ACCESSORY STRUCTURES (DETACHED)

- Accessory Structures shall be defined as: Pergola, Arbor, Gazebo, or Detached Patio Cover. Accessory structures shall not exceed 200 square feet.
- Accessory structures are approvable in the side or rear yards only and must be located behind the perimeter fencing of the lot.
- Accessory structures must be permanently affixed to an approved concrete foundation or patio.
- Accessory structures shall maintain a five (5) foot side yard setback and a five (5) foot rear yard setback, unless lot is on a golf course, greenbelt, creek, pond, open space or common area, then a ten (10) foot setback is required or as required by the subdivision guidelines. Accessory structures may not be located within any drainage, utility, or maintenance easement. The post of the structure must be within the required setback.
- An overhang is allowed up to two feet past the post.
- Solar panels are not permitted to be installed anywhere on accessory structures.
- Shall not impede on any view zone requirements established for the lot
- Overall height of the detached structure shall not exceed fourteen (14) feet.

ARBOR/PERGOLA

- Arbor/Pergola Shall be placed on approved flatwork or patio area.
- Roof must be either 50% open, roofed with the approved polycarbonate (see polycarbonate guidelines) or the louvered panels.
- Louvered roof panels may be installed in place of wooden slats with the following stipulations:
    - Materials must be made of powder coated aluminum
    - Must be factory finished in a color to blend or complement the adjacent structure
    - Must be mounted on inside of column/opening
    - Must be enclosed in cedar to match
    - Required to be an operational louvered panel
    - See also polycarbonate roofing panels as outlined on page 12 of these Design Guidelines.
- Arbor/Pergola shall be of cedar, redwood
- Arbor/Pergola must be painted or stained, the arbor/pergola shall coordinate and complement the colors of the house.
- Overall height of the arbor/pergola shall not exceed twelve (12) feet.
- Solar panels are not permitted to be installed anywhere on the Arbor/Pergola.
- Arbor/pergola shall have flat, minimally pitched roof.

GAZEBO

- Gazebos shall be of redwood or cedar
- If painted or stained, the gazebo shall coordinate with and complement the colors of the house.
- Overall height of the gazebo shall not exceed twelve (12) feet in height.
- Roofing shall match that of the house.

- Only one gazebo is allowed per lot.
- Solar panels are not permitted to be installed anywhere on the gazebo.

DETACHED PATIO COVERS

- Materials must match or complement existing house.
- Roofing materials shall match the existing house.
- Columns must be made of cedar, redwood or a material that matches the house. For example, stone, brick, hardie.
- All pitches of the entire patio roof cover shall be a minimum of 4:12.
- Solar panels are not permitted to be installed anywhere on the detached patio cover
- **Shall be placed on approved flatwork or patio area.**
- **Shall not exceed 12 feet in height**

POLYCARBONATE ROOFING PANELS

- Polycarbonate roof panels shall be limited to pergola structures only.
- Polycarbonate roof panels shall be clear, with a Light Transmission greater than 70% (LT > 70%).
- Polycarbonate roof panels must be UV protected.
- Polycarbonate roof panels shall have a minimum 10-year material warranty.
- Minimum roof pitch shall be used to reduce the amount of panel visibility.
- Pergola roof shall maintain a minimum 50% open framing.
- must be provided to verify compliance with these guidelines.
- Large-scale architectural details must be provided of all edge conditions of the pergola in addition to the general submittal requirements for pergolas.
- The polycarbonate roof panel manufacturer's recommendations, including accessories, should be followed for a complete installation.
- The panels must be sheets (i.e., flat panel profiles). Flat panels will require a connection system (gaskets) to cover the joints and secure the panels. These gaskets should be watertight with concealed fasteners.
- Minimum three (3) inch gap or a gutter required between the polycarbonate and the cedar wood trim on the front of the arbor/pergola for drainage.
- Cedar wood trim must be placed all around the pergola.
- The thickness of the panel will be dictated by the span between supports; however, a minimum panel thickness of 5/16-inch (8 mm) is required.

<u>SUBMITTAL REQUIREMENTS</u>

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed. **Scaled drawings shall include rise and run for all roof pitches.**

- ❖ Manufacturer specification sheets for prefabricated structures, and any polycarbonate materials used
- ❖ The connection system should be as specified by the panel manufacturer specific to the product.
- ❖ Proposed exterior color and materials.
- ❖ Photographs of the existing house showing where the proposed structures will be located.
- ❖ A scaled site plan showing the location of the existing and proposed structures, easements, property lines, and setbacks.
- ❖ Permit and approval from the city of McKinney

ADDITIONS / REMODELS

- Additions/remodels shall comply with all requirements set forth on the final plat and within the Subdivision Design Guidelines, whichever is most restrictive.
- Construction shall ensure the resulting property meets current drainage requirements. Please refer to Drainage Guideline.
- The addition shall not alter the existing drainage patterns.
- The addition must meet the required dwelling setbacks for the lot.
- Materials must match the existing house and all masonry requirements.
- Roofing materials must match or complement the existing roof.
- Roof pitch must be 4:12 minimum or greater pitch may be required by subdivision guidelines.
- The addition of detached buildings (garages, mother-in-law suites, office spaces, pool houses, etc.) is prohibited.

SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, and roof plans drawn to scale. Scaled drawings shall include rise and run for all roof pitches.
- ❖ Photographs of the existing house showing where the proposed addition/remodel will be located.
- ❖ Scaled site plan showing the location of addition, property lines, and setbacks.
- ❖ All colors and materials (roofing, siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- ❖ Existing and proposed air-conditioned square footage must be noted.
- ❖ Permit and approval from the city of McKinney
- ❖ Updated Drainage plan

ARTIFICIAL TURF

- Artificial Turf may be installed in the rear and side yards behind the perimeter and return fences only.
- The following types of artificial turfs may not be installed due to concerns regarding heavy metals:
    - Crumb Rubber Infill (both Ambient and Cryogenic) that are not coated.
- Artificial Turf must be maintained to provide a uniform appearance.
- The use of Artificial Turf shall NOT alter the drainage pattern already established by the subdivision drainage plan.
- If a solid base material is utilized such as a concrete slab, Artificial Turf may NOT encroach into easements and setbacks.
- Color of the grass should be a mix of shades of green or olive.
- Use of artificial turf shall not alter the drainage patterns established for the lot and must follow drainage guidelines.

