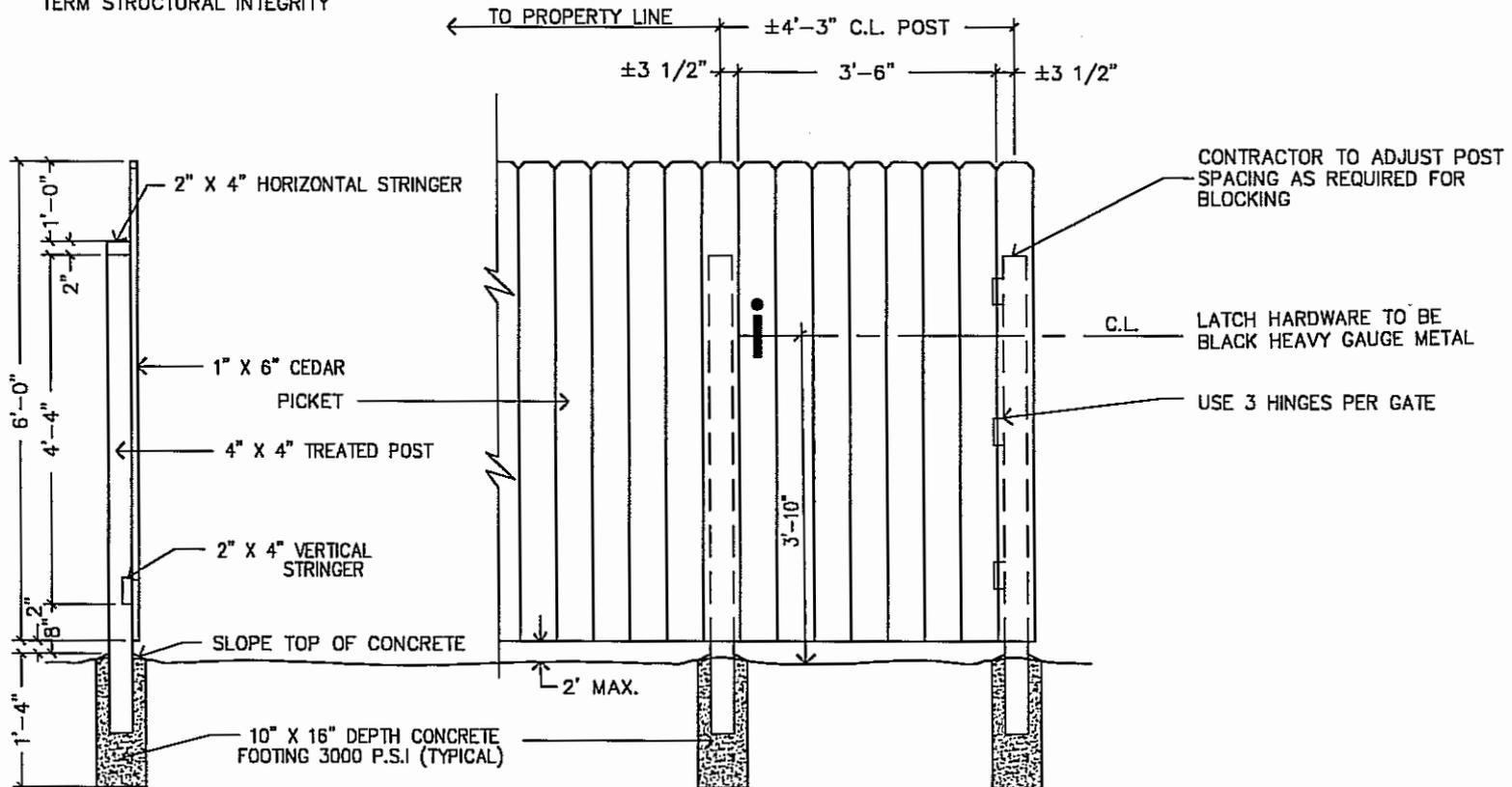
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

