

**FALCON RANCH
RESIDENTIAL
BUILDER GUIDELINES**

May, 2001

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Table of Contents

I.	Introduction	
	Master Plan.....	4
	Architectural Review Committee	4
	Intent of Guidelines	4,5
II.	Site Planning Criteria	
	Living Areas	6
	Site Massing and Exterior Elevations	6
	Housing Plan and Elevation Repetition.....	6,7
	Lot Coverage	7
	Building Setback Lines.....	7
	Residential Lot Setback Lines	7
	Garage Placement	8
	Utility Easements	8
	Grading and Drainage	8
III.	Architectural Design Criteria	
	Living Area.....	9
	Foundations	9
	Exterior Materials.....	9, 10,11
	Privacy Walls.....	11
	Window Treatment.....	11
	Roof Treatment.....	11,12
	Garages	12,13
	Exterior Lighting Fixtures	13
	Exterior Color Schemes	13
	Mechanical Equipment.....	13
	Maintenance	14
IV.	Lot Elements	
	Driveways	15
	Sidewalks.....	15,16
	Walkways.....	16
	Pools, Decks and other Structures.....	16,17
	Lot Fencing	17
	Typical Interior Lot.....	17,18
	Typical Corner Lot	18
	Corner Lot at Neighborhood Entrance.....	18
	Landscape Reserve / Recreation Center	18
V.	Landscape Design Criteria	
	Landscape Standards.....	19,20
	Corner Lot Landscaping	20
	Landscape Reserve / Recreation Center Lots.....	21
	Screening.....	21
	Plant List.....	21,22,23,24

VI.	Model Home Parks/Sales Center	
	Location	25
	Site Improvements.....	25
VII.	Site Maintenance During Construction	
	Sediment Control	26
	Protection of Existing Trees and Development.....	26,27
	Temporary Buildings	27
	Clean Out Site	27
VIII.	Plan Submission and Approval	
	Plan Review.....	28
	Plan Approval	29
	Directory	29

LISTING OF RESIDENTIAL ILLUSTRATIONS

- I-1 Master Plan

- II-1 Housing Plan and Elevation Repetition
- II-2 Garage and Driveway Placement

- IV-1 Sidewalk Detail – 4'
- IV-2 Handicap Ramp Detail
- IV-3 Standard Residential Wood Fence
- IV-4 6' Upgraded Wood Fence
- IV-5 Standard Residential Hinged Gate
- IV-6 Sidelot Fencing Setback / Corner Lots
- IV-7 6' Upgraded Wood Fence with Brick Columns
- IV-8 Tubular Steel Fence Detail
- IV-9 Standard Residential Wood Fence – Transition to Metal Fence
- IV-10 6' Upgraded Wood Fence with Brick Columns – Transition to 5' Metal Fence
- IV-11 Overall Fencing Plan

- V-1 Corner Lot Landscaping

- VII-1 Temporary Sediment Control

***** THESE 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 GUIDELINES.
COPIES WILL BE MADE AVAILABLE UPON REQUEST TO THE ARC.**

FALCON RANCH RESIDENTIAL BUILDER GUIDELINES

I. INTRODUCTION

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

Master Plan

Falcon Ranch encompasses more than 270 acres of land which is located 25 miles west of downtown Houston. Falcon Ranch has been planned to include multiple land uses in a coordinated suburban setting with the potential to provide homesites to over 800 families. 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 Falcon Ranch is a dynamic document subject to refinement and modification as project development occurs. The neighborhoods within Falcon Ranch are served by an integrated street system. The hierarchical network of major thoroughfares, collector streets, and local streets are designed to provide convenient and efficient vehicular access throughout the community.

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

Architectural Review Committee

The Falcon Ranch Architectural Review Committee (ARC) is composed of representatives selected by Falcon Grove, Ltd. The ARC has authority to promulgate and administer standards, rules and regulations governing the planned development and improvement of all tracts within Falcon Ranch.

Intent of Guidelines

The Residential Design Guidelines are intended for the use of the various developers/builders in the Falcon Ranch 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. Falcon Grove, Ltd. is not liable for the character of actual construction, safety or suitability to the purposes intended.