SUBMITTAL REQUIREMENTS

- Scaled site plan showing:
    1. Proposed Artificial Turf in relation to existing structures, pools, fences, setbacks, and easements.
    2. A sample of the turf should be provided, upon request.
    3. Type of Artificial Turf proposed with manufacturers specification sheets.
- Description of base materials proposed.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

ATTACHED ARBOR/PERGOLA

- Arbor/Pergola shall be attractive in appearance without an excess of detail ornamentation.
- Roof must be either 50% open, roofed with the approved polycarbonate (see polycarbonate guidelines) or the louvered panels.
- Louvered roof panels may be installed in place of wooden slats with the following stipulations:
    - Materials must be made of powder coated aluminum
    - Must be factory finished in a color to blend or complement the adjacent structure
    - Must be mounted on inside of column/opening
    - Must be enclosed in cedar to match
    - Required to be an operational louvered panel
    - See also polycarbonate roofing panels as outlined on page 12 of these Design Guidelines.
- Arbor/Pergola shall be of cedar, redwood
- Arbor/Pergola must be painted or stained, the arbor/pergola shall coordinate and complement the

colors of the house.

- Overall height of the arbor/pergola shall not exceed twelve (12) feet.
- Arbor/Pergola which are attached to the dwelling may not extend over the dwelling setback lines as established by the applicable subdivision guidelines.
- Solar panels are not permitted to be installed anywhere on the Arbor/Pergola.
- Polycarbonate roofing panels permitted, refer to the guidelines.
- The post of the structure must be within the required setback. An overhang is allowed up to two (2) feet past the post.
- Construction shall not alter the drainage patterns established for the lot.

SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ Manufacturer specification sheets for prefabricated structures.
- ❖ The connection system should be as specified by the panel manufacturer specific to the product.
- ❖ Proposed exterior color and materials.
- ❖ Photographs of the existing house showing where the proposed structures will be located.
- ❖ Permit and approval from the city of McKinney.
- ❖ A scaled site plan showing the location of the existing and proposed structures, easements, property lines, and setbacks.

ATTACHED PATIO ROOF COVERS

- Attached patio covers may not extend over the dwelling setback lines as established by the applicable subdivision guidelines. If adjacent to a golf course, water body, open space, or Common Area a minimum ten (10) foot setback is required or as required by the subdivision guidelines.
- Attached patio covers may not be located within any drainage, utility, or maintenance easement.
- The post of the structure must be within the dwelling setback line. An overhang is allowed up to two feet past the post.
- Attached patio covers shall be located behind the perimeter fencing of the lot within side or rear yards only.
- Any solid walls must be the same materials as the existing house
- Roofing materials shall match the existing house.
- Columns must be made of cedar, redwood or material that matches the home.
- All roof pitches of the attached patio roof cover shall be a minimum of 4:12, or greater pitch may be required by subdivisional guidelines.
- Construction shall not alter the drainage patterns established for the lot and neighboring lots.

SUBMITTAL REQUIREMENTS

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which

adequately describe the construction proposed.

- ❖ Photographs of the existing house showing where the proposed attached patio roof cover will be located.
- ❖ Proposed exterior color and materials.
- ❖ Permit and approval from the City of McKinney.
- ❖ A scaled site plan showing the location of the existing and proposed structures, property lines, and setbacks.
- ❖ Updated drainage plan.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

ATTIC VENTILATION/ROOFTOP APPENDAGES

- Rooftop appendages, vents, stacks, ventilations, skylights, solar tubes, solar attic fans etc., shall be located on the rear or side slopes of the roof.
- Rooftop appendages are to be painted to match or blend with the color of the roof.
- Roof ridge vents are acceptable.
- Non-powered attic ventilators must be the "pancake" low profile type.
- Powered or non-powered turbine ventilators shall not be installed above the roof ridge.
- Non-decorative lightning protection devices do not require submittal.
- Cupola must complement existing roof materials

SUBMITTAL REQUIREMENTS

- ❖ Roof top appendages, vents, stacks and ventilations are not required provided you comply with the above guidelines.
- ❖ Skylights, solar tubes, solar attic fans required: Scaled site plan. The size, height, width, color, and location of any materials to be used, manufacturer literature. Photo of location.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

AWNINGS/Motorized Shades and screens/Outdoor Curtains

- Awnings shall be solid or two-tone muted earth tone colors,
- Brightly colored or multicolored awnings are not allowed.
- Awnings shall be the window width (larger sizes may be approved on a case-by-case basis depending upon the yard area and proposed location.)
- Retractable awnings shall be limited in size to 120 sq. ft
- Motorized/drop shades and/or screens permitted in rear yards only.
- Motorized/drop shades and/or screens may be used to screen vertical areas of patio covers and pergolas
- Outdoor curtains shall be solid or muted two tone. Permitted in the rear yard only.

- Outdoor curtains shall be clean and free from rips and tears.
- Outdoor curtains shall be rated for outdoor use.

SUBMITTAL REQUIREMENTS

- ❖ Photo of the elevation of the house where the awning will be installed.
- ❖ Material sample, material type, color, and size.
- ❖ Product information for the awning, curtains, shade or screen including a representative photo.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

BASKETBALL GOALS

- Backboards shall be pole mounted and shall preferably be transparent acrylic. White, black, or gray backboards are acceptable.
- Poles shall be metal, or fiberglass painted black or gray.
- Placement of basketball goal and pole shall be located to minimize visual and use impact to neighboring properties.
- Basketball goals are not allowed to be mounted on a house, garage, shed, etc.
- Portable goals are prohibited in the city street right of ways including sidewalks. Portable goals shall not be placed within ten (10) feet of the curb.
- Only one goal per lot is allowed.
- Basketball backboards and nets must be maintained.
- Basketball goals may be stored horizontally inside or rear yard.
- Basketball goals are only permitted adjacent to the driveway or an approved sports court.
- Portable goals shall be properly weighted. The use of sandbags, water jugs, bricks etc. to weigh down is prohibited.

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines.
- ❖ If placing on a sports court please see guidelines for sports courts
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

BIRDHOUSES

- Pole mounted bird houses shall not exceed ten (10) feet in height.
- Only one pole-mounted birdhouse per lot is allowed
- All posts or poles for the support of birdhouses must be cedar, redwood, metal, or fiberglass. Posts shall be painted an earth tone color, coordinating with the colors of the house. All poles or posts shall be maintained in a vertical and upright manner.
- The birdhouse itself shall be a color complementary to those of the house and must be maintained.
- Birdhouses shall not exceed 2' x 3' x 3' height in overall dimensions.
- Hanging birdhouses may be placed in trees or on accessory structures, or on the house itself, but may not be larger than 1' x 1' x 1' and shall not impede the natural development of the tree.
- Only one hanging bird house per front yard.
- Pole mounted bird houses are not allowed in the front yard.
- Each lot may only have a total of three birdhouses.
- Birdhouses only allowed on homeowners' property, and shall not be placed in common areas, parks, greenbelts et.

