

EXHIBIT A

**AMENDED AND RESTATED
DESIGN GUIDELINES**

**THE VILLAGE AT FRISCO LAKES COMMUNITY
ASSOCIATION, INC.**

January 11, 2023

THE VILLAGE AT FRISCO LAKES COMMUNITY ASSOCIATION, INC.

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ARTICLE 1 INTRODUCTION

1.1 Welcome to The Village at Frisco Lakes

Frisco Lakes is an active adult community designed to have a distinct visual character, offering to residents and guests an aesthetically pleasing community. These Design Guidelines provide an overall framework and a comprehensive set of standards and procedures to allow the community to develop and progress in an orderly and cohesive manner, implementing planning concepts and philosophy that are required by regulatory agencies or thought to be desirable to residents. The Design Guidelines establish criteria for the design, size, location, style, structure, materials, color, and mode of architecture, mode of landscaping and relevant criteria for the construction and modifications of improvements of any nature. These Design Guidelines also establish a process for judicious review of proposed new developments and changes within the community.

The Design Guidelines have been approved by the Board of Directors pursuant to the Declaration of Covenants, Conditions, and Restrictions for The Village at Frisco Lakes, March 1st of 2006 and recorded in the Official Records of Denton County, Texas. All capitalized terms in these Design Guidelines shall have the same meanings as set forth in the Declaration. These Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

1.2 City of Frisco Requirements

Frisco Lakes is located within the City of Frisco. It is the responsibility of the Home Owner to obtain all necessary permits and approvals from the City of Frisco BEFORE beginning work on a project. Generally, patios, fences, and swimming pools, as well as any additions to the home, all require a building permit from the City of Frisco. To the extent that any government ordinance, building code or regulation requires a more restrictive standard than those found in these Design Guidelines or the Declaration, the government standards shall prevail. Before planning any improvements to the home or landscaping that require approval under these Guidelines, Home Owners are encouraged to consult with the City of Frisco to determine the applicable governmental requirements. To the extent that the local ordinance is less restrictive than these Design Guidelines, or the Declaration, the Declaration and Design Guidelines shall prevail.

1.3 Required Approvals

As described in the Declaration, any Home Owner wishing to:

- construct improvements
- modify or add to existing improvements (including exterior painting other than the original color)
- install a pool or spa or other water features
- construct or install walls, fences, or hardscape such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or any inert material
- landscape, excluding landscaping installed by Declarant with the original construction of homes, alteration of grading or drainage
- place any object, ornament, monument, statue or similar accessory upon a Lot that is visible from the street or by neighbors, including lighting, signs, flags, lawn ornaments, or birdfeeders
- color coat walkways, front porches, and patios, (color coat concrete driveways is not permitted)
- add doors or modifications to existing doors (e.g. security doors, sliding glass doors, French doors, storm doors, retractable screens, etc.)
- install solar lighting, lighting on arbors, lighting on patio covers, or lighting on any other exterior areas

- install solar tubes and skylights
- replace/add windows
- replace roof
- add a generator or other external equipment (e.g. pool/spa support, heat pump, weather monitoring, solar panels)
- add security camera(s)

is required to submit an application and request review of plans as described herein. It is the responsibility of each Home Owner to comply with all requirements of these Design Guidelines in addition to the Declaration and any applicable Supplemental Declarations.

NO WORK SHALL COMMENCE ON ANY SUCH PROJECT UNTIL PLANS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE REVIEWING BODY.

ARTICLE 2 RESIDENTIAL DESIGN GUIDELINES

2.1 Architectural Character, Modifications to and Maintenance of Homes

- a. **Detached Homes:** The architectural design of any and all additions, alterations, repainting, and renovations to the exterior of an existing detached home shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such addition, alteration or renovations shall be made only after application to, and written approval by, the Reviewing Body.
- b. **Home Changes:** Home changes refer to architectural (shutters, windows, columns, louvers, vents, garage doors, etc.) and aesthetic (the “look” of the home) features that are modified in the area defined. Such home changes shall be made only after application to, and written approval by, the Reviewing Body. Vents installed in front garage doors are not allowed.
- c. **No Other Permanent Structures:** No sheds, shacks, greenhouses, dog houses, gazebos, or similar permanent free standing structures will be allowed on a Lot. “Permanent” constitutes any time frame longer than 7-10 business days.
- d. **Height:** The height of any addition to an existing detached home shall not be higher than the original roof line, and any such addition shall be attached to the home in an acceptable manner. All additions require application to, and written approval by, the Reviewing Body.
- e. **Setback Lines:** All additions to single family detached homes shall be built within the setback lines set forth in part in Appendix A.
- f. **Allowed Materials:** All materials used in maintenance, repair, additions and alterations shall match those used in the original construction of the Dwelling Unit as to color, composition, type and method of attachment. All roofing materials shall be composition asphalt shingles. The color of the shingles must be approved by the Reviewing Body. Certain other types of roofing shingles may be allowed, but only as provided in Appendix G. The Reviewing Body may allow substitute materials, including modified exterior paint color, if such materials are deemed by the Reviewing Body to be compatible with the theme of the community.

- i) **Non- Masonry Cladding:** No wood, vinyl, or aluminum siding is permitted. Cementitious board, stucco, and thin-set masonry products can be used on flat wall surfaces under the following conditions. In the case of the use of cementitious board, the finish must be one that matches other original construction in Frisco Lakes and the area may not contain any panel joints. The finish color of the material must match one of the existing colors of the house.
 - ii) **Masonry Cladding:** The application of mortar on the face surface of the brick or stone shall be permitted, provided that the color and texture of the masonry remain visible.
- g. **Lot Drainage/Roof Drainage:** When any additions, alterations, or renovations are performed to an existing home, the Lot drainage shall not be altered.
- i.) As provided for in the Declaration, no Home Owner or resident shall alter the natural established drainage on any Lot to increase the drainage of storm water onto any adjacent property.
 - ii.) All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property.
 - iii.) French drain to improve drainage must be reviewed and approved by Reviewing Body.
- h. **Covered Patios:** Home Owners with a covered patio may later enclose the patio with screening or a combination of windows and screening, provided that the patio may not be temperature controlled or otherwise converted into living space within the home utilizing the existing heating/cooling unit. Any conversion or renovation of a covered patio to a screened patio (or a window/screen combination) shall be made only after application to, and written approval by, the Reviewing Body.
- i. **Slope of Roof:** No additions, alterations or improvements shall be made that provide a roof surface with less than 2:12 pitch.

