

**APPROVED BUILDER REQUIREMENTS**

**RANCHES OF CLEAR CREEK**

**TABLE OF CONTENTS**

August 2005

<b><u>ITEM</u></b>	<b><u>PAGE</u></b>
<b>LIMITING CONDITIONS</b>	2
<b>DEFINITIONS</b>	3
<b>APPROVED BUILDER REQUIREMENTS</b>	4
I.    Approved Builder Lot Improvements	4
A.    Fill	4
B.    Driveways	4
C.    Landscaping	4
II.   Design Approval	4
III.  Construction Commencement/Completion of Construction	4
IV.   Signage	4
V.    Construction Trailer	4
<b>CONSTRUCTION SITE STANDARDS</b>	5
I.    Start of Construction	5
II.   Portable Toilets	5
III.  Construction Site Appearance, Clean Roads and Utilities	5
A.    Materials Storage	5
B.    Erosion Control	5
C.    Littler Control	5
IV.   Noise	6
V.    Construction Traffic	6
VI.   Construction Hours	6
VII.  Site Clean-Up	6
VIII. Construction Damage	6
IX.   Established Speed Limit	6
X.    Construction Spillages/Concrete Washouts	7
XI.   Telephone/Cable TV Lines	7
XII.  Vehicles and Equipment	7
XIII. Hazardous and Toxic Wastes	7
XIV.  Common Areas and Amenities	7
<b>PLAN SUBMITTAL AND APPROVAL</b>	8
I.    Initial Construction Plan Review	8
A.    Floor Plans	8
B.    Exterior Elevations	8
C.    Building Section	8
D.    Landscape Plans	8
II.   Site Plan Review	8
A.    Lot Site Plan	8
B.    Exterior Colors and Materials	8

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**TABLE OF CONTENTS**

August 2005

PAGE 2

<b><u>ITEM</u></b>		<b><u>PAGE</u></b>
	<b>DESIGN STANDARDS AND CRITERIA</b>	9
I.	Intent	9
II.	Applicability of Design Standards	9
	A. Architectural Philosophy	9
	B. Chimneys	9
	C. Garage Doors	9
	D. Driveways	9
	E. Elevations	10
	F. Exterior Lighting	10
	G. Exterior Materials, Colors and Finishes	11
	H. Fencing	12
	I. Garages	13
	J. Lot Clearing	13
	K. Mechanical Equipment	13
	L. Patio Covers	13
	M. Roofs	14
	N. Setback Criteria	15
	O. Size of Residences	15
	P. Storage Buildings	15
	Q. Swimming Pools	15
	R. Window Treatments	15
III.	Landscaping	16

***APPROVED BUILDER REQUIREMENTS***

***AND***

***DESIGN GUIDELINES***

***FOR***

***RANCHES OF CLEAR CREEK***

**FEBRUARY 2005  
RANCHES OF CLEAR CREEK  
WALLER COUNTY, TEXAS**

## **LIMITING CONDITIONS**

Ranches of Clear Creek has been thoughtfully planned and designed by the Developer. In an effort to establish Ranches of Clear Creek as a successful community, the Ranches of Clear Creek Community Association (ROCCA) has been formed. The ROCCA establishes the Architectural Review Committee (ARC), a Developer appointed committee which has the authority to create all the policies, procedures, building requirements and design standards for all construction within Ranches of Clear Creek.

The Developer has produced the Approved Builder Requirements for building and landscaping within Ranches of Clear Creek. These Requirements will be distributed to all Approved Builders prior to any construction. The Requirements contain building program requirements to which each Approved Builder must adhere, such as home design and maintenance, as well as the suggested standards of construction materials and architectural design that will be acceptable to the ARC. **To facilitate these procedures, all Approved Builders will be required to submit their architectural plans for review and approval by the Architectural Review Committee prior to the commencement of home construction and as further specified in the Declaration of Covenants Conditions and Restrictions for the Ranches of Clear Creek.**

As development within Ranches of Clear Creek proceeds, revisions and updates will be added by the Developer and forwarded to you for insertion in your Manual.

## **DEFINITIONS**

**CC & R's** - Shall mean the Declaration of Covenants, Conditions and Restrictions for Ranches of Clear Creek Community Association, Inc. (ROCC).