SUBMITTAL REQUIREMENTS

- None required provided you comply with the above guidelines.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

DECKS AND PATIOS & FLATWORK

- Deck shall be of redwood, cedar, composite material similar to Trex approved by the Reviewing Body. Pressure treated pine is permitted for the non exposed structure only
- Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the Reviewing Body. Concrete decks must be 4" thick.
- Patios and decks may not be located closer than five (5) feet to any property line.
- After installation of a new deck or patio, the property must meet drainage guidelines.
- Decks/Patios improvements shall not impede on any "view zone" requirements established for the lot.
- Decks/flatwork and patios must be in the side yard or rear yard behind the perimeter fence.

SUBMITTAL REQUIREMENTS

- A site plan, drawn to scale, showing the house, the location of the deck, easements, property line, and setbacks.
- Building plans, including railing, bench, screening, and other details.
- Updated drainage plan showing property meets current drainage guidelines.
- Photographs of the existing house showing where the proposed deck will be located.
  Photographs of proposed materials and colors.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

DOORS

- Front doors must be of wood, fiberglass, or metal construction and shall be free of excessive ornamentation.
- Replacement doors shall match or complement the existing color scheme of the home. Colors shall fall within the color scheme listed on the Color Changes section of this Design Guidelines.
- Screen and storm doors shall have a nine (9) inch maximum wide frame (12-inch maximum kick plate at the bottom of the door is allowed), which shall be finished to match or complement the window mullions or the house trim.
- Storm doors installed on the front elevation or on side elevations facing a street or public view shall have transparent glass.
- Screen doors shall have screen mesh with an even transparent look in the standard colors of black or gray.
- Mesh screen with magnetic closure not permitted on front doors or any doors forward perimeter fence.

SUBMITTAL REQUIREMENTS

- ❖ None required provided you comply with the above guidelines except decorative iron doors.
- ❖ Decorative Iron doors require submission and approval. Photos and specs of door and house required.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DRIVEWAY GATES

- The gate facing the front yard must be located behind the front yard building line and meet rear building line set back on front entry driveways. The gate shall be anchored on both sides (as space permits) with stone and/or brick columns that are extended a minimum of 6" higher vertically than the connecting gate. No ornamentation or finial shall be added on top of the cap.
- Driveway gates shall not be excessive in ornamentation.
- Driveway gates facing a street will not be permitted to be a horizontal slider style gate and shall be black decorative, ornamental metal. Alley gates may be a horizontal slider, or a hinged gate made of wrought iron or redwood/cedar stained to match the existing fence, and must have a trim cap. A steel post to anchor the gate (not seen from the alley) is permitted for wood fencing. When in the open position, a slider style gate must remain within the property line boundary at all times.
- Swing gates shall not swing towards the street or alley.
- A driveway gate unit shall not impact the function of any drainage easement. All fencing must be installed on the high side of any retaining walls. Check your subdivision design guidelines for fencing requirements if fencing sections are attached to your gate.
- Must follow drainage guidelines.

SUBMITTAL REQUIREMENTS

- ❖ A scaled site plan showing the location of the proposed gate across the driveway and showing the property lines.
- ❖ A brochure, photograph or drawing of the proposed gate and columns with the materials, color and dimensions listed.
- ❖ Updated drainage plan required for new gate installations
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DRIVEWAYS/PARKING PADS/ PODS (Temporary Storage Containers)

- Driveways, parking pads, shall match or complement the texture, color, and material of the existing driveway/parking pad.
- All driveway resurfacing shall not be added over public sidewalks.
- Parking pads may require screening where visible from Common Areas, streets, greenbelts, golf course; open spaces; and/or neighboring properties. Acceptable screening methods may include evergreen planting beds and/or low- profile decorative masonry walls. Planting beds must have a minimum width of five (5) feet and be fully irrigated. Masonry wall material must match the masonry that exists on the residence.
- The max number of curb cuts (driveway approaches) allowed per lot shall be no more than two (2).
- Parking pad extensions should not exceed 200 square feet. Larger areas may be considered by the Reviewing Body based on the lot area available and required screening.
- Driveways, parking pads should not be excessive and should be limited to the appropriate size for its intended purpose.
- Widening of an existing driveway is not approvable. See decorative driveway borders.
- Decorative driveway borders should typically be applied to both sides of the drive, equal in width for either side, and not to exceed twenty-four (24) inches in width. Shall match or complement the home and must be constructed of stone, brick, stamped and stained concrete, flagstone.
- Minimum setback from any property line is 18 inches including decorative borders. Additional setbacks may be required based on the proposed location, impact on neighboring properties, required screening, and/or drainage issues. Minimum setback from any lake shoreline (at normal elevation) is twenty-five (25) feet.
- Plain concrete exposed vertical edges shall not exceed four (4) inches in height.
- Note: Per Section 9.3 - Parking - of the Conditions, Covenants, and Restrictions for Stonebridge Ranch: Boats, boat trailers, campers, travel trailers, mobile homes, recreational vehicles, etc. must be stored in an enclosed garage and concealed from public view.
- Parking pads are not permitted forward of the front building line or must meet the rear building setback line for the property.
- Parking pads are not permitted in front of the front façade of the home.
- PODs, dumpsters or any temporary storage container may be permitted in a driveway for 5-30 days if the owner notifies the Association. Any time longer than 30 days will be reviewed on a case- by-case basis, please work with the Association for timeline.
- No Fence, wall or hedge (which serves as a barrier) shall be erected, placed or altered on any Lot

nearer to any street than the minimum building setback line as established by the Subdivision Design Guidelines or the Master Architectural Review Committee.

- Must follow drainage guidelines.

