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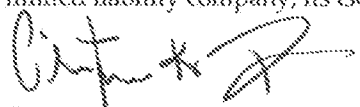
THE  
CROSSVINE  
DESIGN GUIDELINES  
[RESIDENTIAL]

Adopted:

DECLARANT:

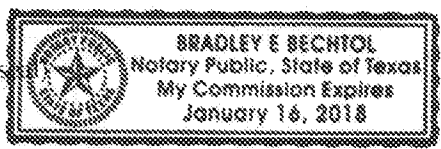
SCHERTZ 1518, LTD., a Texas limited partnership


By: MTR-Schertiz 1518 Management Company, LLC,  
a Texas limited liability company, its General  
Partner

  
By: \_\_\_\_\_  
Christopher K. Price, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT           §

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2014,  
by Christopher K. Price, President of MTR-Schertiz 1518 Management Company, LLC, a Texas limited  
liability company, General Partner of Schertiz 1518, Ltd., a Texas limited liability partnership, on behalf of  
said partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas

Adopted by Schertiz 1518, Ltd., in accordance with Section 6.04(b) of The Crossvine Master Covenant,  
recorded as Document No. 20140105047, Official Public Records of Bexar County, Texas (the  
"Covenant"). In accordance with Section 6.04(b) of the Covenant, these Design Guidelines may be  
amended from time to time by The Crossvine Reviewer (as defined in the Covenant).

THE CROSSVINE  
DESIGN GUIDELINES

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## I. INTRODUCTION

Any notice or information required to be submitted to The Crossvine Reviewer under these Design Guidelines hereunder will be submitted to: The Crossvine Reviewer c/o Price Companies; 314 E. Commerce St., Suite 600, San Antonio, Texas 78205; Phone: (210) 226-6843; email: [info@thecrossvine.com](mailto:info@thecrossvine.com); or as otherwise directed by The Crossvine Reviewer.

### A. **Background**

The Crossvine is a master planned community located in Bexar County, Texas. The community consists of Development Areas which are subject to the terms and provisions of The Crossvine Master Covenant, recorded in the Official Public Records of Bexar County, Texas (the “**Covenant**”), and the Development Area Declaration [Residential], recorded in the Official Public Records of Bexar County, Texas (the “**Development Area Declaration**”), pursuant to the Recording of one or more Notices of Applicability in accordance with Section 9.05 of the Covenant. The Covenant and the Development Area Declaration includes provisions governing the construction of improvements and standards of maintenance, use and conduct for the preservation of The Crossvine community.

### B. **The Crossvine Reviewer and Review Authority**

The **Crossvine Reviewer** consists of members who have been appointed by **Schertz 1518, Ltd.**, a Texas limited partnership (the “**Declarant**”). As provided in Article 6 of the Covenant, Declarant has a substantial interest in ensuring that improvements within The Crossvine development maintain and enhance Declarant’s reputation as a community developer and do not impair Declarant’s ability to market and sell all or any portion of the community, and as a consequence thereof, The Crossvine Reviewer acts solely in Declarant’s interest and shall owe no duty to any other Owner or to The Crossvine Master Community, Inc. (the “**Association**”).

Article 6 of the Covenant includes procedures and criteria for the construction of improvements within The Crossvine community. Section 3.01 of the Development Area Declaration provides that any and all improvements must be erected, placed, constructed, painted, altered, modified or remodeled in strict compliance with the requirements of the Design Guidelines, and Section 6.03 of the Covenant and Section 3.01 of the Development Area Declaration provides that no improvements may be constructed without the prior written approval of The Crossvine Reviewer.

**These Design Guidelines will apply only to Lots within the Development Area which will be used for residential purposes.**

## II. GOVERNMENTAL REQUIREMENTS

Governmental ordinances and regulations are applicable to all Lots within The Crossvine, including, but not limited to federal, state, county and local requirements, universal building codes, if adopted, as well as strict compliance is required of: (i) the City of Schertz Amended and Restated Unified Development Code, and any amendments thereto (collectively, the “**Unified Development Code**”); (ii) the City of Schertz Rezoning Ordinance 12-3-01, the City of Schertz Rezoning Ordinance 12-S-16, the City of Schertz

Rezoning Ordinance 14-S-08, and any amendments thereto (collectively, the “**Rezoning Ordinance**”); and (iii) any and all future amendments or rezoning ordinances applicable to the Development Area.

It is the responsibility of each Owner to obtain all necessary permits and inspections and to comply with all Applicable Law (as further defined in the Covenant). Compliance with these Design Guidelines and approval by The Crossvine Reviewer is not a substitute for compliance with Applicable Law, including all applicable ordinances and regulations, the Rezoning Ordinance and the Unified Development Code, as well as other requirements set forth in the Documents. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within The Crossvine. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to The Crossvine Reviewer for approval. Furthermore, approval by The Crossvine Reviewer should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner’s Lot.

The Crossvine Reviewer shall bear no responsibility for ensuring plans submitted to The Crossvine Reviewer comply with any applicable building codes, zoning regulation and other government requirements. It is the responsibility of the Owner to secure any required governmental approvals prior to construction on such Owner’s Lot.

### **III. INTERPRETATION**

In the event of any conflict between these Design Guidelines and a Development Area Declaration, the Development Area Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in a Development Area Declaration.

### **IV. AMENDMENTS**

During the Development Period, the Declarant, acting alone, may amend these Design Guidelines. Thereafter, The Crossvine Reviewer may amend these Design Guidelines. All amendments shall become effective upon recordation in the Official Public Records of Bexar County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or approved and in progress. It is the responsibility of each Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

### **V. ARCHITECTURAL REVIEW OVERVIEW**

#### **A. Objective**

The objective of the review process is to promote aesthetic harmony in the community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design. The Crossvine Reviewer may periodically promulgate additional materials describing acceptable and unacceptable architectural styles, details and collateral information, including illustrative examples. The Crossvine Reviewer may elect not to Record these additional materials. If promulgated, such additional materials may be obtained from The Crossvine Reviewer or from the Association.

## B. Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines and all requirements imposed by The Crossvine Reviewer as a condition of approval.

## C. Inspection

The Owner must notify The Crossvine Reviewer of completion of all approved work by submitting a written Notice of Completion or a City-issued Certificate of Occupancy, whichever may be provided sooner. The Crossvine Reviewer may inspect the work or any property at any time to verify conformance with the approved submittals.

## D. Submittals

Requests for approval of proposed new construction, landscaping, or exterior modifications must be made by submitting the information and materials outlined in the Plan Review Process, set forth herein.

## E. Timing of Completion

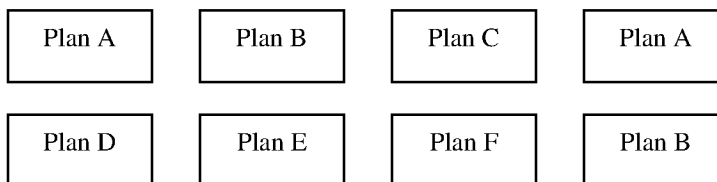
The construction of a residence by a Homebuilder must be started promptly after receiving approval from The Crossvine Reviewer and completed with due diligence. Unless otherwise approved in advance by The Crossvine Reviewer, each single family residence must be completed on or before the expiration of one hundred and eighty (180) days after commencement of construction.