**6' UPGRADED WOOD FENCE**

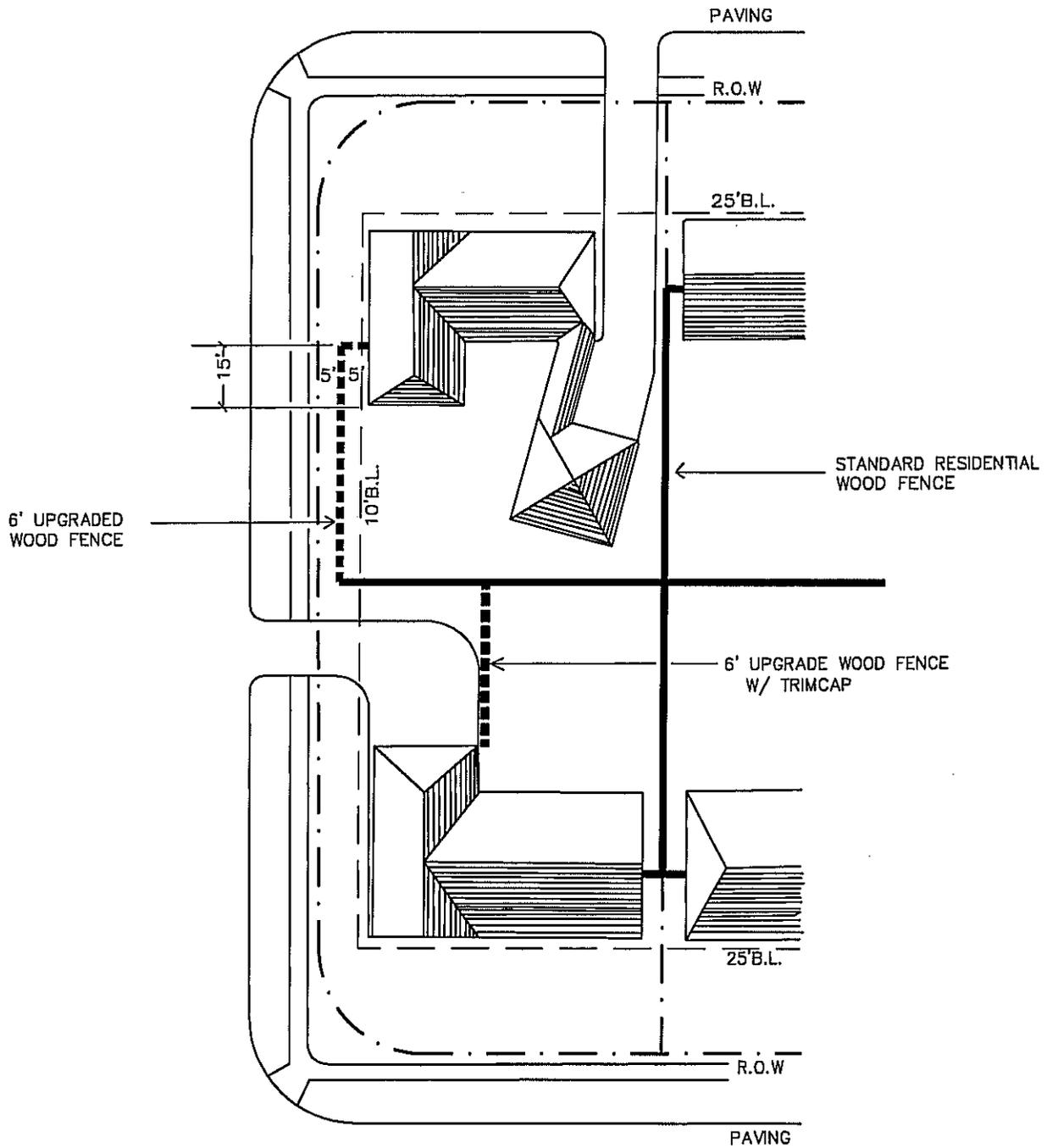
**ILLUSTRATION I-8**

NOTES:

- 1) VERTICAL PICKETS TO BE 1" X 6" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) PICKETS ARE TO BE ATTACHED WITH 8d GALVANIZED SCREW SHANK NAILS
- 4) 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.