SUBMITTAL REQUIREMENTS

- ❖ Site plan, samples, patterns, colors, and textures of driveways; parking pads.
- ❖ Updated drainage plan required for all new paved areas
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

DRAINAGE

- No lot shall direct concentrated water flow (including from downspouts, roof drains, pool overflows, sub-grade drainage systems, or similar sources) onto adjacent properties, including neighboring homeowner lots and common area lots.
- All drainage patterns must conform to the City of McKinney-approved grading plans for the community. Any deviation from these plans requires prior approval by the Reviewing Body.
- Any time a homeowner alters the grade or landscape in a way that may affect site drainage—such as through construction, hardscape installation, or landscaping changes—it is the homeowner's responsibility to provide appropriate retainage to maintain original drainage patterns and prevent runoff issues.
- Retainage may include the use of swales, drains, retaining walls, or approved alternative methods.
- Retaining walls must be constructed in accordance with all design standards and Village Guidelines established by the HOA.
- If side yard retaining walls are not installed, a maximum slope of 3:1 (horizontal to vertical) must be maintained between the foundation slab and the side yard property line to ensure stable grading and proper drainage

SUBMITTAL REQUIREMENTS

- The Reviewing Body reserves the right, upon providing reasonable advance notice, to require a topographical survey prepared by a registered surveyor at the homeowner's expense if any construction, landscaping, or alteration is believed to potentially impact drainage patterns or neighboring properties.

FENCING GUIDELINES (RESIDENTIAL)

INTRODUCTION

These guidelines are to assist the property owner with fence improvements on all residential property for Stonebridge Ranch.
The street side of all solid fences will be required to be landscaped. Must meet all landscaping guidelines outlined in this document and including the subdivision guidelines.

CRITERIA

There are typically two different categories of fences. Privacy fences help screen personal areas from public view and open metal fencing enhances the views to and from amenity areas such as golf courses, lakes, and open spaces.

A. Heights
    1. A wooden fence height shall be six(6) feet as measured from grade to top of fence. This may be accomplished through the use of six (6) foot pickets, a single six (6) inch kickboard, and a two (2) inch top cap.
B. Design
    1. Fences shall "step" up or down to higher or lower connecting fences or columns. Each step shall have a maximum of one (1) foot allowed and shall be consistent with the grade.
    2. All wooden fencing may include a single kickboard not to exceed 2"x6". Multiple kickboards are prohibited.
    3. Chain link fencing is prohibited.
    4. Wooden privacy fences must be constructed in one of two types, board on board or board beside board. All other fence styles (shadowbox fencing, horizontal picket fencing, etc.) are prohibited.

- Board on Board Fencing:
    - Board on board fencing must be constructed with 1"x4" or 1"x6" pickets. A single 1"x4" trim cap and a single 2"x6" top cap are required.
    - Board on board fencing must use a single row of six (6) foot pickets.
- Board Beside Board Fencing:
    - Board beside board fencing must be constructed with 1"x4" or 1"x6" pickets. A single 1"x4" trim cap is required.
    - Board beside board fencing must use a single row of six (6) foot pickets with no space between pickets.

C. Location
Fence placement is subject to various restrictions relative to location. The following basic rules must be adhered to:

    1. Fencing (in its entirety) is solely restricted to the owner's property.

2. Fences shall not encroach into any public street right-of-way (ROW) or designated open spaces.
3. Fencing shall not be placed beyond the front yard building line and must comply with the City of McKinney Ordinances on a side yard building set back on corner lots with secondary street frontage. Chapter 150 – Unified Development Code.pdf
4. No fence, wall or hedge (which serves as a barrier) shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback line as established by the Subdivision Design Guidelines. No fence, wall or hedge shall be erected, placed or altered on any residential Lot without the approval of the Reviewing Body
5. Pickets are to be placed on the exterior face (or Public side). Post may be steel pipe columns, cedar, or redwood. Steel pipe columns may be encased in matching cedar or redwood material.
6. Double fencing (one fence installed next to another) and stand-alone fences are prohibited.
7. Fences at sloped areas shall be stepped a maximum of one (1) foot and level (page 26) and not be sloped to follow grade.
8. Fencing installed along property lines where retaining walls exist shall be located on the high side of the wall.
9. All fencing must be set back a minimum distance of ten (10) feet from the left and right-side front corner (i.e. farthest back front facade) of the dwelling unless the subdivision guidelines are more restrictive. Any replacement fencing which was originally located forward of the 10 ft. setback may be replaced only in its original location or further back AND must be setback at least 2 ft. from the front right and left corner of the dwelling. Reference Example "A" below.
10. Any replacement fencing which was originally located forward of the 10 ft. setback may be replaced in its original location provided location is a min of 2; setback. If the original fence setback is less than two (2) it must be moved to a minimum of a two (2) setback.
11. Any type of fence, barrier, netting and the like prohibited in landscape bedding in the front or side yard forward the perimeter fence is prohibited.
12. Fencing on vacant lots must meet all fencing guidelines
13. Party Fences (shared fences) - The cost of reasonable repair and maintenance of a party structure shall be shared equally by the Owners who make use of the party structure.
14. Must follow drainage guidelines.

D. Materials
    1. Depending upon proximity to the dwelling, it may be preferable for the fence, in terms of appearance, to be an architectural extension of the dwelling. The fence shall have sufficient strength to assure that it remains plumb and true to its original alignment.
    2. Required Materials
        a. Wood (redwood or cedar with 1" x 4" or 1" x 6" pickets to meet standard design(s) of board on board or board beside board).
        b. Metal (predetermined design standard).
    3. Unacceptable Materials (not all inclusive)
        a. Lattice panels
        b. Spruce, pine, oaks, etc.

c. Chain link
d. Wire, wire mesh (exception when used as dog bars along the bottom of the fence) or wire-bound pickets
e. Sheet or expanded metal and stamped metal posts
f. Plastic or fiberglass (corrugated, flat, or woven)
g. Rope, bamboo, or reed.
h. Solid landscaping being used as a substitute for a perimeter or a return fence.

E. Color and Finish

When replacing or repairing wooden fences, all pickets are required to be treated through either painting or staining. All treated fences must be properly maintained to create a uniform appearance. Any finish requires approval and must be of muted earth tones in the brown or light gray range. Any repairs made to a treated fence shall result with the entire fence blending in appearance. Metal must be properly prepared, primed, and painted flat black. Extension of existing subdivision fences must be stained the same color as the existing subdivision fence. If your perimeter fence belongs to SRCA, it has to be this exact color - Sherwin Williams, Sandcastle paint color.