**CONTRACT FOR PURCHASE AND SALE OF RESIDENTIAL LOTS ("CONTRACT")** - Shall mean the contract executed or to be executed between the Developer and the Purchaser, concerning the purchase of residential lots.

**DEVELOPER** - Shall mean Midway Ranches Properties I, L.P. or any of its subsidiaries or assigns.

**APPROVED BUILDER(S)** - Shall mean the builders who have been selected and approved to build homes, currently building or building in the future, in Ranches of Clear Creek.

**MANUAL** - Shall mean this Manual, and all other Manuals relating to the building or alteration of homes and improvements. All Manuals will be created by the Developer and/or the Architectural Review Committee (ARC).

**NEIGHBORHOOD** - Shall mean the platted Parcel of 38 Lots and 4 Reserves as filed with Waller County, Texas.

**ARCHITECTURAL REVIEW COMMITTEE (ARC)** - Shall mean the committee established under the authority of the CC&R'S for Ranches of Clear Creek.

**RANCHES OF CLEAR CREEK** - Shall mean all property that is now, or in the future may be annexed into, Ranches of Clear Creek.

**SPECULATIVE HOME** - Shall refer to those homes constructed by an Approved Builder, prior to the Approved Builder's signing of a contract with a home buyer.

## APPROVED BUILDER REQUIREMENTS

### I. APPROVED BUILDER LOT IMPROVEMENTS

The Home Builder shall be required to perform the following improvements to all lots purchased:

#### A. Fill

The Approved Builder shall be required to add or remove fill dirt or any other material needed to alter the final grading of the lot to provide for adequate storm water drainage from this lot, and within those lots that may be affected, raise the finished floor elevation above the established flood plain.

#### B. Driveways

All Approved Builders shall be required to install driveway approaches that conform to all applicable regulatory requirements.

#### C. Landscaping

All landscaping shall be installed on lots within thirty (30) days after completion of the house.

### II. DESIGN APPROVAL

The Approved Builder shall submit all architectural and site plans for homes prior to the start of construction. Failure to comply with this requirement may necessitate the removal of any improvements installed on the lot.

### III. CONSTRUCTION COMMENCEMENT/COMPLETION OF CONSTRUCTION

Upon receipt of design approval, the construction of homes must commence within sixty (60) days. All homes shall be completed within 12 months.

### IV. SIGNAGE

Approved Builders will not be permitted to install any signs within Ranches of Clear Creek or in the right-of-way of any street or road providing access to Ranches of Clear Creek or along FM 1887.

### V. CONSTRUCTION TRAILER

Approved Builders will be permitted to maintain a trailer on their Client's lot, for use by the Approved Builders personnel in the construction of homes on the lots. However, the location, appearance, size and maintenance of the trailer will be subject to the Developer's prior approval.

## CONSTRUCTION SITE STANDARDS

### I. START OF CONSTRUCTION

No lot clearing or other activities will be permitted on a lot until a lot closing has occurred and written approval of a site plan has been granted.

### II. PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the construction site in a manner which least disturbs other residences or the marketing of the community. Portable toilets must be cleaned once a week and shall not create noxious odors. Place portable toilet on the lot so that the door faces away from the street.

### III. CONSTRUCTION SITE APPEARANCE, CLEAN ROADS AND UTILITIES

The Approved Builder must ensure that the construction site be kept in a neat and clean condition. Building materials used for the construction of a home must be stored in neat condition so as not to detract from the appearance of the Neighborhood. Scrap materials and trash must be confined to a particular area of the lot, and stored at all times in a WIRE TRASH enclosure lined or other approved receptacle. Trash enclosures must be cleaned once a week or when full.

All personnel working in Ranches of Clear Creek are to keep areas in which they work free of debris and other materials such as lunch bags and packaging of building materials. Approved Builders shall protect pavements, swales, drainage courses, shoulders, utility structures, and other property, contiguous to or in the vicinity of each lot, from damage. Approved Builders shall keep pedestrian and equestrian pathways and road rights-of-way, drives, and other property, clean and clear of equipment, building materials, dirt, debris and similar materials. Approved Builders are required to clean and remove debris from the vacant lots, construction sites and roadways which side or front their lots on not less than a weekly basis and preferably on Fridays. In the event that Approved Builder fails to clean and remove debris from lots and areas surrounding their building program as required, the developer reserves the right to enter the property and clean the lot/site/roadway and charge back all related costs back to the Approved Builder.