# VI. ARCHITECTURAL AND AESTHETIC STANDARDS

## A. Plan Repetition

The Crossvine Reviewer may, in its sole and absolute discretion, deny a plan proposed for a particular Lot if a substantially similar plan exists on a Lot in close proximity to the Lot on which the plan is proposed. The Crossvine Reviewer may adopt additional requirements concerning substantially similar plans constructed in proximity to each other. For Example:

- *Plan can be repeated every third Lot (example: Plan A, Plan B, Plan C, and Plan A).*

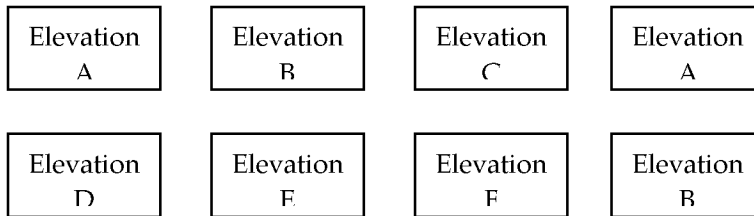


- *Across the Street: Same plan cannot be placed on a Lot across the street or diagonal from any other plan (example above: Plan B).*

## B. Elevation Repetition

The Crossvine Reviewer may, in its sole and absolute discretion, deny a proposed elevation for a particular Lot if substantially similar elevation exists on a Lot in close proximity to the Lot on which the elevation is proposed. The Crossvine Reviewer may adopt additional requirements concerning substantially similar elevation constructed in proximity to each other. For Example:

- *Similar elevations can be repeated every third Lot (example: Elevation A, Elevation B, Elevation C, and Elevation A).*

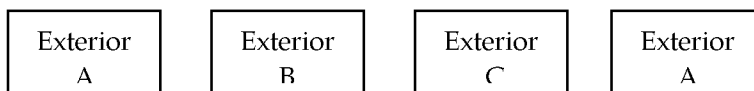


- *Across the Street: Same elevation cannot be placed on a Lot across the street or diagonal from any other elevation (example above: Elevation B).*

## C. Exterior Color Repetition

The Crossvine Reviewer may, in its sole and absolute discretion, deny any color scheme of proposed stucco, stone or other masonry, or paint and trim colors for a particular Lot, if substantially similar colored stucco, stone or other masonry or identical paint and trim colors exist on a Lot in close proximity to the Lot on which the color scheme is proposed. The Crossvine Reviewer may adopt additional requirements concerning stucco, stone or masonry colors or paint colors throughout the Development.

- *Similar exterior masonry, paint and trim colors can be repeated every third Lot (example: Exterior A, Exterior B, Exterior C, and Exterior A).*



## D. Siding and Masonry

All building materials must be approved in advance by The Crossvine Reviewer, and only new building materials (except for antique stone if approved in writing) may be used for constructing any Improvements.

- Exteriors. The exterior of each primary residence on a Lot shall be constructed of 100% masonry. Masonry, as used herein, consists of brick, stone, cultured stone, stucco, Hardi-Plank and other cementitious materials, or other similar products approved by The Crossvine Reviewer.

The Crossvine Reviewer must approve in advance the composition and method of application of all stucco proposed to be applied. Roofs, eaves, soffits, windows, gables, doors, garage doors and trim work are not required to be constructed of masonry. However, windows, shutters and doors are not counted towards the calculation of the 100% masonry requirement.

- Exposed Foundations. Exposed portions of the foundation on all sides of the house must be concealed by extending the exterior masonry to within at least twenty-four inches (24") of the finished grade. If the exterior of the elevation adjacent to the exposed foundation is constructed of stucco, The Crossvine Reviewer will have the authority to require the use of stucco, in a color approved in advance by The Crossvine Reviewer, to conceal the exposed portion of the foundation. Remaining exposed slab area must be parged/sand finished. Exposed areas of slabs visible from streets may require textured/painted finish at the sole discretion of The Crossvine Reviewer.
- Projections. All projections from a dwelling or other structure, including but not limited to chimney flues, vents, gutters, downspouts, porches, railings and exterior stairways must match the color of the surface from which they project, unless otherwise approved by The Crossvine Reviewer.
- Prohibited Elements:
  - Wood shake siding (wood siding accents may be permitted if approved by The Crossvine Reviewer).
  - Highly reflective finishes on exterior surfaces (other than non-mirrored glass or on surfaces of hardware fixtures).
  - Mirrored glass.
  - No vivid/bright colors.
  - Gray brick.

## **E. Square Footage**

The minimum and maximum square footage for each permitted residence is set forth in Attachment 1.

- Calculation. For the purpose of calculating total square footage, open or screened porches, terraces, patios, decks, driveways, garages, storage facilities and walkways shall be excluded. Other detached accessory uses such as cabanas or garages are permitted, but will not count toward the minimum square footage requirement. The calculation of square feet shall be measured from outside surface to outside surface.
- Variations. The Crossvine Reviewer may, at its sole discretion, approve variations to the minimum and maximum square footages allowable on different Lot products.

## **F. Temporary/Accessory Structures**

Detached accessory structures such as cabanas, garden buildings, detached garages, storage buildings or guesthouses (which are in compliance with the applicable Development Area Declaration) are permitted if approved in advance by The Crossvine Reviewer.

- Permitted Structures. Such accessory structures shall only be allowed in the rear yard. One accessory structure is allowed on each Lot and shall not exceed a maximum of 150 square feet. Roofing and exterior building materials shall be consistent with those of the single family residence constructed on the Lot and the situation of the accessory structure will be sensitive to public sight lines. Play structures and structures with pervious rooftops, such as gazebos and arbors, are not considered accessory structures. Side walls of accessory structures will not be more than seven (7) feet tall.

## G. Building Height

Proposed heights must be compatible with adjacent structures and be compatible with existing or anticipated structure heights on Lots located above or below the Lot on which the proposed residence will be constructed and must be approved in writing by The Crossvine Reviewer, prior to commencement of construction.

- Structure Height. Unless otherwise approved in advance by The Crossvine Reviewer, no building or residential structure may exceed thirty-eight feet (38') in height as measured as the vertical distance between the finished floor and the highest roof ridge, peak or gable (exclusive of chimneys and ventilators).
- Views. Views are neither guaranteed, preserved nor protected within The Crossvine.

## H. Roofs and Chimneys

The pitch, color and composition of all roof materials must be approved in writing by The Crossvine Reviewer, prior to commencement of construction. Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by The Crossvine Reviewer.