Any stone, masonry or brick wingwall or fence constructed of similar materials greater than four feet in height shall be engineered, designed and the plans sealed by a state professional engineer

F. Trash/Recycle Bin Fencing

a. In all villages with the exception of Kings Lake, fencing may be installed in a location other than depicted in section B for the sole purpose of screening trash/recycle bins.
b. Trash/recycle bin fencing must be set back a minimum distance of two (2) feet from either the left or right front corner of the dwelling. For corner lots, the fence must be placed on the interior side. Fencing is not to cross the homeowner's property line.
    - The fence may be L shaped of which the section which faces the street cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height and the section which is parallel to the house must be a minimum of 36" (inches) but not more than (65" inches) in length.
    - Provided trash totes are screened from public view, fence may also be a single panel flush and perpendicular to the house. Fence cannot exceed 60" (inches) in length, and minimum 50" (inches) maximum 72" in height.
c. Trash/recycle bin fencing must be made of cedar or redwood and match any existing fence at the dwelling for style and color, Wood fencing must have a trim cap and smooth picket must face out. Fencing may not block access to utility meters. A front facing gate may be allowed.
d. Submittal requirements must be followed for all Trash/recycle bin fencing. A neighbor acknowledgement form is not required.
e. Only one trash/recycle bin fence is permitted per dwelling.

ADDITIONAL CRITERIA

A. Easements

If easements occur within a property, it is to be maintained by the property owner. Fence construction within any easement is at the risk of the homeowner. Fences shall not obstruct

lot drainage easements.

B. Swimming Pools, Spas, Hot Tubs

Fencing requirements of the City shall also be incorporated. Chapter 150 – Unified Development Code.pdf

C. Golf Course

Property owners with lots adjacent to a golf course are required to completely enclose their property with appropriate fencing Fencing along golf course frontage must be open metal. Wood privacy fencing not permitted behind open metal fences May use shrubbery as screening not to exceed 5' in height

Gate openings onto golf courses prohibited. (unless otherwise allowed in village guidelines)

D. Lakes, Open Space, or Common Areas

Property owners with lots adjacent to a lake, open space, or common area (excluding screening and buffering areas along roadways) may or may not choose to install a fence. If a fence is desired, the fence along the property line that fronts a lake, open space, or common area is restricted to an open metal design.

Wood privacy fencing not permitted behind open metal fences May use shrubbery as screening not to exceed 5' in height

E. Tree Preservation

Fence lines shall adjust to existing trees or stands of trees by weaving among, jogging around, or abutting to the tree. A fence may not be attached to a tree. Fences shall not encroach beyond the property line to encompass a tree.

F. Fence Repair

Minor fence repair may be completed without prior approval provided all work falls within the current guidelines listed. Fence repairs in which more than eight (8) feet of fencing is replaced shall be considered a replacement and an approved application is required prior to the work. Replacement of new pickets must be stained/treated to match existing fence. If existing fence is weathered and new pickets are replaced the fence shall be power washed and stained/treated to create uniformity in appearance.

G. Fence Replacement

Replacement fences must meet all current fencing type and guidelines. Replacement cedar or redwood fences must match the original orientation, except where posts and rails face public view, in which case the fence must be reoriented so that the pickets face the exterior (public-facing) side. Fencing between lots is equally shared by the two property owners it separates. The CC&R's call for arbitration when a shared fence is in question. When a cedar or redwood fence needs to be replaced the fence shall follow the guidelines.

H. All dog bars and fine black mesh must be submitted when installed in the bottom 18 inches of the fence.

I. Once a perimeter fence is placed on the lot, it may not be permanently removed.

J. Homeowner fencing shall not utilize poles or any portion of Common Area fencing.

K. Handrails on walkways will be considered on a case-by-case basis and must be constructed of wrought iron.

SUBMITTAL REQUIREMENTS

- Scaled site plan showing existing structures, proposed fence, location, type of materials, finish stain or color, and height.
- A Neighbor Acknowledgement form is required from the adjacent property owner when a new fence location/replacement fence is submitted for approval along a shared property line. Contact the office for this form or print from www.stonebridgeranch.com.
  - If the style of fence is changing, the neighbor acknowledgement form is required to be signed.
  - If the current fence is being replaced with the same design, every effort must be made to get the neighbor acknowledgement form signed. It is required to be sent with a certified return receipt allowing the neighbor 10 business days to respond. Tracking information is required as proof.
- Permit and approval from the city of McKinney is required for all new/replacement fencing that has a change in material, location and/or height.
- If submitting an application project that encompasses 2 or more properties each homeowner must submit for their own property. Shared fences may be submitted by one owner with a signed neighbor agreement form.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

ELEVATION OF REQUIRED FENCE DESIGN
AT GOLF COURSES, LAKES, AND OTHER OPEN SPACES

- 1h'' 16 ga. Hollow metal tube or 1h'' solid metal stock picket (typical) welded to horizontal rail and painted flat black.
- The bottom horizontal rail of the fence shall be at grade level.
- 1" square 14 ga. Hollow metal tube rail, welded and painted flat black. Spacing between rails shall be 4 inch maximum and 1.75 inch maximum with dog bars.
- Steel caps on all posts.
- 11h'' square 11 ga. Metal tube posts 6'-0" o.c. welded and painted flat black.
- Additional "dog bars" or fine black mesh may be incorporated into the bottom 18" of the fence.
- If the distance between the bottom and middle horizontal bars is less than 45 inches the maximum distance between pickets should be 1.75" if it is 45 inches or more the maximum distance should be 4".
- Screening for privacy along open metal fences must be made of approved landscaping no higher than 5ft.

All required metal fencing on a Lot shall have to meet City of McKinney code and the Stonebridge Ranch Fencing Guidelines if installing a swimming pool. Lots that already have the previous 48" high wrought iron fencing for Stonebridge Ranch need to add extra vertical metal pickets to meet City of McKinney code and Stonebridge Ranch Fencing Guidelines if installing a swimming pool.

SIDE YARD PRIVACY FENCE WITHIN TEN (10) FOOT "VIEW ZONE" AT GOLF COURSES, LAKES AND OPEN SPACES (CEDAR AS A MINIMUM)

SIDEYARD FENCE AT COMMON AREAS

Property owner may use a metal side yard fence if desired in the ten (10) foot section view zone. Wood fence may be no more than six (6) feet in height, view zone fence should slope down to meet up with the golf course metal fence which can be up to 59 inches in height

FLAGPOLES/FLAGS

A. An Owner or resident may display:
    1. The flag of the United States of America.
    2. The flag of the State of Texas.
    3. An official or replica flag of any branch of the United States armed forces which includes the Army, Marine Corps, Navy, Air Force, Space Force and Coast Guard. The Army National Guard and the Air National Guard are reserve components of their services and operate under the same authority.
    4. A sports team flag may be flown, but only during the season of play.
    5. College or university flag.
    6. Political flag, as long as it meets the flag size, as outlined below. Additionally, they can only be flown 90 days prior to an election and 10 days after the election day. Flag can be flown for one political party and only for candidates running for office/election in the current election year or issue on the ballot in the current election.
    7. A flag of the United States must be displayed in accordance with 4 U.S. C Sections 5-10.
    8. A flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
    9. A flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
    10. Flag pole can be mounted to a tree
    11. A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag must be replaced or removed.
    12. Owners must maintain the flagpole in structurally safe conditions.