Through the use of design guidelines and other criteria, the design philosophy of Falcon Ranch will be implemented. The ARC shall review and approve the plans and specifications of each structure, building or addition proposed to enforce the guidelines and restrictions. The goal of the ARC is to create an architectural environment that conforms to the basic principles of quality design while maintaining phasing aesthetic relationships of building-to-site and building-to-building within Falcon Ranch.

The Residential Builder Guidelines contain the construction and development standards adopted by Falcon Ranch Community Association, Inc. and implemented through an Architectural Review Committee (ARC). Prior to commencing design of a project, the property deed, the recorded subdivision plat and the "Covenants, Conditions and Restrictions" should be referred to. In addition, Falcon Ranch is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, subject to Houston's development ordinance and any other ordinance which Houston may, by law, extend outside its corporate limits. 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 of Covenants, Conditions and Restrictions for Falcon Ranch, all original construction, replacements, repairs and/or restorations of any improvements or any part thereof or property within Falcon Ranch are subject to the prior approval of the Architectural Review Committee ("ARC") and must comply with all guidelines which may change from time to time, as deemed necessary and appropriate in the sole discretion of the ARC.

Falcon Ranch is located in Fort Bend County, which also has development regulations, including curb cut and driveway standards.

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

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

Falcon Ranch Community Association, Inc. reserves the right to modify or change these guidelines where and when it deems necessary. The ARC has the right to grant variances, and if of a minor nature, in its sole discretion, the ARC may do so without a written notice. The ARC may not grant a variance where the restriction or requirement is enforced by means of city ordinance or county enforcement.

II. SITE PLANNING CRITERIA

These guidelines are not intended to limit the creativity of the builders in their design or construction. The design of each residence should inspire a sense of individuality while fitting into the overall sense of community.

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.

The residential areas within Falcon Ranch are designed to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. Developing a "street scene" requires builders to coordinate their architectural designs and landscaping styles in a manner that displays street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance.

Living Areas

- In order to enhance the distinction between single-family detached housing of given neighborhoods, living area square footage requirements shall be adhered to unless otherwise approved by the ARC. The living area requirements must meet or exceed the minimum requirements set forth in the Declaration of Covenants, Conditions and Restrictions for each section and may only be modified by the ARC.

Site Massing and Exterior Elevations

- If possible, corner lots are to be single story residences, or the single story portion of a double story residence should be placed nearest the corner. Where a single story occurs next to a double story residence, the common single story elements should be adjacent to each other. Whenever possible, all single story residences should include some variation of the ridge line.
- 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, 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.
- Corner lots, which are located at the principal entry of each neighborhood, shall contain a single story residence. Because of its high visibility from the adjoining collector street, strict control over site elements such as exterior materials, residence orientation and driveway location will be determined by the ARC.
- In the event that a two-story residence is constructed on a corner lot located at a principal entry, both elevations of the house facing each street must be covered with brick or permitted masonry.

Housing Plan and Elevation Repetition

The following three scenarios represent the Falcon Ranch guidelines for determining when a plan and elevation can be repeated within a subdivision.

- Four (4) full lots must be skipped when building the same plan, same elevation, on the same side of the street or on both sides of the street (see Illustration II-1). In addition to the above the brick and trim colors should differ significantly from the initial housing plan.
- Three (3) lots must be skipped when building the same plan, different elevation, on the same side of the street (see Housing Plan and Elevation Repetition Illustration II-1).
- Two (2) full lots must be skipped when building the same plan, different elevation, on both sides of the street (see Housing Plan and Elevation Repetition Illustration II-1).
- 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.

Building Setback Lines

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

Residential Lot Setback Lines

- Typical lots, 25 foot front yard setback line.
- Typical lots, 5 foot side yard setback line.
- Typical corner lots, 10 foot side yard setback lines for side yard that is adjacent to the street right-of-way.
- Typical cul-de-sac lots, 20 foot front yard setback lines.
- Detached garages, where allowed, 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.
- Pools, spas, decks and walkways located in the rear yard are not considered building encroachments to the 5' side setback lines. However, a planted landscaped area of a minimum three (3) feet in width must be maintained between the property line and the aforementioned structures.