- Accepted Roof Pitch: The roof pitch of the primary residence erected on a Lot must be appropriate for the style of the home with a minimum roof pitch of 4:12 over living areas. Roofs over non-living areas (i.e. covered porches and patios) or decorative roofs (shed roofs, box or bay windows) can be minimum of 2:12.
- Accepted Roof Materials: Roof materials shall be laminated composition (dimensional) shingles, standing seam metal, tile, or similar quality material with a rating of 25 years or more that conform to or exceed applicable local, FHA and VA requirements
- Energy Efficiency Roofing. In addition, roofs of buildings may be constructed with “Energy Efficiency Roofing” with the advance written approval of The Crossvine Reviewer. For the purpose of this Section, “Energy Efficiency Roofing” means shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (c) provide solar generation capabilities.

The Crossvine Reviewer will not prohibit an Owner from installing Energy Efficient Roofing provided that the Energy Efficient Roofing shingles: (i) resemble the shingles used or otherwise authorized for use within the community; (ii) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use within the community; and

(iii) match the aesthetics of adjacent property. An Owner who desires to install Energy Efficient Roofing will be required to comply with the architectural review and approval procedures set forth in the Restrictions. In conjunction with any such approval process, the Owner should submit information which will enable The Crossvine Reviewer to confirm the criteria set forth in this Section.

- Chimneys. Chimney style must be appropriate for the style of the home and may be stone or other masonry matching with the same permitted colors and materials as permitted on the body of the house.
- Other Materials. Any other type of chimney or roofing material shall be permitted only with the advance written approval of The Crossvine Reviewer.
- Prohibited Elements:
  - Excessively pitched roofs.
  - Mansard, gambrel or chalet roofs.
  - Flat roofs.
  - Non-dimensional or three tab composition shingles.
  - Roofs that are too steep or too shallow for the style of the home.
  - Shed roofs except as incidental to the main roof.
  - Glossy metal and/or reflective materials or bright colors.
  - Roof vents on the front plane of the home.
  - On corner lots, roof vents on street side (unless prior written approval obtained).
  - Stove-pipe chimneys, prominent chimneys or other random roof penetrations (provided, however, direct-vent fireplaces are not a prohibited element).
  - Vents or skylights facing the street.
  - White or bubble skylights.

## I. Driveways

The design, construction materials, and location of: (i) all driveways, and (ii) culverts incorporated into driveways for ditch or drainage crossings, must be approved by The Crossvine Reviewer.

- Width. Other than the flair in the driveway necessary to connect to the garage and, for side-entry garages area required for turning/maneuvering, the minimum width of a driveway is twelve feet (12') and the maximum width of a driveway path is twenty-seven feet (27') within five (5) feet from the curb (to allow for connecting radius to street). The maximum width of driveway area for a turnout shall be no more than 30' wide.
- Setbacks. All driveways must be at least one foot (1') from adjacent property lines except when side-entry garages oppose one another, in which case the minimum is two and one-half feet (2 ½') from adjacent Lot lines.
- Finishes. All driveways shall be surfaced with concrete, paving stones or similar materials. Asphalt driveways or gravel are prohibited.

- Features. Drives shall intersect the street at as close to 90 degrees as possible. Driveways must permit entry by standard mid-size vehicles without “bottoming out” in the transition area between the curb and property line as well as the driveway area between the property line and the garage. Each Lot is permitted only one driveway access from the street. Driveways on corner lots abutting a cul-de-sac and another roadway must access off the cul-de-sac.
- Raised Driveway. If the driveway is raised significantly above finished grade (which will be determined by The Crossvine Reviewer in its sole and absolute discretion), the exposed sides of the driveway must be underpinned (parged). When practical, landscaping to screen the raised area is recommended, upon approval in writing by The Crossvine Reviewer.
- Ramps. Where driveways conflict with pedestrian walks, curbs must be saw cut and handicap ramps installed. Handicap ramps must be constructed to comply with all Texas Department of Licensing and Regulation Architectural Barriers Texas Accessibility Standards and American Disabilities Act (ADA) requirements.

## J. Sidewalks

Each Owner of a Lot must build or cause to be built on such Owner’s Lot, in a location designated by The Crossvine Reviewer, a concrete sidewalk complying with the specifications set forth in the applicable plat, approved subdivision plans, the Documents or any other requirements in conjunction with and at the time of construction of the residence thereon.

- Pedestrian Sidewalks. Sidewalks that run generally parallel with the street and are considered part of the overall community sidewalk or trail system are “Pedestrian Sidewalks.” Pedestrian sidewalks must be constructed in accordance with the approved subdivision plans.
- Lead Walk. The portion of sidewalk that may connect from the Pedestrian Sidewalk to the home or to the driveway of the home is called the “Lead Walk.” Lead Walks may be surfaced with brushed concrete or exposed aggregate or other surfaces as may be approved by The Crossvine Reviewer.
- Compliance. All sidewalks must comply with designated widths and with all Texas Department of Licensing and Regulation Architectural Barriers Texas Accessibility Standards.

## K. Garages

All garages shall be approved in advance of construction by The Crossvine Reviewer.

- Enclosed Garage. Improvements constructed on each Lot must include a private, enclosed garage capable at all times of housing at least two (2) standard size automobiles. Unless approved in writing by The Crossvine Reviewer, no more than three (3) garage doors may be contiguous to one another and, in those circumstances, there must be a one (1) foot offset on at least one of the three bays, unless otherwise approved by The Crossvine Reviewer.
- Features. Interior walls of all garages must be finished with sheetrock and painted at a minimum. Each garage shall have garage doors that are wired so as to be operated by electric

door openers. All garage doors, as to style and color, shall be approved by The Crossvine Reviewer.

- Prohibited Elements:
  - Carports.
  - Open (not enclosed) automobile storage.

## L. Exterior Lighting

Exterior lighting must be approved in advance by The Crossvine Reviewer.

- **Brightness.** All exterior illumination shall be designed and located to encourage conformance to “Dark Sky” principles. “Dark Sky” principles include avoiding adverse impact of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. A variety of Dark Sky fixtures are encouraged for community lighting such as street lights, amenity areas, trail systems, etc., and downlighting is required where all lighting must be angled toward the ground and screened so that its source cannot be seen from above. These requirements shall not apply to areas such as sports fields, pool areas, etc. where this requirement is impractical. Further, all exterior lighting on the front elevation of any residential Lot shall have dusk to dawn sensors which must be maintained in good working condition at all times and no exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Exterior mounted lamp housings must shield lamp from view and direct light. Housing must be at least 8 inches long, extend at least 3 inches beyond lamp and have a maximum angle from the wall of the structure of 30 degrees. Decorative or lantern fixtures should have a maximum of 60 watts per fixture.
- **Number.** The number of exterior light fixtures for the house and the landscape may be limited in order to prevent excessive lighting. When the lighting is being installed on the site, a night time inspection and written approval may be required prior to final installation.
- Prohibited Elements:
  - Use of other than white or color corrected high intensity lamps and exterior lights (except holiday lighting which may not be installed more than thirty (30) days before a holiday and must be removed no more than fourteen (14) days after the holiday).
  - Sodium, mercury vapor, or bare HID yard lights; provided, however, The Crossvine Reviewer may waive or amend this prohibition for model homes.