2.2 **Landscaping:**

- a. **Open Spaces:** Areas have been designated as open space on neighborhood plots and may be maintained in a natural state as required by regulatory authorities or as determined by the Board. No Home Owner or resident may mow, fertilize, apply pesticides to maintain or modify any area not owned by the Home Owner, including areas preserved as an open space, unless approved in advance by the Board of Directors in writing.
- b. **Use of Chemicals and Fertilizers:** All Home Owners, when maintaining their own Lots, should be mindful of the effect pesticides, herbicides, fertilizers, and other chemicals will have on the environment, neighbors and the community at large. Selecting native, drought tolerant plants will help meet this goal, as these plants generally require less fertilizer and pesticide use. Pesticides, herbicides, fertilizers, and other chemicals should *never* be applied on any property not owned by the Home Owner.

Home Owners living adjacent to open space lots, as designated on the neighborhood plat, are strongly encouraged to use fertilizers, pesticides and other lawn chemicals sparsely and they should not be applied in a manner that allows the chemicals to enter onto such areas, whether through overspray or surface drainage.

- c. **Landscaping by Association:** The Association shall be responsible for maintaining the Area of Common Responsibility consistent with the established standard. The Association shall also perform such additional maintenance as may be required under any Supplemental Declaration, including any

agreed upon enhanced maintenance for certain Neighborhoods as originally designed by Declarant.

2.3 Landscaping for Home Owner Lots - See Section 4.2 for additional requirements.

It shall be the responsibility of the individual Home Owner to install full landscaping of the entire Lot within a period of one hundred twenty (120) days from date of closing, as more fully described in the Declaration. Full landscaping includes sodding, living plants, vines, trees and shrubs. The front yard landscaping beds (street side) and side yard on corner Lots (street side) shall be planted with shrubs at the following minimum rate: Two shrubs, each a minimum five gallons, or four shrubs, each a minimum of one gallon, will be planted for every 100 square feet of bedding area. Home Owners shall plant and maintain hardwood trees in the front yard of the Lot according to the following parameters:

Lots 2,500 up to 6,999 square feet: A minimum of one (1) 3" caliper tree

Lots 7,000 square feet or more: A minimum of two (2) 3" caliper trees anywhere on the lot. Any parkway trees may count toward the minimum.

The Association will allow, subject to compliance with these Design Guidelines, the use of drought-resistant landscaping and water conserving natural turf (xeriscape). Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. Xeriscaping does not mean zero water and zero maintenance. Reference Appendix I for Xeriscaping guidelines.

These Design Guidelines establish only minimum criteria that determine compliance with this landscaping requirement.

The following minimum requirements shall apply:

- a. **Use of Ground Covers:** At least fifty percent (50%) of the front yard, fifty percent (50%) of the side yards and fifty percent (50%) of the rear yard must be covered with living plants, including vines, sod, trees or shrubs (not including driveways, private walks, or other paving material installed by Declarant or homebuilder). Acceptable inert materials are set forth in Appendix C attached hereto. Yards are defined as areas determined by the initial lot plot from the four corners of the house closest to the property line.
 - i.) **Inert Materials:** For the purpose of these Design Guidelines, top soil shall not be considered an inert material. No artificially colored rock or rock of a color that contrasts with the community-wide standard color scheme shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, athletic teams, slogans, states, emblems, geometric patterns or for any other form of communication.
 - ii.) **Planting of Sod:** Straight or linear borders between sod and areas covered by inert materials are not permitted and Home Owners desiring to install inert materials behind sod are required to install sod in a manner that creates a natural looking transition between sod and inert materials.
 - iii.) **Pampas Grass (cortaderia):** No species of Pampas Grass will be approved for use by Home Owners.
- b. **Restrictions on Impervious (Paved) Cover:** Excessive use of impervious cover at front, rear and street side yards will not be allowed. No concrete or other paving material may be located in driveway

areas other than those initially included with the home; however, additional area(s) adjacent to the driveway restricted to use as decorative edging on both sides of the driveway that extends the overall driveway width not more than two feet (2') and of natural color, maybe considered for approval by the Reviewing Body. Plans for ANY contemplated concrete work or other paving material (except that provided by Declarant) must be approved in writing by the Reviewing Body BEFORE any work commences.

“Impervious Cover” means hardscape composed of concrete or stone, or a combination of concrete and stone, compacted clays, sands and gravels that are used as a base or as an exposed finished surface, and includes, but is not limited to:

- i) Walkways, patios, driveways, retaining walls, pools and ponds;
- ii) Unwashed rock, regardless of dimension;
- iii) Any piece of washed rock 1” (one inch) or larger in size;
- iv) Plastic sheeting underneath any rock, whether washed or unwashed; or
- v) Any other installed feature or structure over a compacted substructure.

The Reviewing Body reserves the right, in its sole and absolute discretion, to deem any other material, either by itself or in combination with other materials, to be impervious cover.