B. The Association hereby adopts the following additional restrictions on the display of flags on an owner's lot:
    1. An owner may install one freestanding flagpole or two house mounted flag poles (in accordance with D1 listed below). Freestanding flagpoles may display two flags from section A listed above.
    2. An owner may not install a flagpole which is greater than twenty-five feet (25') in height as measured from grade, and the pole location must be within 15 feet of the house, and must maintain a three (3) foot setback from property lines.
    3. An owner may not install more than one in-ground flagpole on an owner's property. Only two flags per in-ground flagpole will be allowed.
    4. An owner may not install more than two permanent house mounted flagpoles on an owner's property. Only one flag per house mounted flagpole will be allowed.
    5. Any flag displayed must not be greater than 3' x 5' in size but must be in proportion to the height of the pole.
    6. Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" flag snaps installed.
    7. An owner may not install lights to illuminate a displayed flag. If the installed lighting is

determined to be a nuisance to the neighbors or otherwise does not meet local or state guidelines the Association may require the lighting to be removed.

8. Without prior approval from the Association an owner may not locate a displayed flag or flagpole on property that is:
    a) owned or maintained by the Association; or
    b) owned in common by the members of the Association.
9. Any permanent flagpoles must be installed in concrete.

C. House mounted and tree mounted flags shall be flown from a professionally designed permanent house mounting (3' x 5' flagpole kit with steel holder and brackets). Only one 3' x 5' decorative (family shield, college flag, sports team) permanent house mounted flag is allowed (i.e., family shield etc.)
D. Decorative Garden Flags are permitted. (family shield, colleges/schools, sports team, seasonal holidays etc)
E. Flags affixed to fences and/or gates are prohibited.

SUBMITTAL REQUIREMENTS

- None required provided you comply with the above guidelines, unless you are submitting for a freestanding flagpole
- Scaled site plan for freestanding flagpole is required.
- The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate a displayed flag).
- House mounted flags, tree mounted flags and mountings do not need approval if they meet the requirements in section D.1 above.
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

LANDSCAPING

- Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native or those commonly found and successfully grown in the North Texas area. The amount and character of the landscaping must conform to the precedent set in Stonebridge Ranch. No plants with sharp spines or high toxicity are allowed. Examples of those plants are: Oleander Century plant, Prickly Pear, Spanish dagger, and Castor bean. Bamboo or any other invasive planting are prohibited. Artificial materials for trees, plants, flowers, and shrubbery are not permitted. Supplemental plantings must not be on the prohibited list.
- All improved landscaped areas shall have an appropriately designed automatic irrigation system.
- Each lot is required to install and maintain caliper trees, foundation shrubs, (minimum of one row is required (some subdivisions may require more, refer to your subdivision guidelines) and/or ornamental trees based on their subdivision guidelines and must come from the Landscape Palette highly recommended or acceptable categories. Any additional shrubbery, ornamental trees, and flowers are at the homeowner's discretion provided they comply with all guidelines
- Tree Preservation is regulated by the City of McKinney, and Stonebridge HOA is working with the city to ensure compliance. Prior to submitting a request for removing a tree, the Homeowner is expected to apply for a permit from the city. For the size of most lots in Stonebridge HOA the city requires 2 large canopy trees, 1 in the front and 1 in the rear of the house. If removal of an existing tree renders the lot to be below the minimum requirement of the City OR the Guidelines, the homeowner is expected to replace the tree with a suitable replacement. If you believe your lot faces challenges in meeting these requirements, please contact the HOA to evaluate alternatives.

  Online City permit link: McKinney Tree Permit website
  Unified Development Code | McKinney, TX - Official Website
  Article 2 contains residential tree requirements
  Article 4 contains tree preservation requirements
- If a tree is removed with proper approvals, the stump must be removed, and the area replaced with suitable landscaping per the guidelines.
- All required landscape per the sub-association guidelines, must be maintained and replaced when needed using the highly recommended or acceptable (when denoted) plant material of the appropriate palette.
- Open area Design: Front and side yards, forward of return fences, must include a minimum of 50% turf grasses as depicted in the Landscape Palette. For purposes of turf coverage, the driveway will not be included in the 50% calculation.
- Plant Bed Design: Shrubs and ground cover shall be grouped in masses in formal rows/curves or in-formal beds. Wide spacing of a variety of plants in "polka dot" fashion is not permitted.
- Bedding Material: There are three approved categories of bedding material. The first is plant material or mulch such as natural pine straw, chopped or shredded cypress, hardwood mulch and pine bark. The second category is stone such as lava rock, crushed natural granite, river rock (size

must be maximum of 4 inches and minimum of 2 inches and color must be gray, brown, cream, beige, or tan) and earth tone gravel (brown or tan). The third category is ground cover. Stonebridge Ranch has added acceptable ground cover plants to the landscape palette. These have been chosen as plants that thrive in the neighborhood climate, including shaded areas under canopy trees.

- Landscape improvements shall not impact the function of any drainage easement.
- Shrubs planted along the golf course or open space fencing shall be maintained no higher than the 59" high fence for a minimum of 10'.
- Landscape Bed Edging The following are approved landscape edging options:

1. The preferred landscape bed edging is A neat 2-inch-deep trench.
2. Metal edging ... not to exceed 1 inch above adjacent turf height.
3. All Landscape edging above 24" in height shall be considered retaining walls. Refer to retaining walls guidelines for requirements.
4. Stones cut in uniform rectangular shapes and consistent in height not to exceed 6" in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. Stone color shall complement the house. Natural stones in the Milsap, Hackett and Austin varieties are acceptable.
5. Segmental interlocking concrete units provided the units have a rustic natural stone appearance; installed with the long dimension horizontal; not to exceed 6 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance and the colors blend with the darker earth tones that exist in the Milsap or Brown Hackett natural stone palette range.
6. Regular brick edging shall match the house brick and is required to be mortared in place. Not to exceed 6 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. In no instance shall any holes in the brick be visible to the public. Interlocking brick edging shall complement the house brick and is not required to be mortared.
7. Natural stone boulders set in a natural dry stacked pattern and not mortared. The boulders' edging shall not exceed 12 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. Color shades of dark brown, rust or moss boulders are acceptable.
8. Commonly owned (shared) fences along property lines with adjacent lots must not be used to retain bedding material, soils, or aggregates.