## M. Setbacks

Applicable setbacks are set forth on [Attachment 1](#).

## **N. Address Markers and Mailboxes**

Address markers must be readily visible from the street. The painting of addresses on the curb is not allowed. Centralized mailbox units will be provided in the community for mail pick-up and delivery.

## **O. Solar Energy Devices**

The requirements for the installation of Solar Energy Devices are set forth in the applicable Development Area Declaration.

## **P. Satellite Dishes**

The requirements for the installation of Satellite Dishes are set forth in the applicable Development Area Declaration.

## **Q. HVAC Screening**

Air conditioning compressors and pool equipment shall be screened from street view by (i) a structural screening element constructed of materials approved by The Crossvine Reviewer, or (ii) landscaping approved by The Crossvine Reviewer.

## **R. Signage**

Certain signage requirements are set forth in the Development Area Declaration. Further, the Documents permit Declarant to erect and maintain advertising signs (illuminated or non-illuminated), sales flags, other sales devices and banners for the purpose of aiding the sale of Lots in the Development Area. Upon written approval from The Crossvine Reviewer, a Homebuilder may be permitted to erect and maintain such signs, flags and banners by submitting along with the application for approval the location, size, number, design and other features of the signs, flags and banners requested. If approved, such signs, flags and banners must be removed immediately upon sale of the Lot(s) for which the signs, flags and banners were displayed. Approval by The Crossvine Reviewer shall not relieve Homebuilder from the obligation to apply for and obtain any other governmental permits before erecting and maintaining such signs, flags or banners in the Development Area.

## **S. Aesthetic Appeal**

**The Crossvine Reviewer may disapprove the construction or design of a home on purely aesthetic grounds. Any prior decisions of The Crossvine Reviewer regarding matters of design or aesthetics shall not be deemed to have set a precedent if The Crossvine Reviewer feels that the repetition of such actions would have any adverse effect on the community.**

## VII. LANDSCAPE GUIDELINES

### A. Landscape

All landscapes and landscaping must be approved in writing by The Crossvine Reviewer prior to installation and must comply with any landscape requirements set forth in the Rezoning Ordinance and all subsequent rezoning ordinances effective in the Development Area. An approved list of plants and turf is contained in the Rezoning Ordinances.

- Plans. Detailed landscape plans for each Lot must be submitted to The Crossvine Reviewer with Final Plan Submittal or at such later time as may be allowed by the City of Schertz. The Crossvine Reviewer may approve a standard landscape plan that will apply to multiple Lots. No significant (*i.e.*, major changes in the plant list, plant and plant bed locations, plant count, hardscape design, materials) revisions may be made to approved plans without submission to, and further approval by, The Crossvine Reviewer of the revised plans. Landscape plans must include vegetative screening for above ground utility connections visible from the street or adjacent properties. Hardscape elements in the landscaping must be in scale with the home and associated structures.
- Materials. All introduced vegetation shall be trees, shrubs, vines, ground covers, seasonal flowers or sodded grasses which are commonly used in Central Texas for landscaping purposes and which are approved by The Crossvine Reviewer. An emphasis should be placed on utilizing native plants that are drought tolerant as well as deer resistant. A minimum of 2" of mulch is required for all shrub and bed areas. Turf grass shall have a minimum of 4" of native soils or improved soils. Caliche is not considered soil.
- Installation and Maintenance. Landscaping of new homes must be installed within thirty (30) days of completion and in any event, landscaping in accordance with the approved plans shall be completely installed prior to occupancy of a residence. Modifications of existing landscaping must be completed within fourteen (14) days of commencement. Extensions to the time limit may be granted by The Crossvine Reviewer but may require a deposit. After installation, landscaping (including temporary landscaping) shall be properly maintained at all times.
- Gardens; Sculptures and Fountains. Any Owner who wishes to plant one or more gardens upon their Lot must obtain the approval of The Crossvine Reviewer. Sculptures and fountains are subject to approval by The Crossvine Reviewer.
- Reservation of Future Approvals. The Crossvine Reviewer reserves the right to require additional landscaping for pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.
- Prohibited Elements.
  - Rock or crushed rock as a ground cover (unless approved in advance by The Crossvine Reviewer).
  - St. Augustine Grass.

## B. Tree Protection

Protection and preservation of trees is of significant importance to the aesthetics of the community and the environment of The Crossvine.

- Vegetative Fencing. Whenever possible and economically feasible, all trees should be preserved and protected during construction with vegetative fencing.
- Tree Removal. As used herein, the “Building Envelope” shall be defined as the area of the lot that is allowed for construction of improvements as defined by the setbacks of the lot. A “Specimen Tree” is defined as a tree that is healthy and with a uniform canopy, excluding Hackberries, Eastern Red Cedars, Common Ashe Junipers, Chinaberries, Mesquites, and Ligustrums. In the area outside the Building Envelope, a Specimen Tree that is 8” or larger in diameter measured 48” off the ground must be flagged and approved in writing by The Crossvine Reviewer prior to removal. Within the Building Envelope, a builder shall have the right to remove any Specimen Tree less than 8” in diameter as measured 48” off the ground. Within the Building Envelope, a Specimen Tree greater than or equal to 8” in diameter as measured 48” off the ground shall require prior written approval from The Crossvine Reviewer before removal.
- Oak Wilt. Sound horticultural practices, as recommended by the Texas Forest Service, are required to prevent the establishment or spread of oak wilt. Specific requirements include:
  - Tree pruning tools and blades shall be sterilized prior to and between cutting any oak trees.
  - Oak tree pruning is discouraged from February 1<sup>st</sup> to June 30<sup>th</sup>.
  - Pruned trees and/or wounds shall be immediately protected with tree paint (approved example: Treekote Tree Compound).
  - All firewood shall be covered and sealed by clear plastic to prevent disease-baring insects from escaping.

## C. Irrigation

The Crossvine Reviewer must approve all irrigation systems prior to installation. The Crossvine Reviewer may approve a standard irrigation plan that will apply to multiple Lots.

- Full Yard Required. Front yard, side yard and rear yard irrigation systems are required on all Lots and all irrigation systems must be installed and maintained by a Texas Commission on Environmental Quality (“TCEQ”) licensed irrigator.
- Features. Backflow prevention devices are required and must be installed and maintained in accordance with TCEQ regulations. The use of drip irrigation is encouraged. Irrigation sprinkler systems must use heads that emit large drops rather than a fine mist. All irrigation systems shall be zone based on plant watering requirements. Rain sensors are required on all irrigation systems.

- Inspections. Yearly inspections by a licensed TCEQ Backflow Prevention Assembly Tester must be performed on all backflow prevention devices.
- Drought Management Plans. Drought management plans or drought restrictions may be implemented, as necessary, by The Crossvine Reviewer or San Antonio Water Systems, (“SAWS”), which may be found in <http://www.saws.org/conservation/droughtrestrictions/>. If implemented, such drought management plans or drought restrictions shall supplement the foregoing irrigation systems requirements (although some may be the same as already mandated).