#### A. Materials Storage

Scaffolding, framing units, lumber, equipment, and other materials must not be allowed to lean against fencing or trees. Stockpiled mortar sand or grading soil cannot be stored on adjacent lots, open space reserves, or on cul-de-sac islands.

#### B. Erosion Control

The street and storm water drainage system must be kept free of excess siltation. Temporary erosion control devices must be erected and maintained as required and monitored by Environmental Protection Agency.

#### C. Litter Control

A trash enclosure must be provided on site. Windblown paper, cans, bottles, and food must not be allowed to accumulate on the lot or off site of the lot.

IV. NOISE

Construction on lots can only be performed during the hours permitted by the Developer; this will aid in minimizing any disturbance to neighboring homes, which are occupied. Loud radios, noise, or speakers mounted on vehicles or outside of homes under construction are prohibited. Common courtesy is encouraged to be shown at all times in Ranches of Clear Creek.

V. CONSTRUCTION TRAFFIC

Parking of construction vehicles on both sides of a street or on swales, lawn areas, or improved or unimproved lots is prohibited. From time to time, the Developer may designate roadways upon which construction traffic will be prohibited with an alternate access being designated, to provide school bus access or to eliminate traffic on completed streets.

VI. CONSTRUCTION HOURS

The construction working hours shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturday and Sunday, except on certain holidays. Additional hours may be provided upon approval of the ARC. In any event, construction should not begin before dawn, or continue after dusk.

VII. SITE CLEAN-UP

All construction sites must be maintained in a neat and orderly fashion. The Approved Builder is responsible for trash that blows off the site and shall retrieve such trash immediately and store at all times in a trash enclosure. There will be no stockpiling or dumping of trash on adjacent lots, streets or in lakes. Trash removed by the Developer will be billed to the responsible Approved Builder. Approved Builders will use only the utilities provided on the immediate site on which they are working, not from lots, which have been closed to homebuyers or are owned by the Developer. The removal of trash is required on not less than a weekly basis, preferably Friday. Burning of refuse, other than trees or brush approved in advance, is not allowed.

VIII. CONSTRUCTION DAMAGE

Any damage to streets, drainage inlets, street lights, street markers, mailboxes, walls, landscaping, lawns, trees, shrubs, and irrigation of common areas, etc. shall be the responsibility of the Approved Builder. Any items not repaired on a timely basis may be repaired by the Developer, or appropriate entity and all such costs billed to the Approved Builder.

IX. ESTABLISHED SPEED LIMIT

Unless posted otherwise, the established speed limit within Ranches of Clear Creek is twenty (20) miles per hour for all vehicles.



X. CONSTRUCTION SPILLAGES/CONCRETE WASHOUTS

Operators of vehicles are required to clean up if spillage of a load occurs while within Ranches of Clear Creek. Clean-ups performed by the Developer will be billed to the responsible party. Approved Builders are required to report any spills as soon as possible. Concrete washouts will be permitted only on areas designated by the developer.

XI. TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, gas, etc., lines are cut or damaged, it is the Approved Builder's responsibility to report the accident to the appropriate utility provider and to the Developer's field representative within thirty (30) minutes. Costs incurred to repair such damages will be the responsibility of the Approved Builder.

XII. VEHICLES AND EQUIPMENT

Construction equipment may be left on the site while needed, but must not be kept or stored on any roadway, unless prior permission has been granted. Construction vehicles may not park in front of occupied houses.

Parking of vehicles and equipment on roadways is restricted to one side of the roadway. Any vehicle blocking a roadway will be towed at the owner's expense.

XIII. HAZARDOUS AND TOXIC WASTES

No hazardous or toxic substances, chemicals, pesticides, fertilizers or any other matter not required for home construction, shall be located on or deposited within the properties of Ranches of Clear Creek.

Discarded paint, similar materials and their containers must be properly disposed of as required by law and monitored by the municipal utility districts. Dumping into vegetation areas, lakes, or into the storm water drainage system is absolutely prohibited.