Garage Placement

- Attached garages may not face the side street and must be placed on the opposite lot side from the side street on corner lots. The lone exception to this is a rear loaded attached garage (see Illustration II-2).
- In all instances, each residence within Falcon Ranch shall provide garage parking for two (2) vehicles.
- Detached garages facing side streets are allowed, but must be attached to the principal residential structure by means of a covered walkway (see Illustration II-2).
- Driveways and garages are to be placed near the property line farthest from the entry street, when a lot sides onto a neighborhood entry street or collector/loop street.
- Detached garages are not permitted on lots that back onto a greenbelt area.
- When the side of a lot is exposed to a greenbelt area, a detached garage may be allowed provided that the garage is 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. 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 Falcon Ranch 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 Falcon Ranch. Emphasis is on quality in material, design and construction in order to promote well-crafted residences within the various neighborhoods. The house footprint and the roof form should work together to provide variety and interest when viewed from the street. These guidelines allow for diversity in design and should produce a climate of individuality, while ensuring the architectural integrity of the community as a whole.

Living Area

- Living area requirements must meet or exceed the minimum requirements set forth in the Declaration of Covenants, Conditions and Restrictions for each section, which may only be modified by the ARC.
- Living area is to be calculated as the total square footage of any single-family residence exclusive of open porches, attics and garages.

Foundations

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

Exterior Materials

- Samples of all finished materials must be submitted to the ARC for approval.
- All single-family residences on lots with less than eighty (80) foot of frontage, at a minimum, must be comprised of at least 51.0 percent masonry products, exclusive of windows, doors and other building openings. The percent of masonry shall be increased to 65.0 per cent on single-family residences placed on lots with eighty foot (80') of frontage or more, as reflected on the recorded plat.
- Masonry coverage should extend across the front elevation and proportionately around the sides and rear elevation of the building.
- The number of primary materials on the exterior will be limited to three (3) not including roof shingles.
- Artificial, simulated or imitation exterior materials shall not be permitted without approval of the ARC.

- Changes in materials should have a logical relationship to the changes in the form of the house. No material change should ever occur on an outside corner, whether front or rear of a residential unit.
- Exterior building materials for single-family residences within Falcon Ranch must comply with the following standards and/or guidelines.

- **Brick**

Brick used on residences in Falcon Ranch shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards For Brick compiled by the American Society for Testing and Materials under designation C216-87. Copies may be obtained from the ARC.

Brick shall be light or dark ranges in earth tone colors.

- **Mortar Joints**

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

- **Stone**

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

- **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 be hardi board or hardi plank and must be on horizontal lap type. Vinyl, diagonal, board and batten, plywood and particle board are prohibited. Hardi Board or Hardi Plank is not considered masonry and, as such, it 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, therefore, the use of drivet is hereby prohibited.

- **Synthetic Materials**

Synthetic materials such as metal siding, masonite and vinyl siding 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 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 greenbelt/lake area.
- The use of tubular steel ornamentation or burglar bars on the exterior of any window is prohibited.

Roof Treatment

- Roofing materials used on all production homes shall be of a weatherwood and charcoal color range.
- Wood shingles are strictly prohibited.
- Roofing materials will be 240# minimum 25 year warranty shadow profile composition shingle.

Rain Gutters and Drains

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

Form

- Gabled and hipped roofs of varying pitch throughout the residence is preferred. The minimum allowance of roof pitch shall be four (4) in twelve (12), except where a garden or deck is called for. Mansard roofs and other types of raised roof forms may only be used with special permission of the ARC.
- Large front-facing gables are to be avoided unless they are broken into small scale elements.

Chimneys

- Fireplace chimneys placed on the backside of the roof of the 55' and 65' wide lots, as reflected on the recorded plat, may be constructed of an approved non-masonry material as determined by the ARC.
- Fireplace chimneys placed on the backside of the roof of the 80' lots, as reflected on the recorded plat, must have brick on the three faces of the chimney exposed away from the roof line. The side of the chimney closest to the roof may be of a non-masonry material as determined by the ARC.
- Fireplace chimneys located in the interior portion of a dwelling unit must be constructed of materials that match dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.

Exposed Roof Metal

- All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. In cases where metal roofing is employed (following 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. No skylights shall be allowed 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.