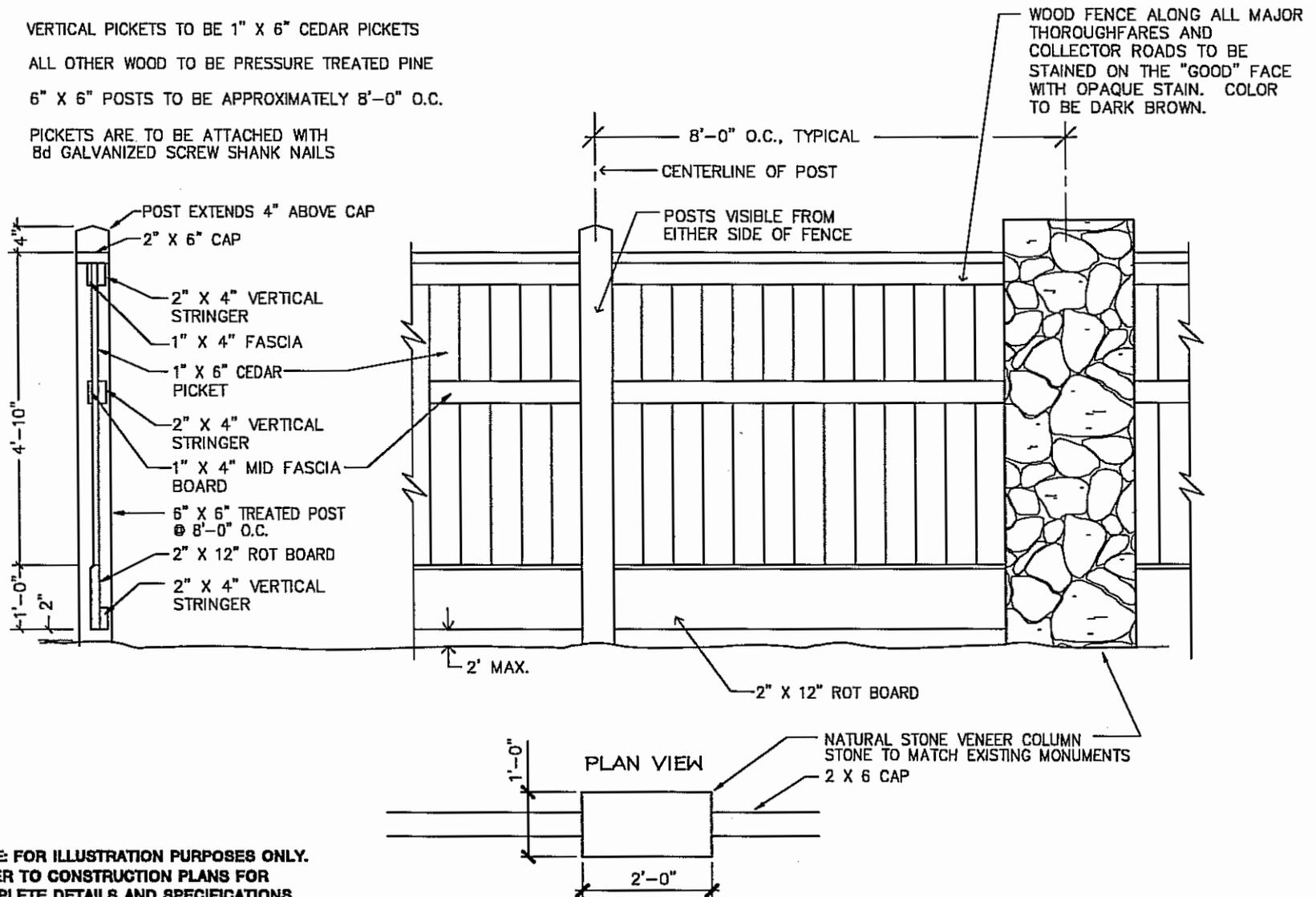
NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
 REFER TO CONSTRUCTION PLANS FOR  
 COMPLETE DETAILS AND SPECIFICATIONS.