XIV. COMMON AREAS AND AMENITIES

No employee, family member or associate of the Approved Builder or any subcontractor, laborer or material supplier shall be permitted to have access to, or have any right of use of, any improvements on a common area or other amenity in Ranches of Clear Creek. All common area parks, greenbelts, lakes and pedestrian ways are for the exclusive use of Ranches of Clear Creek residents and their guests.

THE DEVELOPER RESERVES THE RIGHT TO ENTER ANY LOT, DRIVEWAY, PEDESTRIAN PATHWAY AND ROAD RIGHT-OF-WAY FOR PURPOSES OF CLEANING OR CLEARING DEBRIS OR RECTIFYING ANY SITUATION FOUND TO BE IN VIOLATION OF THE ABOVE SITE STANDARDS. COSTS INCURRED BY THE DEVELOPER WILL BE CHARGED TO THE RESPECTIVE BUILDER(S) RESPONSIBLE FOR THE VIOLATION(S).

**PLAN SUBMITTAL AND APPROVAL**

In order to provide a systematic and uniform review of the proposed construction, specific design documents are required.

I. **STEP ONE: INITIAL CONSTRUCTION PLAN REVIEW (MUST INCLUDE)**

A. **FLOOR PLANS**

Scale 1/4 in. = 1 ft. 0 in. Submittals should be not less than 11"x17" in size and designate square footage of net interior living area

B. **EXTERIOR ELEVATIONS**

Submittals should be not less than 11"x17" in size and include front, sides and rear elevations

C. **BUILDING SECTIONS**

Scale 1/4 in. = 1 ft. 0 in.  
Detail roof sections, pitch, shingle type

D. **LANDSCAPE PLANS**

Scale 1 in. = 20 ft.  
Drainage Patterns  
Easements and right-of-ways  
Driveways, sidewalks, and walkways  
Location of all existing trees of 3" in diameter or larger if outside of the designated building envelope.

II. **STEP TWO: SITE PLAN REVIEW (MUST INCLUDE)**

A. **LOT SITE PLAN**

Building envelope location and dimensions  
Scale 1 in. = 20 ft.  
Property lines  
Setbacks, easements and right-of-ways  
Driveways, sidewalks, walkways  
Drainage Plan  
Foundation outline  
Patios  
Roadways  
Existing grade/finished floor elevations  
Fence layout  
Tree locations

B. **EXTERIOR COLORS AND MATERIALS**

Color selections for exterior walls  
Exterior materials selections

## DESIGN STANDARDS AND CRITERIA

### I. INTENT

As set forth in the Declaration of the Ranches of Clear Creek Community Association, Inc. (ROCC), and any Supplemental Restrictions for Ranches of Clear Creek, the ARC is vested with the power to review and approve all new construction, as well as any alterations and improvements to existing residential lots and dwellings in the ROCC. Such improvements include, without limitation, additions, modifications and alterations to residential dwellings, signs, fences, walls, screens, patios, patio covers and any other alterations to the lot. Upon completion of the work the ARC, or its duly appointed representatives, may inspect any improvement for which approval of plans were required and reject such improvement if not constructed in accordance with approved plans.

The ARC does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design which will help preserve and improve the appearance of the community and enhance the individual property values within the community. Prior to commencement of any new residential construction work of any type, the Approved Builder must first file an application with the ARC. Failure to obtain the approval of the ARC constitutes a violation of the Declaration and may require modification or removal of any unauthorized work or improvements at the Approved Builder's expense.

### II. APPLICABILITY OF DESIGN STANDARDS AND CRITERIA

The following standards and criteria shall apply (1) to any and all construction, improvement, or alteration of any structure, (2) to any change to the exterior of any structure, and (3) to grading, excavating, tree removal, landscaping or any other change to the ground of a lot within Ranches of Clear Creek.

#### A. Architectural Philosophy

Architecture at Ranches of Clear Creek will span the spectrum from traditional to contemporary interpretations incorporating a mix of brick, wood, stucco, and stone sided facades. Gable and hip roof styles with or without the incorporation of dormers are encouraged.

#### B. Chimneys

All Chimneys located on an exterior wall shall be constructed of brick, masonry, wood siding or other material consistent with the predominant exterior wall finish.

#### C. Garage Doors

Garage doors shall be constructed of material consistent with primary residence exterior wall finish.