#### **D. Rainwater Harvesting Systems**

The requirements for the installation of Rainwater Harvesting Devices are set forth in the applicable Development Area Declaration, subject to the following limitations: (i) only two 55 gallon tanks shall be permitted which must be two feet (2’) in diameter and four feet (4’) in height; and (ii) only located within the fenced yard of the Lot and not visible from the street.

#### **E. Landscape Inspection**

The Crossvine Reviewer may, upon the Owner’s completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.

#### **F. Drainage**

There shall be no interference with the established drainage patterns except by Declarant, unless adequate provision is made for proper drainage and such provision has been certified by a professional engineer and approved in advance by The Crossvine Reviewer.

- Site Drainage. Responsibility for proper site drainage rests with the Owner. Each Owner is solely responsible for correcting any change in water flow or drainage caused by the construction of Improvements on such Owner’s Lot.
- Area Drains. No area drains are allowed to extend through the curb, and any area drain opening must be behind the curb within the Lot and cannot extend to the street or right-of-way.
- Drainage Improvements. All drainage improvements within any right-of-way must be submitted to The Crossvine Reviewer for consideration and must be constructed in accordance with stamped engineered plans by a licensed engineer. Drainage improvements must be maintained by each Owner unless maintenance has been accepted by the Association in a Recorded written instrument.

#### **G. Fencing and Walls**

The materials, height, location and construction of all fences must be approved in advance by The Crossvine Reviewer and must comply with the screening/fencing requirements set forth in the Rezoning Ordinance and all subsequent ordinances effective in the Development Area. See Attachment 2 for examples of approved fencing.

- Lot Fencing. Fencing is required on the sides and rear of the lot. Courtyard walls that are architectural walls and designed for individual house plans will be considered for approval by The Crossvine Reviewer.
- Retaining Walls. All retaining wall plans over four feet (4') tall or within any right-of-way must be submitted to The Crossvine Reviewer for consideration and must be constructed in accordance with stamped engineered plans by a licensed engineer.
- Plans. Plans submitted for fences or walls must be drawn on an accurate copy of the site plan and the landscape plan.
- Greenbelt Fencing. Unless otherwise approved in writing at the sole discretion of The Crossvine Reviewer, all lots backing up to a greenbelt must utilize approved fencing pursuant to the requirements set forth in the Rezoning Ordinance along the property line adjacent to the greenbelt. See Attachment 2 for examples of approved fencing.
- Construction. All fencing between Lots must comply with the screening/fencing requirements set forth in the Rezoning Ordinance and all subsequent ordinances effective in the Development Area. See Attachment 2 for examples of approved fencing.
- Setbacks. The side yard fence at the point where it connects to the house must be setback no further than five feet (5') from the back corner of the house. All side yard fences must be installed so that they are perpendicular to the house unless circumstances on site dictate otherwise. All setbacks must comply with the requirements set forth in the Rezoning Ordinance.
- Stain. All side-yard fences may only be stained using a stain that is approved in advance by The Crossvine Reviewer. Any part of the fence that is visible from any street shall be routinely re-stained (no less than every four years) in the approved stain color and The Crossvine Review and/or the Association shall have the right to re-stain such visible portion of the fence and charge the expense to the Owner pursuant to the terms and provisions of the Covenant.
- Prohibited Elements:
  - Fencing of front yards.
  - Solid masonry walls enclosing an entire site.

## H. Pools, Spas and Hot Tubs

An application must be submitted to The Crossvine Reviewer in conjunction with the review of any application for any proposed swimming pool, spa, or hot tub. The materials, location and construction of all pools, spas and hot tubs must be approved in advance by The Crossvine Reviewer.

- In Ground. Swimming pools and accompanying spas shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. All exposed concrete on "Infinity Edge" swimming pools must be properly screened through the use of landscaping and no more than two (2) feet of exposed concrete may be visible. Self-contained above-ground hot tubs require approval by The Crossvine Reviewer and shall be appropriately sized for the Lot.

- Location. All permitted swimming pools and spas shall be located behind the front building line and in no case shall the pool proper be closer than five feet (5') to any Lot boundary line.
- Screening; Fencing. Screening, fencing, security and maintenance are required of all swimming pools, spas and hot tubs. Additional fencing, if any is proposed in addition to the yard fencing, and/or walls around the swimming pool, spa or hot tub must be approved in advance by The Crossvine Reviewer and integrated into the design of the dwelling and site. Fences must meet all governmental regulations and no pool, spa, hot tub or other similar water containing basin shall be filled with water until proper fencing is installed.
- Plans. The swimming pool, spa or hot tub plan must be drawn on a copy of an accurate site plan and shall include specific indications of distances from the water containing basin(s) and surrounding slab walks to the lot lines and building setbacks.
- Backwash. Unless otherwise expressly approved by the applicable governmental agency or utility service provider, backwash from a swimming pool, spa or hot tub drain with a backwash filtering system must be contained within the Lot on which the swimming pool, spa or hot tub has been constructed and is not permitted to be discharged into any street, adjoining Lot or drainage easement. A swimming pool, spa or hot tub drain with a backwash filtering system may not be discharged into the sanitary sewer without the advance written approval of The Crossvine Reviewer, additional connection and/or service and permit fees may be required therefor.
- Construction Deposit. A construction deposit is required for all swimming pool, spa or hot tub construction (except for any Homebuilder that has already provided a construction deposit for the construction of the home).
- Lot Access. No access across another Lot or greenbelt/open space area for the purpose of building or maintaining a swimming pool, spa or hot tub is permitted without the prior written approval of the other property owner or The Crossvine Reviewer in the case of greenbelts/open spaces.

## **I. Playscapes, Basketball Goals, Trampolines and Sport Courts**

Playscapes, basketball goals, recreational or sport courts and trampolines must be approved in writing by The Crossvine Reviewer prior to the commencement of construction or placement.

- Features. If allowed, these facilities must be properly sited and screened so as to minimize the visual and audio impact of the facility on adjacent properties. Special attention will be placed on color schemes and on the visibility of the equipment from the street and neighboring Lots.
- Plans. Plans for playscapes and recreational or sport courts must be drawn on an accurate copy of the site plan and must include proposed screening.
- Basketball Goals. Permanent basketball goals shall not be permitted without prior written approval of The Crossvine Reviewer. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground. The basketball goal backboard may not be attached to any dwelling. Portable basketball goals are

allowed between the street right-of-way and the front of a residence on a Lot and must not be placed, at any time, on any street or right-of-way located within the Development. When not in use, portable basketball goals must be stored in a garage or in the rear of the Lot (i.e., out of public view).

- Prohibited Elements.
  - Direct or indirect lighting of the playscape, trampoline or sport court.
  - Netting enclosures (except safety netting around a trampoline).
  - Tennis courts.