**SIDELOT FENCING SETBACK/  
 CORNER LOTS**

**ILLUSTRATION I-10**

NOTES:

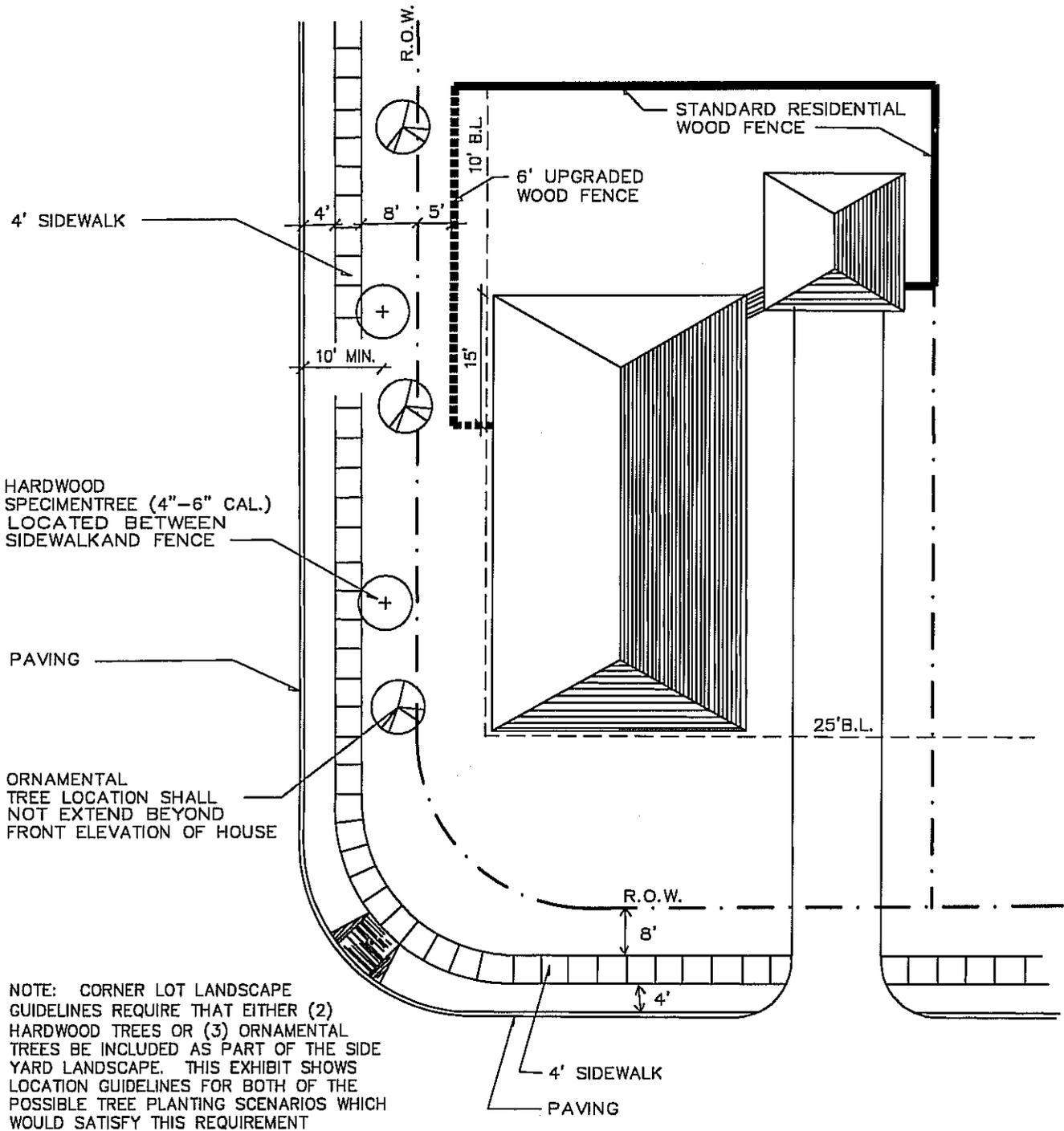
- 1) VERTICAL PICKETS TO BE 1" X 6" CEDAR PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 6" X 6" POSTS TO BE APPROXIMATELY 8'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 8d GALVANIZED SCREW SHANK NAILS