- Where six foot (6') solid wood or required wrought iron fences run along the street frontage, one row of three (3) gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required if space between the fence and sidewalk is three (3) feet or more. Where the area is less than three feet from fence to sidewalk grass, ornamental grass, or approved bedding material with plantings from approved list.
- Vacant Lots - Upon acquisition of a vacant lot an owner shall landscape the lot with approved landscaping material within 60 days, unless the building process has begun. Any lot that becomes vacant as the result of demolition of the home either intentionally or unintentionally shall clear the lot and landscape if the building process does not commence within 60 days.
- Landscaping shall not impede sight lines needed for safe vehicular traffic movement.
- The approved plant palette for Stonebridge Ranch is included in an appendix. All required landscaping, as stated in the applicable Subdivision guidelines, shall be from the required palette

categories.

- Refer to your subdivision guidelines for the minimum requirement.

Landscape Maintenance Requirements are as follows:

- **Mowing:** Grass must be maintained at a reasonable height (maximum height of five inches) and not allowed to become overgrown.
- **Weed Control:** Front yards must be free of overgrown weeds, including in flowerbeds, driveways, and walkways.
- **Bush, Tree and Shrub Trimming:** Bushes, trees and shrubs must be neatly trimmed and not obstruct walkways, driveways, or views of the street.
- **Bare Spots:** Yards must be maintained to minimize bare or dead patches in the grass. Re-seeding or re-sodding shall be required to maintain a uniform appearance
-

Stonebridge Ranch HOA recognizes that we are now a mature neighborhood with many mature large canopy trees which present challenges in maintaining turf. In addition to the published landscape palette, we do have resources which can assist homeowners in selecting options to meet the requirements and reduce maintenance costs for their property. Please contact the Association Office for assistance.

SUBMITTAL REQUIREMENTS

- None required for minor changes to landscape (ex. adding or replacing shrubs from the approved list) provided you comply with the above guidelines.
- Tree Removal or Major Changes to landscape footprint or planting materials require submission.
- Survey or plat drawing, landscape plan, list of plants, materials for border (if applicable)
- If there are questions with the interpretation of the above guidelines, please contact the Association office.

PAINTED BRICK

- Colors are limited to neutral muted earth tones, shades of off white, tan and gray. Bright primary, pastel, bright white and black are not allowed. Colors must fall within the LRV range (30%-68% Light Reflective Value)
- Only homes that are entirely brick or brick with less than 15% Hardie Siding, may be painted. Hardie must be painted the same color as the brick.
- Brick homes that include stone, stucco, Exterior Insulation and Finish System (EIFS), more than 15 % Hardie board etc. may not be painted.
- Faux accents are not allowed (i.e., painting images of surrounds, half-timbering, water tables, etc.).
- Authentic accents such as cast stone surrounds, banding, water tables, etc. may not be painted.
- The exposed edges of the concrete foundation may not be painted.
- Painting of brick must be in accordance with the selected painting manufacturer's specifications, which typically include surface preparation and primer requirements.
- Painted brick must be properly maintained, and homeowners should expect to repaint every 3-5 years.
- The selected paint should be porous to allow the substrate to breathe (i.e., allow entrapped moisture to escape). Non-Permeable paints are not allowed.
- Trim, gutters, downspouts, etc. must be painted to coordinate with the overall color palette of the home. (< 90%) Color sample with LRV number required.
- Painting of brick must be completed by a professional.
- In keeping with the overall architectural character of Stonebridge Ranch, there are limits for the number of painted homes on a street, similar to separation requirements for front elevations and brick blends. Approval will be on a case-by-case basis.

SUBMITTAL REQUIREMENTS

- ❖ A photograph of the home.
- ❖ A sample of the stain or paint color, manufacturer, and color specifications (color, name, and Light Reflective Value number).
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

PAINTING AND COATINGS

- All exterior surfaces shall be maintained in good and reasonable condition and shall be protected from the elements.
- Any noticeable paint or coating failure such as peeling, flaking, chalking, or chipping, as well as any surface deterioration shall be eliminated, and the surfaces recoated.
- Exterior wall surface materials shall be limited to three (3) approved materials (excluding windows

and trim). Vinyl siding shall not be approved. Residential improvements shall not be adorned with stylistic ornamentation or details that are out of character with the Village image.

- All painted improvements and other painted structures shall be repainted by the Owner(s) thereof at their own expense as often as is reasonably necessary to ensure the attractiveness and aesthetic quality of such improvement.
- Siding that is used as an accent shall be painted to match the trim color of the house, and will follow trim color guidelines. Siding that is used to cover large areas of the side(s) of a house will be required to match the brick, masonry and/or stucco.

SUBMITTAL REQUIREMENTS

- ❖ A photograph of the home.
- ❖ A sample of the stain or paint color, manufacturer, and color specifications (color, name, and Light Reflective Value number).
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

COLOR CHANGES

- Trim, gutters, and siding colors must complement the masonry color on the house. Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof. Trim and gutters must have a with Light Reflective Value (LRV) range <90%. Siding that is used to cover large areas of the side(s) of a house will be required to match the brick, masonry and/or stucco. All colors the palette must be submitted. Bright primary and secondary colors, , and pastels are prohibited.
- Garage doors must complement the masonry color on the house and shall be stained or painted from one of the following color palettes: off-white, brown, beige, or gray color palette and derivatives thereof. Bright primary and secondary colors, white colors, and pastels are prohibited. Black on garage doors is allowed if the brick has black tones. Cedar garage doors may be painted to match other cedar accents. Review subdivision guidelines as they may be more restrictive.
- Shutters shall be painted or stained in colors that complement the siding and masonry color on the house and are intended to accent or highlight architectural features. Dark rich hues within the above LRV range of black, brown, gray are allowed. Bright primary and secondary colors and pastels are not allowed.
- Front doors shall be painted or stained in colors that complement the siding and masonry color on the house and are intended to accent or highlight architectural features. No submittal required if front door is painted from off-white, brown, beige, or gray color palette and derivatives thereof. Bright primary and secondary colors are not allowed.
- Color palette may vary on a case-by-case basis for craftsmen style homes in the villages of Regents Park, Mayberry and Freedom Park.
- Lime wash, whitewash, German smear & messy mortar are prohibited.