## **VIII. EROSION CONTROL AND CONSTRUCTION REGULATIONS**

The following restrictions shall apply to all construction activities at The Crossvine. **It is the responsibility of all Owners and/or contractors to adhere to State and Federal stormwater runoff protection and prevention requirements that may be applicable to their construction activities and to obtain proper permits as may be required.** Periodic inspections by a representative of The Crossvine Reviewer may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines will be levied.

### **A. Erosion Control Installation and Maintenance**

Upon written approval by The Crossvine Reviewer, it is the responsibility of the Owner to install erosion control measures prior to the start of construction and to maintain the measures throughout construction.

- Silt Fencing. Silt fencing installed to all applicable standards is required to be properly installed and maintained to protect the low sides of all disturbed areas, where storm-water will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site.
- Sediment Removal. **Built-up sediment will need to be removed from the silt fence after heavy or successive rains, and any breach in the fencing will need to be repaired or replaced immediately.** If for any reason the silt fence is to be temporarily removed, a representative of The Crossvine Reviewer must be contacted prior to the removal.

### **B. Security**

Neither The Crossvine Reviewer, the Association, nor the Declarant shall be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the City of Schertz Police Department and then notify The Crossvine Reviewer.

### **C. Construction Hours**

Unless a written waiver is obtained from The Crossvine Reviewer, construction may only take place as follows:

- Hours. Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays and Sundays from 9:00 a.m. until 6:00 p.m.
- Holidays. There shall be no construction on New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.
- Waivers. Waivers may be given for the pouring of concrete slabs during the summer months.

#### **D. Noise, Animals, Children**

The use of radios or other music players must be restrained so as not to be heard on an adjoining Lot or street. Contractors and subcontractors may not bring dogs or children under 16 years of age to construction sites.

#### **E. Material and Equipment Storage**

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk. Owners may not disturb, damage or trespass on other Lots or adjacent property.

#### **F. Insurance**

The Crossvine Reviewer may require an Owner to procure adequate commercial liability insurance during construction naming the Association, the Declarant and The Crossvine Reviewer as additional insureds in an amount to be determined, from time to time, by The Crossvine Reviewer.

#### **G. Site Cleanliness**

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore.

- Fencing. Brightly colored construction fence must be installed before the start of construction on all side lot lines where a home is being constructed next to an existing occupied home.
- Trash Containers. Owners and Homebuilders shall clean up all trash and debris on the construction site. Trash and debris shall be removed from each construction site on a timely basis. The Crossvine Reviewer will have the authority to require that one dumpster be provided to serve no more than two Lots. In addition to any dumpster, a trash receptacle approved in advance by The Crossvine Reviewer will be located on each lot during construction. Trash receptacles must be emptied periodically and will not be permitted to overflow. Chain link fencing is not an acceptable enclosure material for temporarily containing trash. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.
- No Dumping or Burning. The dumping, burying or burning of trash is not permitted anywhere in The Crossvine.

- Heavy Equipment and Debris. When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Track loaders are not to be operated on paved or concrete surfaces. Mud, dirt and other construction debris that is tracked off the construction site shall be cleaned on a daily basis. Skid steer loaders are not to be used to clean the streets by scraping them; however, use of a sweeper attachment is permissible.
- Concrete Clean-Out Site. Each Owner who is a Homebuilder must comply with the Concrete Truck Clean-Out Site provisions set forth in the Development Area Declaration.

## H. Sanitary Facilities

A temporary sanitary facility (chemical toilet) shall be provided and maintained for the use of construction workers on or within three (3) Lots of the construction site.

## I. Construction Parking & Construction Trailers

Construction crews shall not park on, or otherwise use, other Lots. No construction vehicle will be permitted to leak oil or otherwise damage or deface any street located within the community. The Documents permit Declarant to maintain and locate construction trailers and construction tools and equipment within the Development Area. Upon written approval from The Crossvine Reviewer, a Homebuilder may be permitted to establish a construction trailer, field office or similar temporary structure by submitting along with the application for approval, a copy of the site plan with proposed locations of trailer, field office or similar temporary structure with a trash receptacle noted thereon. The trash receptacle shall be of an approved size. Such temporary structure, if approved, must be removed immediately upon completion of construction. Approval by The Crossvine Reviewer shall not relieve Homebuilder from the obligation to apply for and obtain any other governmental permits before moving any such construction trailer, field office, etc. onto the Development Area.

## J. Schedule of Construction Fines

Periodic inspections by a representative of The Crossvine Reviewer may take place in order to identify non-complying construction activities. Fine amounts will be set forth in the Fine and Enforcement Policy in the Community Manual (as defined in the Covenant).

## IX. PLAN REVIEW PROCESS

The construction or installation of any improvements, changes to existing improvements, or the reconstruction of improvements, will require the submission of plans and specifications for approval of The Crossvine Reviewer before any such construction or installation activity is commenced. The Crossvine Reviewer may waive plan and specification requirements for certain modifications or improvements at its discretion.

## A. Submittals

The Plan Review Process includes two stages of review by The Crossvine Reviewer:

Initial Review – Pre-approval of (i) standard sets of plans and elevations for multiple homes that will be allowed to be built by each builder, (ii) landscape plan applying to multiple lots, and (iii) exterior material and color selection. Alterations to the plans and plans not included in the pre-approved list must be independently approved in advance of construction.

Final Review – To obtain final approval, a completed Final Plan Application attached hereto as Attachment 3 must be submitted to The Crossvine Reviewer, including submittal of a site plan showing (i) the specific home on the specific lot upon which it is proposed to be built, (ii) compliance with all set-backs, easements, etc., (iii) location of and material to be used for driveway, sidewalks, patios, decks, and any ancillary improvements along with house siding, roof, trim colors, and siding and trim materials, (iv) diagram showing placement of required landscaping plants (may be by reference to any previously approved master landscaping plan which is applicable to multiple Lots) and any additional landscape improvements that may be specific to the particular house, and (v) any information or materials requested but not previously provided or submitted but which are otherwise required by the Final Plan Application or these Design Guidelines. Improvements on a Lot may not commence until such Final Plan Application has been submitted and executed by The Crossvine Reviewer.

## B. Timing

The Crossvine Reviewer will attempt to review all applications and submittals within thirty (30) days after submission. Please plan construction activities to allow sufficient time for submittals and review as outlined above, and for obtaining Final Approval prior to commencement.

## X. MODEL HOMES

The Documents permit Declarant to create and allow certain Lots and areas within The Crossvine to be used for the non-residential purpose of creating sales offices and model homes (“**Model Homes**”). A Model Home allows a Homebuilder the opportunity to showcase a residence plan type to potential purchasers as well as maintain a sales office within The Crossvine. Declarant’s goal is to contain Model Homes to certain areas of each Development Area to maintain continuity and minimize disruption to the overall Development. Model Homes are not constructed to conform to the requirements of the Documents or these Design Guidelines, and require certain alterations thereto, such as but not limited to requirements regarding the construction of garages and/or driveways. **NO MODEL HOME MAY BE CONVEYED TO AN OWNER WITHOUT COMPLYING WITH ALL COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DOCUMENTS, INCLUDING THESE DESIGN GUIDELINES.** At such time that a Model Home is no longer intended to be used for non-residential purposes, any Improvements undertaken to bring such Model Home into conformance with residential uses and/or compliance with the Documents **MUST BE APPROVED** by The Crossvine Reviewer in writing prior to the commencement of such Improvements.