Garages

- Garages, at a minimum, shall have an interior dimension of twenty feet (20') by twenty feet (20') and be able to accommodate the storage of two (2) full size vehicles at the same time.
- All garage doors should be of metal design and colored to complement the adjacent wall.
- Attached garages which offer the storage of three (3) vehicles must be designed in a manner which two (2) of the spaces are attached one in front of the other. This design criteria can only be utilized upon verification that the minimum livable area as defined herein has not been violated and upon receipt of specific approval by the ARC.
- Garages on lots shall not be constructed adjacent to each other along an adjoining property line.

- Attached garages situated on lots having less than eighty (80) feet of frontage along a public street may provide two single doors of equal size separated by a column or one double door.
- Lots having eighty (80) feet or more of frontage along a public street may utilize a three (3) car detached garage.
- 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.
- Each three (3) car detached garage shall have one (1) double door and one (1) single door separated by a column.
- All lots having eighty (80) feet or more of frontage along a public street will comply with the following criteria relative to the types of garages to be placed onto said lot:
 - Two-thirds (2/3) of all lots shall provide detached garages onto said lot.
 - One-third (1/3) of all lots shall provide attached garages onto said lot.
 - No more than one-half (1/2) of the lots controlled by the one-third (1/3) restriction may face or front onto the public street.
- Attached garages situated on a lot having eighty (80) feet or more of frontage along a public street right-of-way in which the garage doors parallel the public street, the garage shall be recessed from the principle residential structure a distance of not less than five (5) 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 garages 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 residential lots main dwelling in height nor stories.

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 strongly discouraged and may be

used only by special approval of the ARC. Paints or stains should be limited to a maximum of 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 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 suggest visual deterioration of a residence.

IV. LOT ELEMENTS

Driveways

- The lot builder is required to build driveways into the street right-of-way. All driveway locations must be approved by the ARC. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape environment.
- Driveways may be paved with concrete or unit masonry although use of materials should be consistent with the architectural character of the entire neighborhood. The use of stamped or colored concrete, interlocking pavers, brick pavers and brick borders are encouraged, but must be approved by the ARC. Asphalt paving is prohibited.
- 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 serving residences with attached side or rear loaded garages and/or detached garages shall be 10 feet in width (see Illustration II-2).
- 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.
- Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- The use of circular driveways is discouraged and will only be allowed by the ARC where the width of the lot is sixty five (65) feet or greater and further that the builder requesting such driveway can demonstrate that there exists a minimum of fifteen (15) percent of green space within the front yard area. Under no circumstance may an entire front yard be paved as a driveway.
- The developer will determine the driveway placement for each lot.

Sidewalks

- Sidewalks are required along both sides of local residential streets within Falcon Ranch and are to be constructed by the lot builder in accordance with the specifications shown in illustrations IV-1 and IV-2.
- Locations of sidewalks are not to be varied except where required to avoid existing trees or flush 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 may be required. If adjustments are required, the builder will coordinate with the district operator for such adjustment.
- Curb ramps shall be constructed by the lot builder at all corner lots in accordance with the specifications show on Neighborhood Street Sidewalks Illustration.
- 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, side or rear elevation of a house, a planting area (a minimum two (2) feet in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover.
- 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, after the ARC has reviewed and approved the construction documents.
- Swimming pool appurtenances such as rock waterfall, sliding boards, etc. must not be over 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 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 the streets, and other 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 or locking gates.

Lot Fencing

- The builder shall be responsible for installing a fence along the rear and side property lines of each residence, except where specifically stated otherwise, in conformance with the standards adopted for each lot type. When fences of differing heights or materials abut, the tie-ins must be in compliance with accepted fencing standards (see Standard Residential Wood Fence Illustrations IV-3 and IV-4).
- The following fencing standards apply to all residential lots within Falcon Ranch. However, due to the location of certain lots, the overall fencing plan should be consulted prior to any fence construction (see Illustration IV-11).
- The following represents minimum fencing requirements for subdivisions where production homes or semi-custom homes are built. To ensure compatibility of fence design throughout the community, all fences visible from the street which do not conform to the residential design guidelines must be approved by the ARC. The ARC may establish separate standards for neighborhoods containing custom or estate homes.
- 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 IV-5).
- 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.
- Diagonal and horizontal fencing is prohibited.
- The following information represents the fencing standards for the different lot types found within Falcon Ranch.

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 IV-4).
- Wood fences shall be installed in eight (8) foot panels and exposed rails along one common interior lot line 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 street) must be an upgraded wood fence with a trim cap (see Illustration IV-4).
- 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 IV-6.