- German Smear: Mortar wash or form of whitewash brick that adds texture to brick surface and mortar joints.
- Messy Mortar: Mortar joints that look irregular and smudged.
- Painted Brick/Stucco must meet LRV Guidelines for painted brick.

SUBMITTAL REQUIREMENTS

- ❖ Sample of stain or paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photo of existing house showing current paint/stain, brick, stone, or stucco color.
  Photos of two (2) houses on either side of property and the house directly in front of property.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

GUTTERS/DOWNSPOUTS COLOR

- Trim and gutters colors must complement the masonry color on the house. Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof with Light Reflective Value (LRV) range <90%.
- Downspouts must be the same color as the gutter. .

SUBMITTAL REQUIREMENTS

- ❖ Sample of stain or paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photo of existing house showing current paint/stain, brick, stone, or stucco color.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

INTRODUCTION

DEFINITION OF MODIFICATIONS

A modification is defined as any alteration, change, remodeling, restoration, addition or renovation to any building, lot, structure, fence, wall or improvement of any kind or nature.
After a new house has been completed, in accordance with the approved plans, and occupied, the Modifications Committee (MC) becomes responsible for reviewing all modifications to the exterior of the structure and site. The MC consists of volunteer homeowners ratified by the Board of Directors of the Association.

WHO IS SUBJECT TO THE APPROVAL PROCESS?

All property Owners are responsible for obtaining the necessary review and approval to comply with the terms of the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch. The builder will most often be responsible for new constructions and Property Owners will generally be responsible for modifications. Each application is reviewed on an individual basis.

WHO ADMINISTERS THE APPROVAL PROCESS?

The administration process for approval begins with the MC.

The selection of the MC representatives is based on their qualifications and an ability to understand the overall, as well as specific, Association objectives as outlined in the Guidelines

Required Documentation.

Each homeowner is responsible to provide the required documentation for the modification request they are seeking approval. Failure to provide all required and requested documentation will likely result in a denial of the application.

PROHIBITED ITEMS

The following items are prohibited:

a) Clotheslines, clothes reels or any other exterior drying method.
b) Wooden trellis and lattice panels.
c) Window or wall mounted air conditioning units and indoor a/c units vented through windows or exterior.
d) Storage of more than 25 gallons of fuel outside of regular vehicle gas tanks.
e) Unregistered or inoperable motor vehicles.
f) Charitable collection bins and food pantries.
g) Carports.
h) Propane tanks larger than 20 pounds, commonly used for gas grills, patio heaters and other small equipment are prohibited.

i) Chickens, coops, poultry, livestock, breeding of animals.
j) Mesh screening on front doors and garages. (This does not include front door storm doors with screens)

k) Golf ball netting (other than what is allowed for in the screeing guidelines)

l) **Flags affixed to fences.**
m) **Any building material, or other exterior material not listed in these guidelines.**
n) **Stock Tank Pools**
o) **Artificial plants or flowers**
p) **Directing concentrated water flow (from downspout, pool overflows, sub grade drainage systems, etc.) onto adjacent properties (Refer to drainage guidelines)**

REVIEW PROCEDURES

The following brief outline describes the steps needed to complete and submit a request for modification:

A complete Modification Application is required to be submitted. The Application form can be procured from the Association office at 6201 Virginia Parkway, McKinney, TX 75071. Phone: 214-733-5800 or complete the online form at www.stonebridgeranch.com

Read the information provided on the form, check the appropriate section of the Guidelines, and if you need more information, please call the Association office at 214-733-5800.

Complete the application and provide all information as indicated in the "Submittal Requirements" for your specific improvement.

Return your application to the MC at the Association Office: 6201 Virginia Parkway McKinney, TX 75071.

Association Management will review the application to determine if all necessary information is included. Incomplete packages will be denied.

The MC meets as needed each month to review submittals that have been tabled; all other submittals are looked at online by Committee members.

If the MC approves your submittal, construction may begin immediately. You will have 90 days for completion. Compliance inspection will follow.

If your submittal is denied, it will be accompanied by specific reasons as to why it was denied. Your submittal can then be revised and resubmitted, if appropriate. If you wish to appeal to the Board, you must submit in writing a letter to the Board explaining the specifics as to why you disagree with the committee's decision within 10 days of your denial. The Board will review your appeal and you will be advised of their decision through the Association. Appeal can be provided via email as well. Check your denial letter for email provided.

The modification remains disapproved until the Association notifies you otherwise.
Modification submissions should follow the "1, 2, 3" process listed below.

1. DESIGN OF PROJECT

Preliminary
Submission

Modifications Committee Review
Approve or Denied
Appeal
Revised
Resubmit

2. COMMENCE CONSTRUCTION
3. COMPLIANCE VERIFICATION {if necessary)

TRASH TOTE/RECYCLE/CHARITABLE COLLECTION BINS

- Trash Tote/Recycle Bins shall not be viewed from the street (as viewed from property line to property line of your home) and shall be stored in the following locations:
    a. In the garage.
    b. Behind a six (6) foot cedar privacy fence screened from public view.
    c. In the alley up against your house or fence.
    d. Behind your front building line and screened by large dense evergreen shrubs. The density of the evergreen shrubs must provide appropriate screening of the totes as viewed from the street.
    e. Minimum of 2-foot setback from front corner of home with approved screening, so they may not be viewed from property line to property line of your home.
    f. Trash/recycle tote fencing may be installed as detailed in the fencing guideline section F.
- Trash Tote/Recycle Bins may not be stored in the driveway of any property, unless located in an alley and stored up against your house or fence. May not be stored in flower bed.
- Trash Tote/Recycle Bins can be placed out ready for pick up no earlier than 3:00 pm on the day prior to the trash pickup day and must be properly stored by 7:00 am the day following trash pickup.
- Little Free Library
    - Library must be made of wood construction and mounted on a cedar post or may be of resin materials;
    - Library must match or complement the existing home.
    - Exterior dimensions cannot be greater than 21" wide (roof) x 23.5" tall x 19" deep
    - Height cannot exceed 5 ft at tallest point.
    - Shall not be placed on sidewalk or obstruct sidewalk. Permanent structures must not be placed in easements.
    - Must be placed in landscape bedding.
    - Library must be free from excessive ornamentation. Library must not contain any offensive material, or adult content.
- Charitable Collection Bins, Food Pantries, etc. are not permitted.

https://www.mckinneytexas.org/503/Residential-Trash-Services

SUBMITTAL REQUIREMENTS

- ❖ Site plan showing proposed location, scaled drawing of structure or example photo, and photo of home.
- ❖ All colors and materials shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.