- c. **Stone or Brick Borders:** Stone or brick borders on driveways are allowed, but must be monochromatic, twelve inches (12”) in width, and compatible with the color scheme of the residence or predominant landscape edging.
- d. **Sprinkler Systems:** All residential yards must be maintained by a fully automatic underground watering system. Careful design of irrigation systems that use spray heads is highly encouraged. “Drip” systems may be acceptable for certain shrub and ground cover beds but are not recommended for turf areas. Care should be taken to avoid overspray or excessive runoff on patios, sidewalks, streets, and driveways (“hardscape”), structures, and windows.
- e. **Adding to List of Recommended Plants:** The plantings allowed in The Village at Frisco Lakes were selected after consideration of several factors. A list of the permitted plantings is set forth in Appendix D. Because it is difficult to list every acceptable plant material, the Reviewing Body will consider other plant materials upon request. Plant species generally must be drought-tolerant. The Reviewing Body may issue a list of prohibited plants in the community. The Reviewing Body reserves the right to disapprove any plant material or other requested material that is not compatible with the character of the community or is not beneficial to the environment.
- f. **Permitted Grasses:** Bermuda and fescue are the only permitted lawn grasses. Lawns may be overseeded with annual or perennial rye at the beginning of the fall season to maintain a viable appearance if permitted by the City of Frisco. If both Bermuda and Fescue are used, any contiguous area must be of the same variety. A flower bed or other barrier shall be used to keep the Bermuda from spreading into the fescue. If fescue is used in the front yard, it must cover the entire front yard.
- g. **Fountains:** Fountains shall be limited in height to three feet (3') above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of The Village at Frisco Lakes. Fountains shall be permitted in the front yards, street side yards, rear yards, and courtyards of all residential homes.

- h. **Statues and Other Accessory Features:** Statues, lawn ornaments, pots, bird feeders, artifacts, and similar objects or accessories in landscape beds and trees will not be allowed unless approved by the Reviewing Body with the exception of decorative holiday artifacts, statues, and other landscaping items on temporary display that may be allowed within a reasonable period of time prior to, during, and after a holiday season. No statue or other landscape accessory feature taller than three feet (3') in height may be placed in the yard or in a location visible to the Golf Course, other Common Area, public right of way, or neighboring Lots. Yard décor is limited to one (1) item per ten (10) square feet of landscape bed area.
- i. **Shepherd's Hooks:** Must be approved by the Reviewing Body and are permitted if they are made of metal, with factory finish and contain no more than two (2) hooks per shaft. The shaft shall terminate in a plain or finial top. Shepherd's hooks are not to be left bare, and the items to be hung from the hooks are subject to review by the Reviewing Body. Shepherd's hooks are limited to three (3) per Lot from grade to finial, max height of 6' (feet).
- j. **Additional Height Restrictions:** The following height restriction applies to all structures or vegetation (except native trees existing on the Lot at the time of closing) if located within five feet (5') of the Golf Course, Common Area, green belt, natural open area or habitat preserve: such structures and landscaping, when mature, may not exceed three feet (3') in height. Based upon the location of the Lot, the Reviewing Body may restrict the height, density and species of natural vegetation including vines. The Reviewing Body may review and reject/revise at its discretion any landscape or modification applications to ensure visibility of the Golf Course, Common Area, green belt, natural open area or habitat preserve from adjoining Lots is not hampered.
- k. **Flags:** Please refer to Appendix E for a complete description of allowable flag mounts and types of flags that may be displayed. All flags must be maintained in good condition, displayed in a respectful manner, and should not be displayed on days when the weather is inclement. **No other types of flags, pennants, banners, kits, or similar types of displays are permitted on a parcel.** No part of the flag may extend more than four feet (4') beyond any eave or from the exterior wall of the residence to which it is attached.
- l. **Standard of Maintenance:** Landscaping on all residential Lots, including the parkway space between the sidewalk and street and natural vegetation shall be maintained to provide a neat and attractive appearance. All landscaping shall be maintained in accordance with the requirements of the Declaration and these Design Guidelines.
 - i.) **Dead or Diseased Trees:** Dead or terminally diseased materials shall be trimmed or removed as soon as discovered, after taking appropriate protective measures to avoid the spread of disease, and shall be replaced as necessary to maintain the appearance of the Lot as approved by the Reviewing Body. Home Owners must also replace dead or diseased trees planted along streets, located between the street and residential sidewalk.
 - ii.) **Removal of Trees:** A Home Owner may not remove or cut down a tree that is greater than six inches (6") in diameter, measured twelve inches (12") from the ground or any trees planted along streets, located between the street and residential sidewalk, without approval of the Reviewing Body. When a tree is removed and not replaced, stump removal is required. Stump removal is defined for the purpose of this design guideline as the grinding of the stump and surface roots, to no less than three inches (3") below ground level, removal of grindings, filling of stump hole with topsoil free of lumps and clods, fine raking to create a smooth surface, and

seeding with approved grass seed mixture or placement of approved sod over stump hole. Within 48 hours after stump removal, the Home Owner is responsible for the disposal of all cuttings, trimmings, chippings, and any other objectionable material as a result of tree removal.