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-6).
- 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 brick columns to be incorporated into the six (6) foot upgraded wood fence (see Illustration IV-7). The specific locations where this detail is required is shown on the overall fencing plan (see Illustration IV-II).

Landscape Reserve / Recreation Center

- The entire rear yard of all lots backing onto a landscape reserve will be fenced with an upgraded wood fence with a trim cap (see Illustration IV-4), or an upgraded wood fence with brick columns (see Illustration IV-7) in accordance with the Master Fencing Plan (see Illustration IV-II).
- Where lots side onto a landscape reserve, a six (6) foot upgraded wood fence with trim cap must be constructed along the common property line between the landscape reserve and such lots from the rear property line to a point fifteen (15) feet behind the front elevation of the house (see Illustration IV-6).
- The entire rear yard of all lots backing or siding the Recreation Center with a six (6) foot upgraded wood fence with brick columns (see Illustration IV-7).
- The placement of fence gates within either the upgraded wood fence with trim cap or the upgraded wood fence with brick columns is prohibited.
- In those instances where a tie-in or intersection occurs between a five (5) foot tubular steel fence and a six (6) foot standard residential fence or a six (6) foot upgraded wood fence with brick columns, the tie-in or intersection of these fences shall be done in accordance with the

criteria set forth by the standard residential wood fence transition to tubular steel fence (Illustration IV-9) and/or the six (6) foot upgraded wood fence brick column with five (5) tubular steel fence (Illustration IV-10).

V. LANDSCAPE DESIGN CRITERIA

The residential lot builder is responsible for landscaping all areas on his/her property and the portion of the street right-of-way between the property line and the street curb. Plantings other than groundcovers and low growing ornamentals between the street curb and the paved sidewalk is discouraged in order to preserve adequate sight lines for motorists. Automatic irrigation systems for all residential lots is encouraged, but not required. Installation of all landscaping must occur immediately upon occupancy of the house or within 30 days after completion of construction, whichever occurs first. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards.

Landscape Standards

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

- 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.
- For lots having a frontage of less than eighty (80) feet in width, the following shall apply.
 - Two (2) trees, one of which must be a hardwood, with a minimum four (4) inch caliper when measured six (6) inches above grade shall be planted in the front yard. Minimum tree height is 10 feet, minimum branch spread is 60 inches.
 - 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 two (2) 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 15 larger species (minimum five (5) gallon), 30 smaller species (minimum one (1) gallon) and three (3) 15 gallon specimens.
 - 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 shredded 2" pine bark.
- For lots having a frontage or eighty (80) foot or more in width, the following shall apply.
 - Three (3) trees, two of which must be hardwoods with a minimum four (4) inch caliper when measured six (6) inches above grade shall be planted in the front yard. Minimum tree height is 10 feet, minimum branch spread is 60 inches.
 - 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 is three (3) 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 20 larger species (minimum five (5) gallon), 40 smaller species (minimum one (1) gallon) and four (4) fifteen gallon specimens.
 - The builder must submit landscaping plans or quantity lists on shrubbery plant that deviates from these standards to the ARC for approval.
 - The number of plants shall be appropriate for the size planting bed. A maximum of seven (7) different species may be utilized within a front yard.
 - All planting beds are to be mulched with 2" shredded pine bark.
- 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 boulders are permitted.
- Builders are not required to landscape the rear yards with trees and shrubs, except for landscape/reserve and recreation center lots. Sodding or sprigging (using St. Augustine Grass) is required for the rear yard areas that are not landscaped.
- All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:
 - 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; and,
 - Warranty of all planting materials.

Corner Lots

Supplemental landscaping specifications for all corner lots include the following:

- Two (2) hardwood trees, with a minimum four (4) inch caliper when measured six (6) inches above grade or three (3). Small case 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 V-1). The trees shall not extend beyond the front elevation of the house.