#### D. Driveways

Driveways will be constructed out of a material consistent with that used for the common roads within the Ranches of Clear Creek.

Driveway widths may not exceed twenty-four feet (30') at the intersection of the main roads and must be located no closer than fifty (50) feet to side property lines.

Each Approved Builder shall construct a driveway extending from the garage to the abutting street. All driveways shall be a minimum of twelve feet (12') wide from the right-of-way to the garage.

All driveways must be certified as being adequate to permit normal drainage from the lot and along the abutting street. Circumstances such as tree locations, swing-in driveways, etc., which may preclude conformance to this guideline, will be taken into consideration by the ARC at the time of site plan review.

#### E. Elevations

The architectural style of homes in this Neighborhood should blend with the community architectural theme and ambiance by incorporating such natural materials as brick, wood, stucco and stone. Accents of metal, durable woods and ceramic must harmonize with the architectural theme and compliment the design and color of the home. The following specific criteria are applicable to floor and building elevations:

1. Minimum Floor Elevation - Shall be in conformance with the requirements on the face of the plat. All air-conditioned floors shall be a minimum of one foot above the 100-year flood plain elevation (if such exists) and all structural improvements must comply with minimum Waller County flood plain building requirements. No more than 18" of any concrete foundation is to be exposed to view.
2. Maximum Building Height - The maximum acceptable building height will be thirty-five feet (35') from existing grade unless the home has been provided with an approved fire sprinkler system.
3. All elevation treatments such as entrances, windows, roof lines, etc., shall follow the common architectural design of the residence as nearly as possible.
4. Elevation approval shall consist of review of front, rear and side elevations of all buildings, garages and any other vertical improvements.

#### F. Exterior Lighting

Light fixtures should be of sufficient size to compliment the entry statement. Any "security" or "flood" lighting should be of a wattage or lumen count, which does not indiscriminately illuminate neighboring property. These fixtures should be mounted so that they are screened from view.

Free-standing yard lights must receive approval by the ARC and must be a single-lamp fixture with a maximum height of six feet (6') and painted either black, dark green or Verde green in color. No address or name sign will be permitted to hang from the yard light.

Standard commercial grade landscape lights are permitted in landscape beds, along walkways and driveways only. Locations must be approved by the ARC, and wiring must be buried and concealed from view. Low voltage lights using white or frosted bulbs will be permitted.

## G. Exterior Materials, Colors and Finishes

### 1. General

Selections of specific brick, roofing material or paint colors shall be submitted for consideration based on a homes location. Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment.

### 2. Exterior Color Scheme

The palette of exterior paints and stains for each residence shall be selected to compliment, coordinate and harmonize with the colors of masonry materials being used. Exterior colors selected for a residence may be modified or changed in order to respond to adjacent homes. Exterior colors that, in the opinion of the ARC, would not be in harmony with the existing or planned architectural design of Ranches of Clear Creek shall not be permitted. Bright colors (other than white) as the dominant exterior color scheme are prohibited. Certain colors such as purple, orange, turquoise, pink, chartreuse, bright green, camouflage, etc., are specifically prohibited. White and black paint are allowed with the prior approval of the ARC. Brick color and areas of paint application will be taken into consideration in the approval process. Each applicant must submit selections of all colors to be used on exterior improvements to the ARC. Repainting of any unsold home requires approval by the ARC.

### 3. Exterior Materials and Finishes

Type of Brick and Percent Coverage - All homes and garages constructed in this Neighborhood must contain a minimum of seventy-five percent (75%) brick, wood, stucco, or stone coverage. Barns and other structures will be determined as a case-by-case basis.

The use of the following items are approved where appropriate:

- a. Brick - All mortar joints shall be tooled. "Slump" joints are not acceptable. Mortar shall be natural and not colored unless prior approval is given by the ARC. The use of dark mortar is discouraged.
- b. Stucco - Stucco may be used as an exterior wall finish only if the quality of the stucco and method of construction are acceptable to the ARC. When stucco is used as an exterior wall material, its detail should be consistent with the style of the architecture. The ARC has the right to require that stucco be painted, if it is not uniform in color.

All paint applied to the stucco finish must contain mildew retardant.