- iii.) Mowing/Edging: Mow and edge turf grasses at least once a week, or as needed, to maintain a well-groomed appearance. Edge turf or groundcover along driveways, walkways, and other paved areas to maintain a neat appearance.
- iv.) Watering: Water appropriately for the type of plant and as permitted by governmental authorities.
- v.) Weed control: Control weeds through the use of pre-emergent and post-emergent herbicides or hand weeding to maintain a weed-free Lot as weed seeds spread and affect neighboring properties.
- vi.) Trimming Trees/Shrubs: Trim trees and shrubs to provide clear access to utilities, maintain shape, allow clear view of house numbers, street signs, and exterior lighting.
- vii.) Equipment: All garden and maintenance equipment must be stored in-doors (out of public and neighboring views). Hoses should be stored neatly when not in use.
- viii.) Pet feces shall be removed on a daily basis.
- ix.) Pampas Grass: Existing Pampas Grass must be maintained in a manner consistent with the following recommended pruning guidelines: Annually, in late winter, Pampas Grass plumes must be cut down to the base of the plant leaving 6" to 8" tufts of foliage. Smaller clumps off to the side shall be thinned at least every three years to prevent overcrowding and to preserve the shape of the clump. At that time, one-third of the foliage shall be dug up and removed.
- x.) Replacement of dead or diseased plant by same type of plant does not require a modification request.
- m. Screening of HVAC, Generators, and Mechanical Equipment: All ground-mounted equipment shall be screened by Home Owner from street view by landscaping or 42 inch masonry wall. All screening and materials shall be located to allow a minimum of two feet (2') of clearance from the equipment for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring Lot without such neighboring Home Owner's written approval.
- n. No Plastic Sheeting: The use of solid plastic sheeting or polyethylene for ground cover areas will not be permitted. If landscape fabric is used, it must be of woven, geotextile fabric material type designed to allow the free flow of water, air, and gases to and from the soil and shall be covered with a minimum two inch (2") layer of mulch or inert material. Compatible materials may be used only with prior approval of the Reviewing Body.
- o. Vegetable Gardens: Home Owners may install a small vegetable or herb garden of up to 100 square feet in the rear yard. Vegetable gardeners should maintain their garden in a manner that is respectful of their neighbors and other residents:
 - v.) Vegetable gardens should be designed and maintained so as to not impair the views of others. Vegetable gardens on Lots bordering the Golf Course, open spaces, habitat preserves or Common Areas may be located within the rear yard setback only if the plantings are kept

lower than three feet (3') above the finished Lot grade.

- ii.) All vegetable gardens should be maintained at all times so as not to become unsightly or a nuisance. Generally this means, at a minimum, keeping the garden free of weeds, woody growth, uncontrolled vines, dead or dying plants and debris.
- iii.) The vegetable garden must be designed in a manner that does not modify or increase drainage onto adjacent Lots or otherwise adversely affect Lot drainage.
- iv.) Overall height of framing or edging around vegetable garden cannot exceed thirty-six inches (36") measured from natural ground level or grade, whichever is lowest.
- v.) Temporary/portable gardens such as benches, tables or carts are allowed for vegetable or herb gardens. The constraints of these structures located outside their typical protected areas (i.e. patio) have a height restriction of thirty six inches (36") and a nominal plant height of eighteen inches (18"). A limit of four (4) structures are allowed.

The above policy allowing vegetable gardens may be amended or rescinded by the Reviewing Body, provided that any change will be applicable only to future growing seasons.

p. Landscape Edging (Brick/Stone)

a. Brick

- i.) Brick color should closely match brick on residence.
- ii.) Due to possible shifting of the soil, the Reviewing Body recommends setting the brick edging on a concrete base or paver sand base in order to maintain the stability of the brick edging.
- iii.) Brick landscape edging must be installed so that the brick core holes are not visible.

b. Stone

- i) Stone color should closely match stone on residence or be of a light, natural color, as approved by the Reviewing Body.
- ii.) Due to possible shifting of the soil, the Reviewing Body recommends setting the stone edging on a concrete base or paver sand base in order to maintain the stability of the stone edging.

q. Landscape in Right of Way (between sidewalk & curb) – Not Reviewable

- i.) The Reviewing Body ***does not review or approve*** items installed in the R.O.W. ('right of way'), between the sidewalk and the curb.
- ii.) Home Owner is required to obtain permission from the City of Frisco via the Development Services and Public Works Departments. No work may be done in the R.O.W. without City approval.
- iii.) Neither the Reviewing Body nor the Association will be responsible for items placed in the 'right of way' by Home Owners.

r. Mulch

Prohibited materials:

- i) Ground or pulverized rubber mulch
 - ii) Highly reflective bright colored rock
 - iii) Crushed glass or metal pieces/shavings
 - v) Artificially colored rock
 - vi) Pine straw (pine needles)
- s. **Wall Art-** Must be mounted on the side garage wall facing walkway to the front door. Wall art cannot exceed more than twenty percent (20%) of the wall area. The Reviewing Body reserves the right, in its sole and absolute discretion, to determine if any item that may be considered or deemed wall art may be displayed to public view or neighbor view.
- t. **Artificial Vegetation** – Artificial vegetation and plant material is not permitted.

2.4 **Walls, Fences, and Rails**

Except as originally installed by Declarant, all walls and fences shall conform to the Declaration and the criteria set forth herein and must be approved by the Reviewing Body before commencement of construction.

Only the fences described below will be permitted to be constructed by Home Owners:

- a. **Rear Yard Perimeter Fences:** Wrought iron fences, in the materials described below, may be constructed in the rear and side yard, with the following dimensions and characteristics:

Height: No taller than four feet (4') measured from the natural ground level. The vertical members of the fence are recommended to be from three inches (3") to four inches (4") apart, but shall be no less than two and one-half inches (2.5") or more than five inches (5") apart from each other. The height of the fence may average four and one-half feet (4.5') over the length of a segment constructed on sloping ground. No knee walls or similar elements will be permitted, except for retaining walls or other structures installed by Declarant.

Fence Materials: Whenever the term wrought iron fences is used in these Design Guidelines, it refers to actual wrought iron fences or fences with approved substitute materials (including aluminum or steel) giving the appearance of wrought iron.

Color: Wrought iron will be painted or coated a dark Hunter Green to match existing wrought iron in the neighborhood both in style and color.

Location: The rear yard perimeter fence must extend to each rear corner of the Lot and may extend to within fifty-five feet (55') of the front property line, however, if the home has a side service door, the fence on that side of the home may be extended closer to the front property line to enclose the side service door, but no closer than fifteen feet (15') from the front corner of the garage. Perimeter fences must also comply with the following:

- i.) For corner Lots, the perimeter fence may only extend to the edge of the public utility easement on the portion of the Lot adjacent to the street.
 - ii) Dog-runs are not permitted
- b. **Puppy Mesh:** Puppy mesh can be two feet (2') to four feet (4') high. It must have a green plastic

coating. Uncoated plain wire is not acceptable. Installation of puppy mesh must be submitted for approval prior to installation. Puppy mesh must be installed on inside of property owner's fence.