Landscape Reserve / Recreation Center Lots

Supplemental landscaping specifications for all landscape reserve/recreation center lots include the following:

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

Screening

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

Plant list

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

RESIDENTIAL LOT MASTER PLANT LIST

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Carya illinoensis & vars.	Pecan
Cercis canadensis & vars.	Redbud
Crataegus marshallii	Parsley Leaf Hawthorn
Crataegus spathulata	Little Hip Hawthorn
Fraxinus pennsylvanica vars.	Green Ash
Ilex decidua	Possumhaw
Ilex opaca & vars.	American Holly
Ilex vomitoria	Yaupon Holly
Koelreuteria bipinnata	Goldenrain Tree
Lagerstroemia indica vars.	Crapemyrtle
Liquidambar styraciflua & vars.	Sweetgum
Ligustrum japonicum (tree form)	Wax Leaf Ligustrum
Magnolia grandiflora & vars.	Southern Magnolia
Magnolia soulangiana & vars.	Saucer Magnolia

Magnolia virginiana
Myrica cerifera
Parkinsonia aculeata
Pinus Elliotti
Pistacia Chinensis
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 districhum
Ulmus crassifolia

Sweet Bay Magnolia
 Southern Bayberry
 Retama
 Slash Pine
 Chinese Pistache
 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

SHRUBS

Botanical Name

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

Common Name

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

Yucca spp. & vars.

Yucca

GROUNDCOVERS

Botanical Name

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

Common Name

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

VINES

Botanical Name

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

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

Common Name

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

PERENNIALS

Botanical Name

Aster frikarti
Chrysanthemum maximums vars.
Coreopsis spp. & vars.
Cyrtomium falcatum

Common Name

Frikarti Aster
Shasta Daisy
Coreopsis
Holly Fern

Fern spp.
Gerbera jamesonii vars.
Hymenocallis spp.
Hemerocallis vars.
Iris vars.
Tulbaghia violacea

Fern
Gerbera Daisy
Basketflower
Daylily
Louisiana Iris
Society Garlic

ANNUALS

Spring Planting (March/April)

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

Fall Planting (October/November)

Calendula
Pansy
Snapdragons
Dainthus
Mums

WILDFLOWERS

Botanical Name

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

Common Name

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

VI. MODEL HOME PARKS/SALES CENTERS

Location

The location of all proposed model home parks and/or sales centers must be approved by the 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 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 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 architectural controls and design guidelines established for all residences in Falcon Ranch shall be maintained 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 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 ARC.
- Adequate off-street parking should be provided to accommodate prospective buyers and sales personnel. Traffic generated by model home parks and sales offices should not interfere or conflict with the traffic of the surrounding neighborhood(s). Available off-street parking adds to the convenience of prospective buyers and improves the streetscape in front of the model homes. Parking lanes are to be delineated for an orderly appearance and are to be kept free of trash and debris.
- Signage for model home parks shall conform to the City of Houston sign ordinance and 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 Falcon Ranch 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

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all projects in Falcon Ranch are required to practice sediment control during construction. As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, one of three basic sediment control methods shall be installed in such a way as to filter all storm water run-off from the tract into the street. The sediment control system shall remain in place and in good repair until construction and landscaping is complete. If the 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:

- 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 Temporary Sediment Control Illustration), or a commercially manufactured fencing product (such as Enviro-Fence) may be used. Whichever fencing material is selected, it shall be securely anchored below the surface elevation of the ground so that any storm water sheet flow must pass through the fence material or be trapped behind it; and,
- Standard rectangular bales of hay, firm bound, may be placed as described below and behind the curb of the street along the entire frontage of the lot. Bales shall be placed in a continuous row, with ends tightly abutting the adjacent bales. Vehicular access to the construction area should be limited to designated entries, where gaps may be created by off-setting and overlapping rows in such a way as to intercept the storm water sheet flow. Each bale shall be embedded in the soil a minimum of four (4) inches. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale to force the bales together (see Illustration VII-1). Daily inspection should be made the contractor. Repair or replacement shall be made promptly as needed.

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 insure 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 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 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 the Falcon Ranch, 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 Architectural Review Committee is to provide a review process for conformance to guidelines and standards adopted by the ARC. All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved 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.

Initial Review

The builder is required to submit complete and accurate design and construction documents.