**6' UPGRADED WOOD FENCE WITH  
STONE COLUMNS**

**ILLUSTRATION I-11**

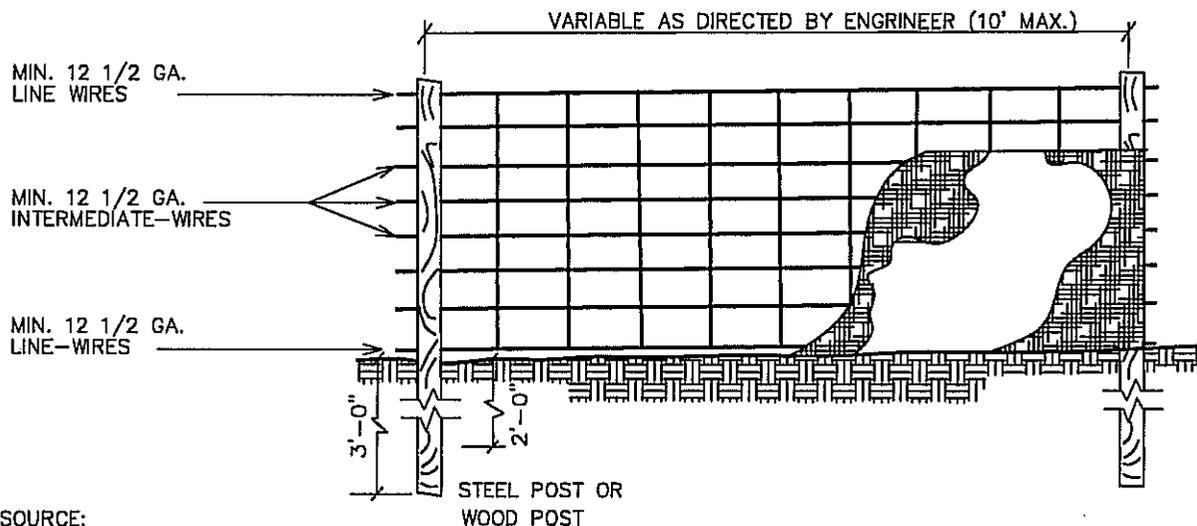




**NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.**

## **CORNER LOT LANDSCAPING**

**ILLUSTRATION I-13**



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

**GENERAL NOTES:**

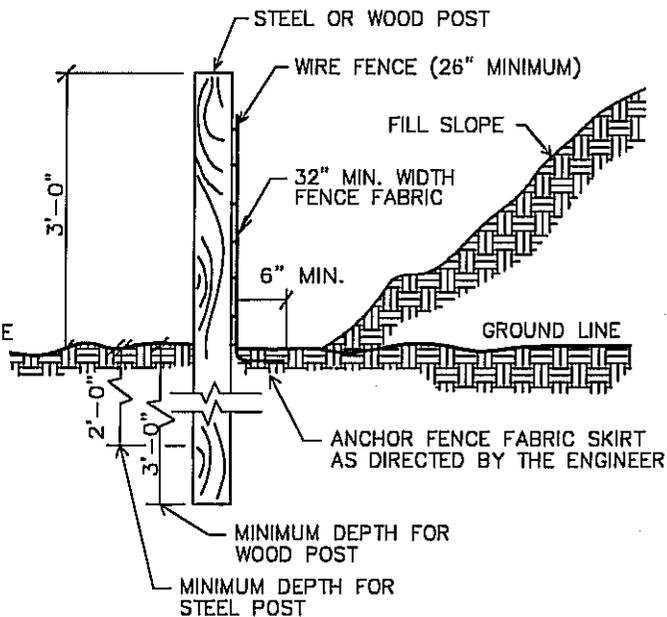
FENCE FABRIC SHALL BE MINIMUM 32" WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

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. MIRAFI 140 OR EQUIVALENT MAY ALSO BE USED.