- c. **Pool Fences:** Subject to the approval of the Reviewing Body, wrought iron fences may be installed around pools and/or spas for safety. The maximum height of pool fences is four feet (4'), or, if applicable, the height required to comply with local or safety codes.

- d. **Fences along Property Lines:** If a fence is to be built on a common property line, a letter from neighboring Home Owners (or from the Association for neighboring property owned by the Association) must be obtained stating their agreement to the construction or modification of the fence. Such letters shall be obtained prior to and enclosed with the application for review to the Reviewing Body for any fence located on common property lines.

e. **Grill Walls, Fireplaces, Planter Walls, Seat Walls**

All must be contained within the build line.

In no case will a wall, either attached or unattached to the structure of the house (including free-standing or grill wall and backsplash tied into the house), exceed forty-eight inches (48") in height. In no case shall this structure have the effect or appearance of enclosing or partially enclosing the patio with the intent of forming a fence-like structure intended to enclose said patio.

f. **Glass Wind Barriers for Outdoor Grill Area**

- i) Glass wind barriers for outdoor grills cannot exceed ninety-six inches (96") in total length.
- ii) Glass wind barriers may not exceed an overall height of twenty-four inches (24"), and must be mounted above existing approved wall.
- iii) All support posts must be stained or painted to match the trim on the patio or the trim on the house (whichever the Reviewing Body determines to be less obtrusive).
- iv) Glass panels must be made of tempered glass.
- v) Glass panels must be clear, without decoration.
- vi) Tinted glass is not permitted.

g. **Guardrails and Handrails:**

Guardrails and handrails shall be permitted at steps, walkways, patios and porches. No installations should take place prior to approval.

h. **Objects on Walls, Fences and Rails:**

No objects may be attached to perimeter walls or fences. These objects include, but are not limited to, planters, political signs, wall décor, bird feeder, weather monitoring equipment or other yard art. Permissible holiday decorations that comply with Section 2.21 are permitted to be placed on walls, fences and rails.

i. **Perimeter Fencing as a Security Measure:**

Plans and specifications, including an application for the installation of a perimeter fence, will not be reviewed or approved by the Reviewing Body unless accompanied by:

- i) the drawing showing materials, dimensions and location submitted in order to obtain a permit; and
- ii) a permit issued by the City allowing the installation.

Perimeter fencing is permitted by the Association as a security measure only and must be ground-

mounted on the boundary line of the Home Owner's Lot and installed in a contiguous manner around the entirety of the Lot boundaries. No gaps in perimeter fencing are permitted, i.e., the perimeter fencing must fully enclose the Lot. Perimeter fencing facing the front elevation of the dwelling, including side-boundary perimeter fencing, shall be forty-eight inches (48") in height with vertical support posts and gates extending no more than four inches (4") above the top of the fence intersection. A gate in a perimeter fence is for all purposes considered part of the fence. Any gate shall open towards the interior of the lot. Except as provided for herein, the Reviewing Body may prohibit fencing other than perimeter fencing. All fencing including perimeter fencing must receive prior written approval from the Reviewing Body. Perimeter Fencing shall be green wrought iron.

j. Pool Enclosures:

A "Swimming Pool Enclosure," as used herein shall mean and refer to a barrier surrounding the perimeter of a water feature, including a swimming pool or a spa, installed as a safety measure to prevent accidental drownings of children. A Swimming Pool Enclosure may only be installed after receiving written approval from the Reviewing Body. The submittal shall include a pictorial design of the Swimming Pool Enclosure which includes, at a minimum, the height of the fence and the colors of all materials. The owner is solely responsible, to the exclusion of the Association, to ensure that all aspects of the Swimming Pool Enclosure function properly to effectuate its intended purpose as a safety measure to prevent accidental drownings of children. To be approved, the Swimming Pool Enclosure:

- i.) may not exceed six feet (6') in height;
- ii.) may not include, as part of the design, any aspect or feature which would allow a child to climb on, up or over the fence;
- iii.) must have black metal frames; and
- iv.) must have clear plastic panels or black transparent mesh.

2.5 Ancillary Equipment

- a. All additional ground-mounted mechanical equipment, including solar heating equipment, shall be screened by Home Owner from street view by forty-two inch (42") masonry wall or by plant material of adequate density and maintained no higher than one foot (1') above the screened structure. Roof-mounted equipment (including mechanical, air conditioning, and solar heating equipment) will not be allowed except for roof-mounted equipment protected under Federal or State law or regulations as provided in Appendix H. Sound insulating material may be required for added equipment such as pool pumps and heaters (which shall be installed in the same side yard as the air conditioning unit.) The installation of Rain Water Harvesting Systems is allowed in strict compliance with Appendix G.
- b. All pools, spas, and jacuzzis must be installed according to applicable governmental ordinances and may be subject to certain setbacks. Any screening structures shall be considered an integral part of the architecture and shall match as closely as possible the color and materials of the home.
- c. No antenna, satellite dish or other device for the transmission or reception of television, radio or broadband (including amateur or ham radios) signals will be allowed outside the Dwelling Unit, except those antennas whose installation and use is protected under Federal law or regulations. Allowed antennas generally include satellite dishes or other antennas no larger than one meter in diameter or diagonal measurement, and antennas designed for the reception of local television broadcasts. An application for such a complying satellite dish or local television antenna must be submitted to the Reviewing Body prior to, or as soon as possible after, installation of a complying

antenna or satellite dish. No fee is required for such an application. The application will be approved if the antenna or satellite dish is designed to reasonably assure the most minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street or Golf Course and preserves the Community Wide Standard) and the antenna or satellite dish complies to the maximum extent feasible within the confines of applicable Federal regulations and with these Design Guidelines. A local television reception antenna should be no larger than reasonably necessary to receive local television broadcasts.