Submittals are to be made in two (2) phases prior to any exterior improvements. The minimum requirements for each Phase are as follows:

- Phase I
 - Plan Submittal Form
 - Schematic Site Plan (including all trees greater than 6" in diameter)
 - Building Lines
 - Easements
 - Right-of-Way Width(s)
 - Utility Service Locations
 - Foundation Siting
 - Fencing Location
 - Driveway Location
 - Preliminary Plans
 - Floor Plans (1/4" = 1' - 0")
 - Exterior Elevations (1/4" = 1' - 0")
 - Material Specification Listing
- Phase 2
 - Construction Documents
 - Final Architectural Plans
 - Final Site Plan
 - Final Specifications
 - Submittal of Material Samples
 - Foundation Survey Executed and Sealed by a Registered Professional Surveyor
 - Landscaping Planting Plan
- Each submittal shall consist of two sets of blue-line prints and supplementary specifications. Only complete sets will be reviewed.
- The builder will have complete responsibility for compliance with all governing codes and ordinances.
- Repeat floor plans are not required provided that the initial floor plan has been approved by the ARC. In this instance, the builder is still required to reference the plan number and provide a site plan, exterior elevations and other items particular to the site not previously approved as outlined above.

Plan Approval

- 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 ARC shall respond to each Phase process within 15 working days of receipt of a complete submittal package.
- No driveways are considered approved unless they are approved in writing by the ARC.
- Construction shall proceed only after receiving written approval by the ARC.