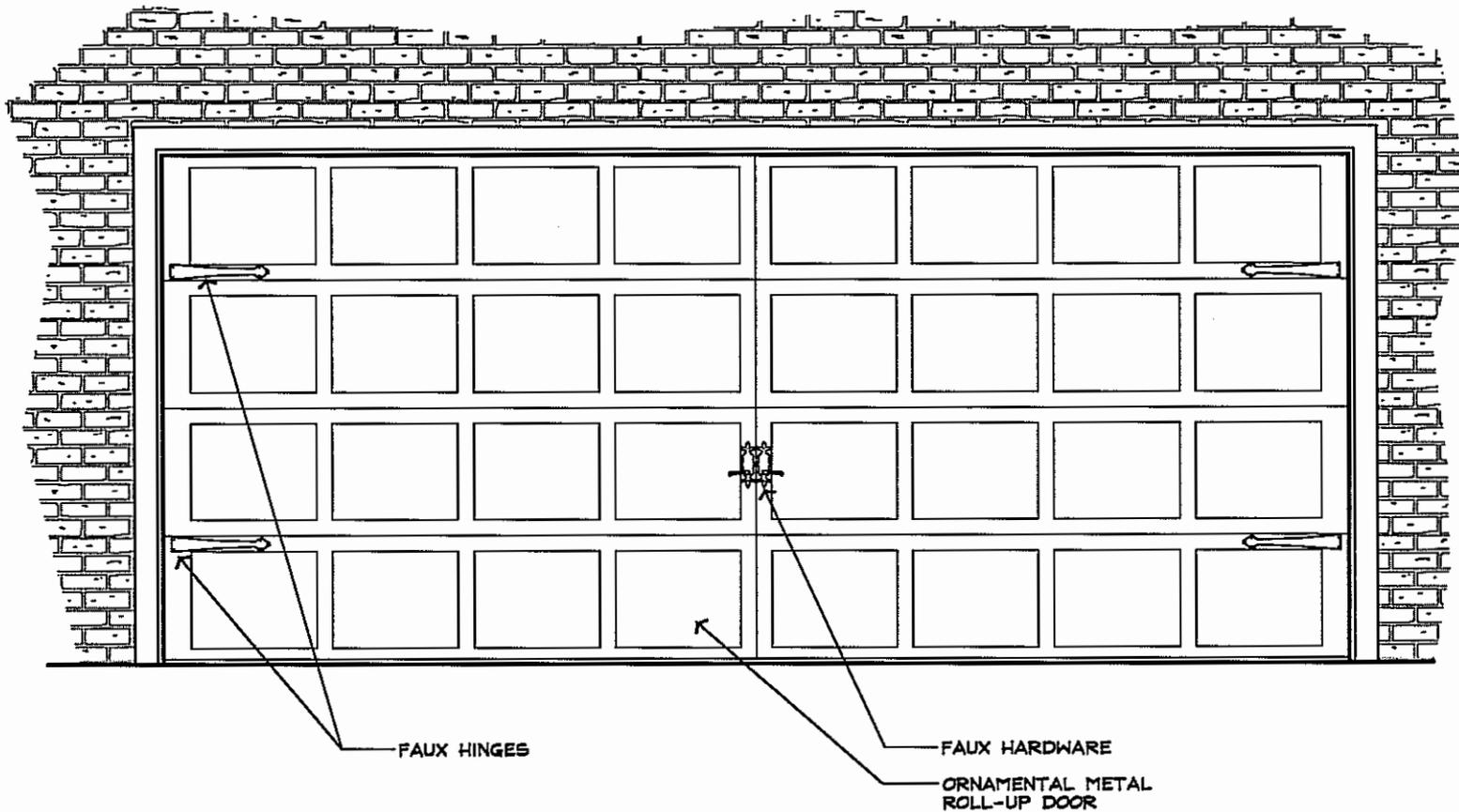
STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

WOOD POST SHALL BE 6 TO 7 FEET IN HEIGHT AND 3 TO 4 INCHES IN DIAMETER.

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.**



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COMPLETE DETAILS AND SPECIFICATIONS.

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**FAUX HINGED METAL GARAGE DOOR**

**ILLUSTRATION I-15**