- d. Solar Tubes must be approved by the Reviewing Body.
- e. Roof wind turbines are not allowed.
- f. Weather Stations must be submitted to the Reviewing Body for consideration. The application must include the diameter or dimensional measurements, the location, and the method used to attach the device. **Weather stations cannot be mounted on fences.** If free standing in the dwelling yard, must be mounted at a total height of 36 inches (3 feet) or less and within rear landscape bed, not visible from the street and in such a way as to minimize the view from neighboring Lots and Common areas.
- g. Plans for the installation of Security Camera(s) must be submitted to the Reviewing Body for record-keeping purposes. Plans for “Doorbell” Cameras or cameras mounted under covered porch or patio do not need to be submitted.

2.6 **Trash Containers**

Trash must be stored in covered containers, which shall be kept in the garage, except when they are being made available for collection, and shall be subject to restrictions in the Declaration.

2.7 **Signage**

Unless more restricted by applicable city ordinance, the following will apply:

- a. No more than one (1) “For Sale” sign shall be permitted to be placed on any individual Lot within the community. Such sign shall be located wholly within the Lot being advertised “For Sale”. The sign shall be subject to specifications as to form, size, color, location and style as the Reviewing Body may impose from time to time. The sign must be removed within two (2) working days following the leasing of the property, closing of the property, or the termination of the listing agreement. Any signs otherwise permitted by this section shall not be located in the rear yard or in any way visible from the Golf Course, open space areas, trails, nature preserves, community thoroughfare or perimeter roads. ALL SIGNS REGARDING THE RENTAL OR LEASING OF ANY RESIDENCE ARE PROHIBITED WITHIN THE VILLAGE AT FRISCO LAKES.
- b. Residents shall be permitted to post “no soliciting” signs near or on the front door, or in the front yard or landscape bed near the entrance to the home and may be mounted on gate pillar or wall beside the door. Crime watch signs, which address “no soliciting,” are permitted to be placed in the ground near the front entrance of the home. Any such sign, other than those issued by the City of Frisco, shall not exceed a size of twenty-five (25) square inches [i.e. five inches (5”) by five inches (5”)]. Color of sign shall be compatible with the color scheme of the residence.
- c. Residents shall be permitted to post a sign from a security/alarm company providing service to such resident or the home. One single-sided security/alarm sign may be placed in the front yard where it is visible to persons approaching the house, and a sign may also be placed in the windows of the

home. The sign shall not exceed two feet (2') in overall height from finished grade and seventy-two (72) square inches in size [i.e., eight inches (8") by nine inches (9")] if placed in the ground; or exceed sixteen (16) square inches in size [i.e., four inches (4") by four inches (4")] if placed in the window. The sign shall be located within the setback criteria set forth in Appendix A for such homes.

- d. "Open-House" directional signs that give directions to a house that is for sale to which the public is invited for a walk-in inspection are not permitted. An open house sign, subject to limits in paragraph a. above, may be placed on the Lot being sold for the duration of the open house and must be removed daily upon termination of open house hours.
- e. Garage sale signs must be uniform in color, size, and style and must be issued by the Community Association.
- f. Contractor signs are not permitted to be displayed on a Lot.

The placement of Political Signage is governed by the standards set forth in "Appendix J". All other signs, including signs placed in or along the right of way, require approval of the Reviewing Body prior to installation of such signs within the development.

2.8 Prohibited Structures or Modifications

Pursuant to the Declaration and/or these Design Guidelines, the following structures or modifications shall be prohibited from use in the development:

- Window AC Units
Residents are restricted from having roof mounted or window mounted heat exchangers or AC units. All external modifications must be submitted for review and comply with the community's design guidelines.
- Permanent ground mounted basketball hoops, purple martin homes or any other pole-mounted devices
- A statue, monument, ornament, water feature, or similar object on the Lot that is visible from the street or by neighbors that is taller than three feet (3') in height
- Storage buildings, dog houses, or sheds
- Clotheslines or clothes poles
- Detached garages
- Tents of a permanent nature
- Accessory buildings, including gazebos, guest houses and greenhouses
- Dog pens, dog runs
- Front Patios or screen enclosure on front of home
- Color coat, stain, or use of pavers or other materials for driveways
- Decks
- Railroad Ties

All intended attached structures must receive written approval by the Reviewing Body before installation will be permitted.

2.9 Lighting

- a. Low-voltage light fixtures for low level landscape and path lighting are allowed. Tree mounted down lights shall be shielded from street and neighbor's view.
- b. All lighting installed on Lots should be low level and recessed to shield the source of the light. No

lighting shall be permitted that constitutes a nuisance or hazard to any Home Owner or any resident. Lighting should not emit more than 600 lumens per fixture.

Path lighting is defined as those fixtures that are designed and intended to be used to illuminate a path or sidewalk to provide adequate lighting to assist individuals using said path or sidewalk.

Landscape lighting is defined as those fixtures that are designed and intended to be used to illuminate a garden/landscape area to highlight plantings that enhance the appeal of said garden/landscape plantings.

Neither path nor landscape lighting will include such fixtures that are not designed or intended to serve functions as described above. Specifically, excluded are such fixtures that are solely designed and intended to be only decorative i.e. butterfly, dragonfly, flame and other whose purpose is not to illuminate an area.

- c. Exterior spotlights and floodlights may not be installed by Home Owners unless activated by a motion detector.
- d. Holiday lighting and decorations will be permitted between November 1 and January 15 of the following year, so long as the lights and decorations are unobtrusive and do not constitute a nuisance.
- e. Exterior fence or building mounted light fixtures, including spotlights and floodlights, shall conform to the architecture of the house and be subject to approval of the Reviewing Body. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward.
- f. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes shall be placed below grade to minimize day time visibility of the hardware.
- g. All fixtures must use low-voltage lighting or lamps. Colored lamps are not allowed.
- h. Exterior lighting on porches and garage shall be consistent with the existing style of lighting found within the development. Dusk-to-dawn lights on garages shall only be permitted if they do not constitute a nuisance or hazard to any Home Owner or resident.
- i. String lighting on Patios or Pergolas must be installed behind the header, hidden within the structure of the patio cover or pergola so the light, including the bulb, is shielded from street view and neighboring Lots.