Project Directory

Developer

Falcon Grove, Ltd.
5100 Westheimer, Suite 120
Houston, Texas 77057

Engineer

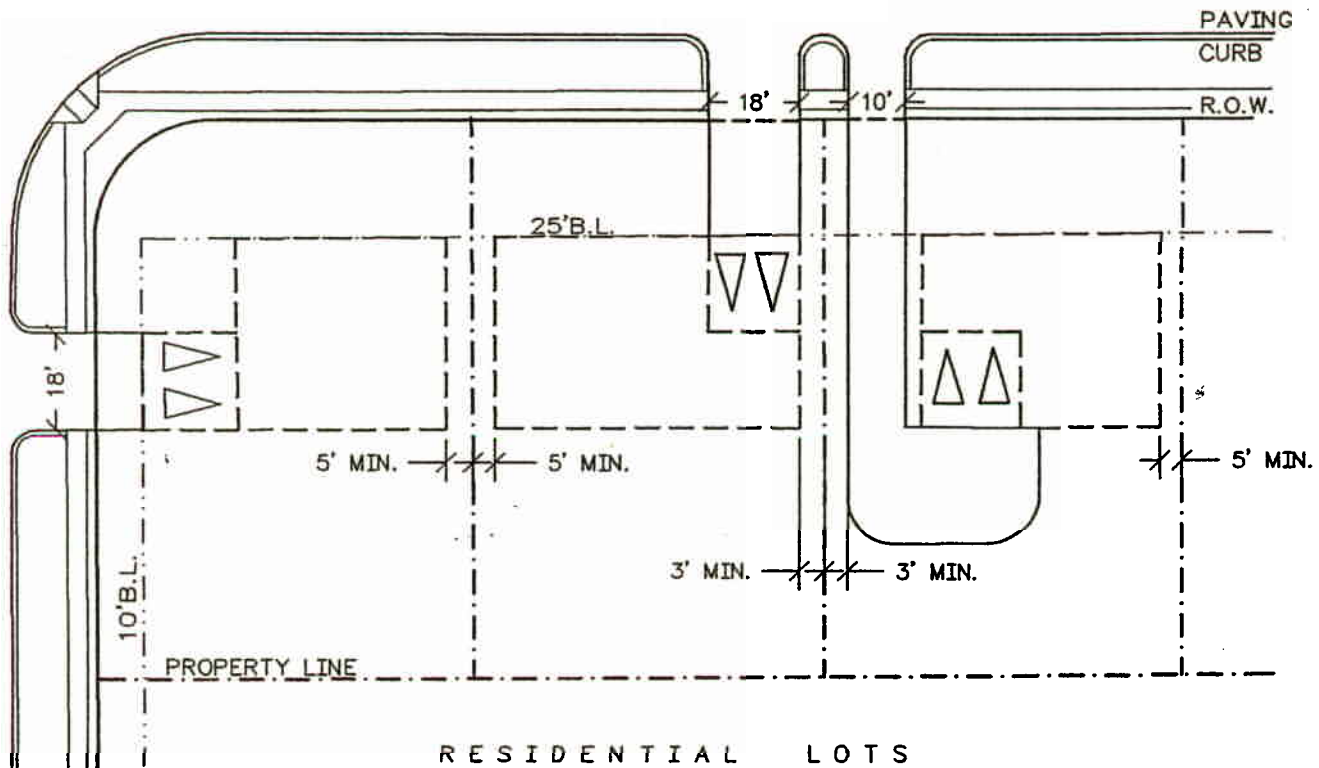
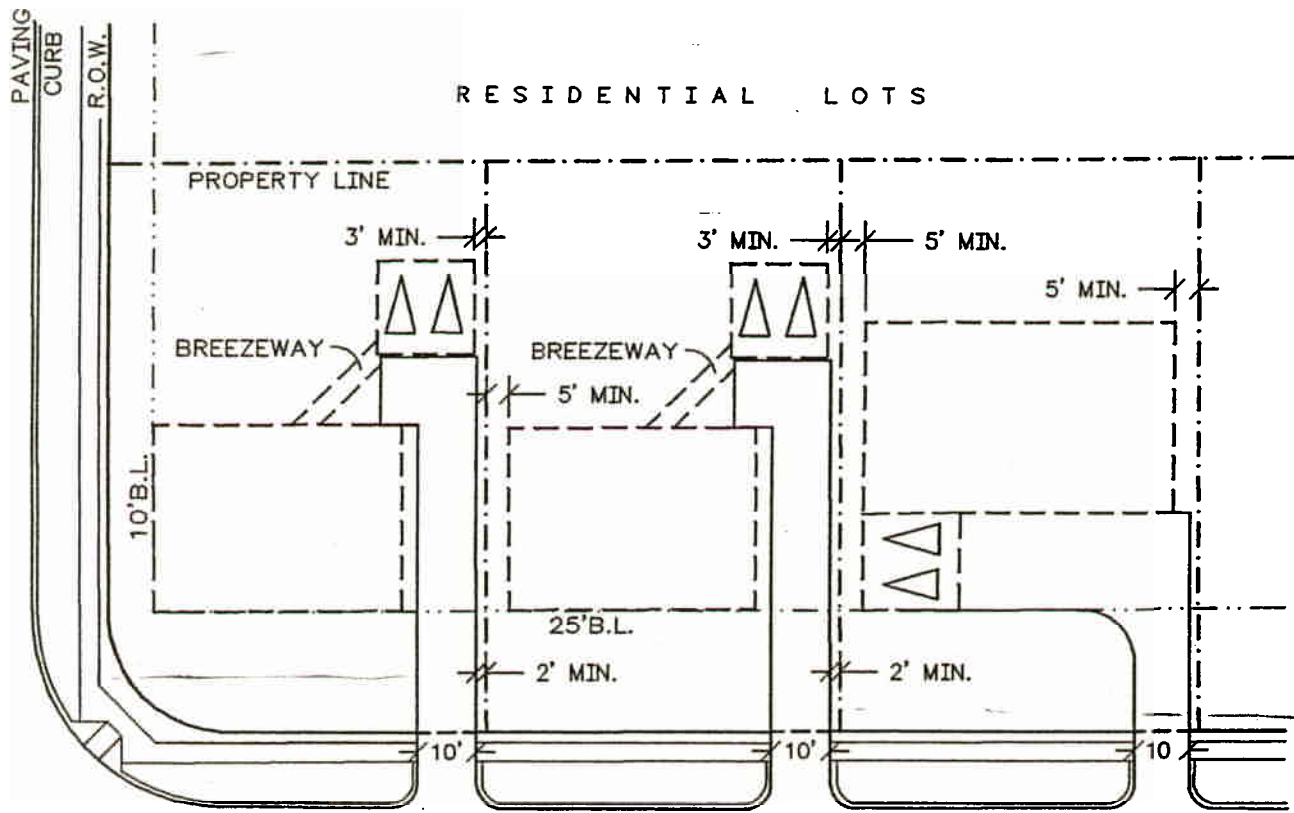
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Land Planning

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Landscape Architect

KGA DeForest Design, LLC
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**NOTE: FOR ILLUSTRATION PURPOSES ONLY.
REFER TO CONSTRUCTION PLANS FOR
COMPLETE DETAILS AND SPECIFICATIONS.**

GARAGE AND DRIVEWAY PLACEMENT

ILLUSTRATION II-2