- c. Metals - Factory finished aluminum in durable anodized or baked-on enamel paint, wrought iron or copper metals are acceptable. Galvanized or mill finish materials are not permitted. Unless approved by the ARC.
- d. Wood - All exterior wood shall receive a paint or stain finish. Applications of a high gloss finish, such as from varnish or high sheen enamels, are prohibited. Non-reflective finishes shall be used on exterior surfaces (with the exception of hardware items).

Non-pigmented wood sealant is permitted. Wood siding and/or Masonite type products (with ARC approval) shall be horizontal lap type, with a weather exposure of no less than four and one half inches (4½") and no more than seven and one half inches (7½"). No diagonal siding shall be used except by special consent of the ARC.

It is required that all wood trim be smooth, high quality, finish-grade stock, stained or painted as approved by the ARC. Soffits made of hardboard and/or Masonite require special approval by the ARC.

- e. Synthetic Materials - Use of synthetic materials such as aluminum or vinyl siding requires the approval of the ARC.

## H. FENCING

Fencing on front, side and rear of all lots is not required. However, if fencing is to be installed it must follow the guidelines set forth below:

### 1. Perimeter Fencing

- a. Along Primary Roads and Common Areas:

- (1) All fencing along primary roads and common areas shall be four-board wood, painted black to match developers fencing, at the same height as that of the developer's fence.
- (2) All yard fencing (external fencing not along property boundaries) visible to any road, common area, or adjoining property, must be approved by the ARC prior to installation.

- b. Side and Rear Perimeter Fencing

- (1) If Barbed-Wire or other wire fencing fence posts must be made of wood.
- (2) If Wood, must match the four-board fencing as noted above.
- (3) Decorative Entry Gates may be installed, but must be approved by ARC prior to installation.

I. Garages

All buildings shall have a minimum of a two (2) car garage. Carports are not permitted unless placed in such a manner as to not be visible to any street, common area, or adjoining property. All garages shall be a minimum of thirty feet (30') wide by twenty feet (20') deep. Unless specifically approved by ARC, garages and barns shall be located in such a manner that they are not be the primary structure viewed from streets, common areas, or neighboring lots.

J. Lot Clearing

Any lot clearing outside of the building envelope, requires the written approval of the ARC, but in no case shall any tree of 3 inch caliper or larger be removed or cut down, or otherwise destroyed, within 100 lineal feet of all side lot lines, unless required for the installation of utilities.

K. Mechanical Equipment

All air conditioning compressors, electrical power boxes, gas meters, pool equipment, water-conditioning equipment, and other exterior equipment shall be completely screened from public view. Screening may consist of architectural or planting elements to be approved by the ARC prior to installation.

L. Patio Covers or Extended Porches

All structures shall be of wood construction, with the exception of professionally installed baked enameled finish aluminum patio covers, which must be approved on a case-by-case basis.

If a patio cover is attached to the house, then it must be integrated into the existing roofline and installed flush with the eaves. If the cover is to be shingled, the shingles must match the color and quality of those used on the residence. Supports for the covers must be painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass will be strictly prohibited from use. Pipe material used as a structural support must be concealed from view.

Frames must be painted to match the trim of the house when untreated wood is used. Exposed surfaces shall match or harmonize with the existing colors and materials of the home.

Patio covers may not encroach into any utility easements. Patio covers must be situated so as to provide drainage solely into the owner's lot.

Unacceptable Construction Materials

Following is a list of unacceptable patio cover materials:

- \* Metal structures (other than those mentioned above and approved by the ARC)
- \* Corrugated plastic or plastic webbing

- \* Fiberglass
- \* Wood shingles or reeded or straw like materials
- \* Built up roof cover or any bituminous materials

### Acceptable Construction Materials

Following is a list of acceptable patio cover materials:

- \* Baked enameled finish aluminum
- \* Painted wood (to match trim of house)
- \* Natural pressure treated wood such as cedar, fir or redwood
- \* If canvas is used as a roofing material, it must be an earth tone color and the structure must be located where it is not visible from the street. The canvas must be maintained in a quality condition and replaced as wear and/or fading becomes visible or its replacement will be requested.

## M. Roofs

### 1. Roof Pitch, Form and Materials

Roofs may take on a variety of forms, however gabled and hipped roofs of uniform pitch are preferred. Mansard roofs, gambrel and other types of "exotic" roof forms are not permitted without the prior written permission of the ARC. All roof edges will have a minimum of six inches (6") overhang.