In an effort to maintain continuity within the Development, The Crossvine Reviewer **DOES NOT INTEND TO APPROVE** any plans for Improvements to any Model Home until the earlier of the following to occur (i) the termination of the Development Period; or (ii) the Homebuilder seeking to

improve or alter their Model Home has conveyed at least seventy-five percent (75%) of the Lots owned by such Homebuilder to Owners other than another Homebuilder or a new model location has been identified and agreed upon. Notwithstanding the foregoing, The Crossvine Reviewer is not prohibited from approving any such requests.

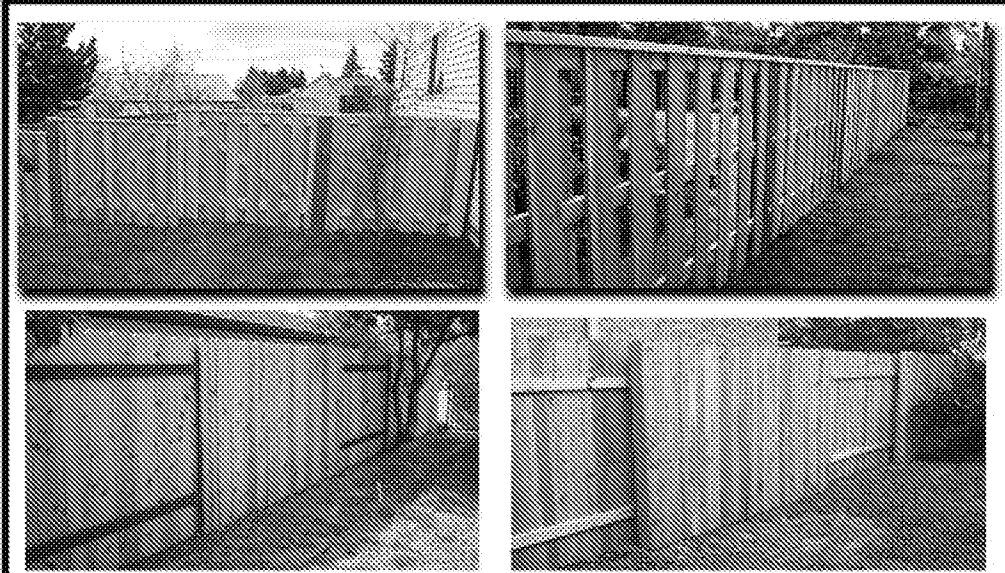
**ATTACHMENT 1**

<b>The Crossvine; Module I, Unit 1</b>		
<b>Square footage bands</b>		
	<b>Minimum</b>	<b>Maximum</b>
50' Lots	1500 sf	3000 sf
60' Lots	2300 sf	3500 sf
70' Lots	2100 sf	4000 sf

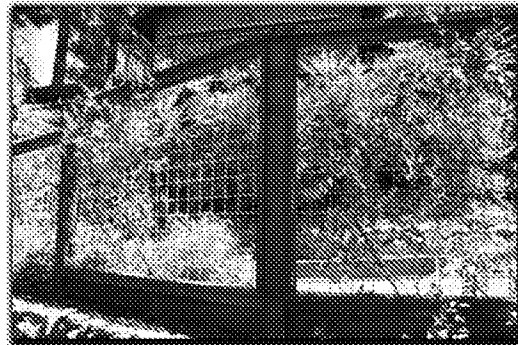
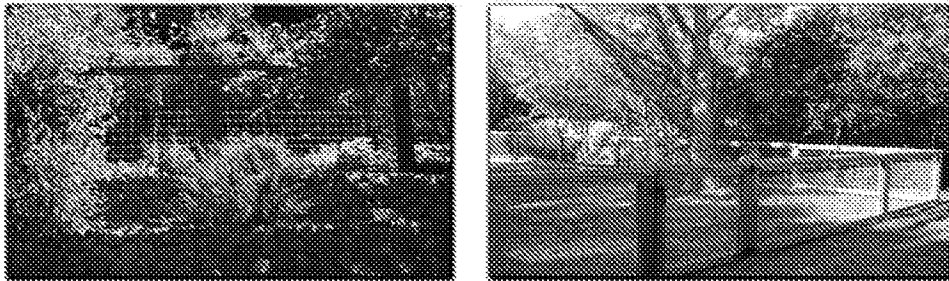
<b>Land Use Dimensional Requirements - Module I- EXHIBIT X</b>													
Use Category	Min. Lot Size and Dimensions			Minimum Setback (Ft.)					Misc. Requirements				
	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft. Rear	Side Ft. Rear	Rear Ft. Rear	Rear Ft. Rear	Min. DR. Street Fwd.	Max. Height (Ft.)	Min. Privacy Cover	DRR Allocation	Max. Home Size constructed over 40 sq. ft.
<b>Improved Property Land Use - Resid.</b>													
<b>Detached Single Family Residential</b>													
DSFR01	5,500	50	120	20'	5	5	10	10	2	30	65%	1	3,400
DSFR02	7,200	60	120	25'	5	5	10	10	2	30	65%	1	3,900
DSFR03	8,400	70	120	20'	5	5	10	10	2	30	65%	1	4,100

\*10 ft. minimum set back is from ACW line to garage, deck, patio, courtyard or fence may penetrate into setback by no more than 2 ft.

**ATTACHMENT 2**  
**APPROVED FENCING**



**PRIVACY FENCING:** A designated wood six foot (6') high fence with (i) alternating vertical boards or (ii) alternating panels of vertical boards attached to vertical supports.



**DECORATIVE FENCING:** A designated wood frame fence with 3-inch welded-wire attached to the vertical supports. Fence height may vary. Refer to the Rezoning Ordinances for applicable height based upon location.

**ATTACHMENT 3**

**THE CROSSVINE  
PLAN APPLICATION**

*Deliver to:*

The Crossvine Reviewer  
c/o The Price Companies  
314 E. Commerce, Suite 600  
San Antonio, Texas 78205  
Phone: (210)226-6843  
Email: [Chris@pricecompanies.net](mailto:Chris@pricecompanies.net)

**CERTIFICATION**

The undersigned authorized representative of The Crossvine Reviewer does hereby certify that this submission fully complies with all requirements of the Planned Development District requirements for The Crossvine.

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Builder Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Module: \_\_\_\_\_ Unit: \_\_\_\_\_  
Plan (Name/No.): \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_  
Address: \_\_\_\_\_  
Square Footage (conditioned space): \_\_\_\_\_ Square Footage (under roof): \_\_\_\_\_

**Elevation Template Attached: (Please Circle) Yes/Previously Submitted**

Indicate any requested alterations or changes to the elevations:

\_\_\_\_\_.