2.10 Pools and Spas

- a. All swimming pools and pool/spas shall be of the in-ground type, except above ground spas not to exceed three feet (3') in height above the adjacent surface, may be permitted if the spa will be adequately screened from street view and the view of any neighboring property, including Lots, Common Areas, and the Golf Course.
- b. All swimming pool/spa equipment shall be screened from street view and view from neighboring property with plant materials of adequate density or masonry wall (42in max height). Swimming pools or spas may encroach into the rear yard setback, as may be permitted by applicable city ordinance, and may not encroach into any utility or drainage easements. Swimming pools/spas may not encroach into the side yard setbacks. All swimming pools and pool/spas shall be fenced for safety as required by applicable law. No privacy fences will be permitted around a swimming pool (see

description of permitted fences above). The Reviewing Body may require additional plant materials to be planted to screen the pool or spa from neighboring properties.

- c. Pool and spa drains must connect to the street drainage in accordance with City of Frisco requirements. No pools can be drained or spill onto the Golf Course, open space or any other property.

2.11 Barbecues and Fireplaces – See section 2.4 e-f for additional requirements

- a. Built-in barbecue units shall be for cooking only and must be located within the rear yard patio or courtyard and must be designed as an integral part of the home. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. All outdoor fires must be natural gas, propane, wood, pellets, or charcoal.
- b. Fireplaces must be located within the rear yard patio or courtyard. Location must be carefully planned to minimize smoke and odors affecting neighboring properties. Fireplaces must be designed as an integral part of the home. Fireplaces must be constructed within the build line. Fireplaces may be natural gas or wood burning.
- c. BBQ/Outdoor kitchens may not extend beyond any building lines.
- d. Free standing/portable barbeque grills, not built-in units, must be placed on a patio or patio extension when not in use. Barbeque grills cannot be located on the grass or a flowerbed. Care should be taken to minimize fire related hazards.

2.12 Patios, Courtyards, Architectural Screening, Shade Devices, Arbors/Pergolas and Patio Covers - See Section 4.2 for additional requirements

All requests for modifications that entail structural modifications/additions should include scaled drawings as outlined below:

- Scale drawings of 1/4" = 1' are preferable. Use of graph paper is encouraged.
- Drawings should depict the structure in a form that can be reviewed by committee members without having to assume any detail.
- Specifically, dimensions, materials, front and side elevations should be detailed enough to allow the committee to evaluate the modifications adherence to Frisco Lakes Guidelines.
- If the contractor has the ability to generate CAD renderings, these should follow the specifications above.
 - a. Patios and courtyards should be designed in harmony with the architecture of the home.
 - b. No extensions of patios as constructed by Declarant shall be permitted without prior written approval of the Reviewing Body, and no extension shall be approved if it is determined to have a material adverse impact upon neighboring properties. Overall limitations on total amount of paved area (impervious cover) must be maintained for each Lot per city subdivision standards for Frisco Lakes, and may not be waived by the Reviewing Body. Patios may not extend into the rear or side yard setbacks, unless otherwise approved by the City of Frisco and the Reviewing Body.
 - c. Man-made screens and shade devices, if any, must appear as an integral part of the building elevation and must be made of materials that complement the home and the neighborhood. Awnings or similar shading devices are permitted on the side and rear of the home if the colors and materials are consistent with the house and Community-Wide Standard and approved by the Reviewing Body. Attached arbors are permitted if approved by the Reviewing Body.
 - d. Solar screens must be limited to dark bronze or black and may be placed on any side of the home.

- e. No device, including protective netting, for protection from golf balls for homes located near the Golf Course, shall be permitted unless strictly conforming to the Community-Wide approved design adopted by the Reviewing Body. The requirements of Appendix A concerning setbacks must be met. Suggested screening materials include but are not limited to clear Lexan and synthetic golf ball netting as approved by the Reviewing Body. Screening materials, as approved by the Reviewing Body, shall at all times be maintained in good condition and properly painted and/or otherwise finished.
- f. **Arbors/Pergolas** are defined as: Structures forming a shaded area with posts that support crossbeams and a sturdy, open lattice with a slope two inches (2") per foot or less. Under no circumstances may an awning arbor/pergola type structure be placed above an exterior window for use as a decorative window treatment. Arbors must have vertical support posts installed in the ground or attached to a patio.
 - i.) Arbor/Pergola posts cannot be placed upon or extend beyond any build line.
 - ii.) Arbor/Pergola overhang shall not extend over the build-line by more than three feet (3').
 - iii.) Any type of covering to be placed on arbors/pergolas must be submitted for review by the Reviewing Body prior to installation. Covering must be a flat multi-wall polycarbonate sheet, clear or smoke in color, and must have a fascia edging to visually shield the cover and shall match the arbor finish and color.
 - iv.) Arbors must be stained light, medium or dark brown or painted to match the trim on the home.
 - v.) Equinox type arbor/pergola must match the color of the trim on the home and all operating equipment must be hidden from view.
- g. **Covered Patios** are defined as: Attached structures integrated into the existing structure with matching roof shingles.
- h. **Enclosed Patios/Screen Enclosures/Covered Patios**
 - i.) If the bottom perimeter framing exceeds two inches (2") in height, it must be constructed with a brick (knee) wall to match the brick or stone on the home.
 - ii.) Siding is only permitted above the eaves or existing as built location.
 - iii.) Roof overhang shall not extend over the build-line by more than three feet (3').
 - iv.) Screen color must be black or dark bronze (brown and transparent).
 - v.) Exterior surfaces must be painted to match trim on home or, if approved by the Reviewing Body, may be stained light brown, medium brown or dark brown.
 - vi.) No alterations/improvements shall be made that provide a roof surface with less than 2:12 pitch.
 - vii.) The roof must be shingled and must match existing roof shingles.
 - viii.) In no case will a screened enclosure of the front entry area be permitted.
- i. **Retractable Screens**
 - i.) May be mounted on the exterior header, provided that the housing unit, tracks and any other visible component matches the color of the structure.
 - ii.) Must be side attached continually by track or cable.
 - iii.) Must be anchored at all times, when partially or fully deployed.
 - iv.) Screen color must be black or dark bronze (brown).
 - v.) Must appear as an integral part of the home.
 - vi.) Screen tracks must be painted to match stain on arbor.