All asphalt shingles must be a minimum weight of 240 pounds and must be Dimensional/Architectural cut. Color to approximate Timberline Weatherwood in appearance. Standing seam metal roofing and roof tiles require specific ARC approval, provided they compliment the architectural style and color of the house. Wood shingles of any kind will not be permitted. Painting of roof materials is also prohibited.

### 2. Exposed Roof Metal

Since the roof material is an integral part of the exterior color scheme of a home, all roof penetrations including flashing and ventilators shall be painted to match the approved roof colors. Roof stacks, attic ventilators and plumbing vents shall be placed on rear slopes of the roofs where possible, and mounted perpendicular to the ground plane. The use of copper roofing on accent areas is permitted.

### 3. Skylights

The location and design of all skylights must receive approval from the ARC. Skylights on the front slope of any roof shall not be permitted without special approval from the ARC.

### 4. Solar Devices

Solar devices are permissible only on rear or side elevations, excluding those



side elevations on corner lots or rear elevations facing a greenbelt, lake or neighborhood perimeter.

N. Setback Criteria

The placement of the building within the building envelope shall be in the most advantageous position to ensure that the views and privacies of surrounding residences are not adversely affected, but in no case shall the front of the building be closer than seventy-five (75') feet from the front property line.

O. Size of Residence

The minimum acceptable square footage of interior conditioned space will be 2,000 square feet for one story plans and 2,500 square feet for two story plans, not including porches or decks.

P. Barns and Storage Buildings

Barns and Storage buildings will be permitted, if they match the architectural elements, materials and color of the home (including roofing). All auxiliary structures must be located in the rear yard within the building envelope established for each lot and may not exceed twenty feet (30') in height. Storage buildings may not be visible from streets, public areas or adjacent properties.

Q. Swimming Pools

Swimming pools and pool decking will be permitted within the building envelope but shall be located behind the primary residence.

Above ground pools will not be permitted.

Pool pumps and equipment must be located next to the main structure of the home and must not be visible from any lake, public area or street.

Draining or back washing of pool water will not be permitted onto public streets or common areas. During construction of pool improvements, the site must be kept secure from public access.

R. Window Treatments

1. Windows

Aluminum windows, screens and sliding doors, as well as frames for fixed glass, shall have a factory applied baked enamel or anodized finish. Bronze, white or acceptable alternative are acceptable finishes and mill finish is prohibited. The use of foil or reflective mirror finishes on windows is also prohibited. Vinyl or aluminum clad and wood windows will be permitted subject to color approval.

2. Window Shades/Awnings

Canvas awnings shall be permitted to be installed on windows to reduce solar exposure. When allowed, they must be earth tone in color, and must be well maintained at all times. Those awnings found unacceptable by the ARC will be subject to immediate replacement or removal upon notification by the Association.

Awnings will be allowed for use on patio covers, provided they comply with requirements for proper location and color and have received approval by the ARC.

Shades, shutters, curtains, blinds and all other window coverings visible from public streets must be white, off white or neutral in color. No paper, bed sheeting, foil or other such unacceptable temporary type material shall be permitted to be placed on any windows whatsoever.

### 3. Glazing/Glass Tinting

Non-reflective glazing or glass tinting will be considered by the ARC on a case-by-case basis. However, mirror finishes will not be permitted.

### 4. Window and Door Ornamentation

The use of a security grille, burglar bars or storm shutters on the exterior of any window or door which is visible from a lake, street or other public area, will be prohibited.

### 5. Solar Devices

Solar devices are permissible only on rear or side elevations, excluding those side elevations on corner lots or rear elevations facing a greenbelt, lake or neighborhood perimeter.

## III. LANDSCAPING

It is the goal of the Developer that all efforts be made to maintain the natural beauty of the Ranches of Clear Creek. Therefore no specific landscape guidelines have been established as long as all improvements or modifications occur within the designated building envelope.

However, if landscaping is to be installed within view of any common area or by an adjoining property owner, then a plan for such work must be submitted to the Residential ARC prior to installation.

In no event shall landscaping be installed that by its very nature may cause harm to the natural vegetation and wildlife within the Ranches of Clear Creek.

*SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR*