**Exterior Materials/Color Template Attached: (Please Circle) Yes/Previously Submitted**

Indicate any requested alterations or changes to the approved color palette:

\_\_\_\_\_.

**Plans Attached: (Please Circle) Yes/Previously Submitted**

Indicate any requested alterations or changes to the plans:

\_\_\_\_\_.

**Site Plan Attached: (Please Circle) Yes/Previously Submitted**

If yes, please indicate whether plans include the following:

- 1" = 20' or larger scale, as appropriate to the acreage
- Site dimensions
- Existing Contours
- Property lines
- Trees to Remain (if applicable)
- Trees to be Removed (if applicable)
- Building setbacks
- Building location labeled with floorplan reference and noting any proposed revisions to previously approved plans or elevations
- Accessory building location (if applicable)
- Proposed finished floor elevation
- Easements
- Utility connections at the street and residence
- HVAC Pad Location
- North arrow
- Driveway and sidewalk locations and materials

- Proposed perimeter fence type (e.g., decorative or privacy) and retaining wall locations including height (may specify Master Approved Fencing Specs)]
- Garage Door selection

Chimney: (Please Circle) Yes/No \_\_\_\_\_ Masonry \_\_\_\_\_ Fiber Cement \_\_\_\_\_ Direct Vent

Landscape Plan Attached: (Please Circle) Yes/ No/ Previously Submitted/ Master Landscape Plan

May be submitted separately after initial The Crossvine Reviewer Plan Approval

Include the following:

- Property Lines with dimensions
- HVAC Pad and screening
- Drives, parking areas and sidewalks
- House and accessory structures
- Easements
- Boundaries of turf areas with type of turf noted
- Locations of all proposed plants
- Plant legend including species, quantity and sizes at time of planting
- Irrigation plan
- Proposed landscape lighting (if any)

Comments: \_\_\_\_\_

**SUBMITTED BY:**

Builder Name: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**APPROVED BY:**

The Crossvine Reviewer:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Approval Date: \_\_\_\_\_

**ATTACHMENTS:**

Attachment A: Elevation Template

Attachment B: Exterior Materials/Color Template

Approval of this Plan Application by The Crossvine Reviewer shall not be considered approval by the City of Schertz. Independent approval by the City of Schertz and issuance of a building permit will be required prior to any construction or improvements within The Crossvine.

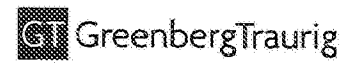
Doc# 20140105692  
# Pages 28  
06/24/2014 2:41PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$130.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
06/24/2014 2:41PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

**AFTER RECORDING RETURN TO:**



Carey Gunn Venditti, Esq.  
GREENBERG TRAUIG, LLP  
300 West 6th Street, Suite 2050  
Austin, Texas 78701  
Email: vendittic@gtlaw.com



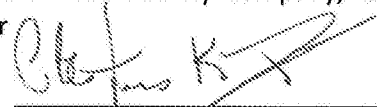
**THE  
CROSSVINE**

**FIRST AMENDMENT TO  
DESIGN GUIDELINES  
[RESIDENTIAL]**

**Adopted by Declarant:**

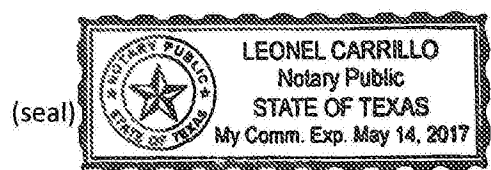
**SCHERTZ 1518, LTD.,** a Texas limited partnership

By: MTR-Schertz 1518 Management Company, LLC,  
a Texas limited liability company, its General  
Partner

By:   
\_\_\_\_\_  
Christopher K. Price, President

THE STATE OF TEXAS                   §  
COUNTY OF TRAVIS                   §

This instrument was acknowledged before me on this 19<sup>th</sup> day of November, 2016, by Christopher K. Price, President of MTR-Schertz 1518 Management Company, LLC, a Texas limited liability company, General Partner of Schertz 1518, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas

Adopted by Declarant in accordance with Section 6.04(b) of The Crossvine Master Covenant, recorded as Document No. 20140105047, Official Public Records of Bexar County, Texas (the "Master Covenant"), as amended and those certain The Crossvine Design Guidelines [Residential], recorded as Document No. 20140105692 in the Official Public Records of Bexar County, Texas.

THE CROSSVINE  
FIRST AMENDMENT TO DESIGN GUIDELINES  
[RESIDENTIAL]



**FIRST AMENDMENT TO**  
**DESIGN GUIDELINES**  
**[RESIDENTIAL]**

This First Amendment to Design Guidelines [Residential] (this “**Amendment**”) is made by Declarant, **SCHERTZ 1518, LTD.**, a Texas limited partnership (“**Declarant**”) and is as follows:

**RECITALS:**

**A.** Declarant, pursuant to Section 6.04(b) of that certain The Crossvine Master Covenant, recorded as Document No. 20140105047 in the Official Public Records of Bexar County, Texas (the “**Master Covenant**”), adopted those certain The Crossvine Design Guidelines [Residential], recorded as Document No. 20140105692 in the Official Public Records of Bexar County, Texas (the “**Residential Design Guidelines**”).

**B.** Pursuant to *Article IV* of the Residential Design Guidelines, the Declarant, during the Development Period, may amend the Residential Design Guidelines acting alone.

**C.** Declarant desires to amend and modify the Residential Design Guidelines as set forth in this Amendment.

**NOW THEREFORE**, Declarant hereby desires to amend and modify the Residential Design Guidelines as follows:

**1. Fencing and Walls.** The following sentence is added to the end of the “Lot Fencing” paragraph under Article VII, Section G “Fencing and Walls”:

“All Lot fencing shall be decorative fencing as approved by the Rezoning Ordinance and The Crossvine Reviewer, except for masonry fencing along roadways and at greenbelt entrances as approved by The Crossvine Reviewer. See Attachment 2 for examples of approved decorative fencing. All existing privacy fencing that is installed in compliance with any previous version of the Design Guidelines shall be replaced with approved decorative fencing at such time as fencing is replaced by an Owner.”

**2. Fencing and Walls.** The following sentence is added to the beginning of the “Greenbelt Fencing” paragraph under Article VII, Section G “Fencing and Walls”:

“Greenbelt fencing shall be shall be four feet (4’) tall. Transitions in height for fencing along roadways to greenbelt fencing and from side yard fencing to greenbelt fencing are allowed but shall be subject to the specific written approval of The Crossvine Reviewer. Side yard and rear fencing which does not abut a greenbelt shall be six feet (6’) tall.”

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant or the Residential Design Guidelines. Unless expressly modified by this Amendment, all other terms and provisions of the Residential Design Guidelines remain in full force and effect as written, and are hereby ratified and confirmed.

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# Pages 4  
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