- vi.) No retractable screens on front patios are allowed.

2.13 Trellis/Lattice

One or more trellises may be installed to shield a patio and only if placed immediately adjacent to and within six inches (6") of the patio. Trellises must be approved by the Reviewing Body. Attaching a trellis to the house may void applicable warranties from the Declarant. Trellises used to screen patios may have a height extending to the eaves of the home above the patio, if approved by the Reviewing Body. A trellis may not be placed within the side-yard setback. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences.

a. Wooden Trellis

- i.) Lattice/Trellis must be a structure of crossed wooden strips usually arranged to form a diagonal pattern of open spaces between the strips.
- ii.) Lattice/Trellis may not give the appearance of creating the effect of a solid wall and in no case shall this structure have the effect or appearance of enclosing or partially enclosing the patio with the intent of forming a fence-like structure intended to enclose said patio.
- iii.) Lattice/Trellis must be adjacent to house.
- iv.) Lattice/Trellis must be installed no further away than six inches (6") from the edge of slab or patio.
- v.) Lattice/Trellis may not be placed in the side-yard setback.
- vi.) Lattice/Trellis must be of diamond or square design.
- viii.) Any plant material growing on lattice/trellis must be trimmed so not to exceed the height of the lattice/trellis.

b. Trellis (metal, decorative)

- i.) Trellis must be adjacent to house.
- ii.) Trellis must be installed no further away than six inches (6") from the edge of slab or patio.
- iii.) Trellis may not be placed in the side-yard setback.

c. Louvered Structure

- i.) Must be of 1"x 3" or 1" x 4" cedar slats or other material deemed acceptable by the Reviewing Body.
- ii.) Must be installed no further away than six inches (6") from the slab or patio.
- iii.) The louvers must be installed in a manner that allows for one inch (1") see through between each louver.
- iv.) Completed panels must not be more than eight feet x eight feet (8' x 8').
- v.) Structure must be stained or painted to match the trim on the home.
- vi.) Structure may not be placed in side yard setback.
- vii.) Louvered structure may not give the appearance of creating the effect of a solid wall.
- viii.) In no case shall this structure have the effect or appearance of enclosing or partially enclosing the patio with the intent of forming a fence-like structure intended to enclose said patio.

d. Vertical Wood Screens

- i.) Vertical screen walls must be 2" x 2" or 2" x 4" cedar boards/strips or other material deemed

acceptable by the Reviewing Body.

- ii.) Perimeter framing of panel shall be 4" x 4" cedar posts and 2" x 4" top and bottom rails. Space from bottom rail to slab shall not be less than 1" nor more than 3".
- iii.) They must be installed no further away than six inches (6") from the slab or patio.
- iv.) The boards must be installed with 1 inch (1") see through spacing between boards.
- v.) Completed panels must be no larger than 8 feet by 8 feet (8' x 8').
- vi.) Structure must be stained or painted to match trim of home.
- vii.) Structure may not give the appearance of creating the effect of solid wall.
- viii.) In no case shall this structure have the effect or appearance of enclosing or partially enclosing the patio with the intent of forming a fence like structure intended to enclose said patio.

e. Horizontal Wood Screens

- i.) Horizontal wood screens shall be constructed as under Vertical Wood Screens above, except that maximum panel width shall not exceed 3 feet (3').

2.14 Gates

Side yard access gates must match those within the neighborhood.

2.15 Parking Regulations

- a. Parking of all vehicles, boats, RV's, etc., by Home Owners or their guests shall comply with the requirements set forth in the Declaration, including Exhibit "C" thereto.
- b. There shall be no designated parking areas other than garages and residential driveways directly in front of garages, as installed by the homebuilder. Specifically, there shall be no parking of vehicles on additional concrete areas that may be approved by the Reviewing Body.

2.16 Mailboxes and Lampposts

Mailboxes and lamppost or any alterations thereto, shall be subject to review by the Reviewing Body and may not be permitted under applicable governmental regulations. The color, size, appearance and location of the mailboxes installed, repaired, or replaced by the homeowner shall be preserved and may not be repaired, altered or replaced unless approved by the Reviewing Body.

2.17 Doors

a. Storm doors

- i.) Must match trim color on home or match color of front door

b. Retractable screen doors

- i.) Must match trim color on home
- ii.) Screen color must be black or bronze

c. Security doors (metal)

- i.) Must be selected from the approved design list in Exhibit # 2ii.) Must match color of front door
- iii.) Screening within the door must be of standard materials and coloriv.) Screen color must be black or bronze
- v.) Screening cannot be perforated metal

- d. **Dog door** – Must be approved by the Reviewing Body prior to installation.
- e. **Exterior door** – Door color must be approved by the Reviewing Body. (Painting or staining an exterior door with the original paint color or stain color does not require review or approval by the Reviewing Body.)
- f. **Glass inserts** – Glass inserts on front doors cannot exceed three-fourths (3/4) of the door's surface. This provision does not apply to storm doors or French doors.

2.18 **Windows**

- a. Windows must be submitted for review by the Reviewing Body
- b. Louvered windows are not permitted
- c. Shutters may be added to existing windows and must be painted black, stained or painted to match the color of the trim on the home
- d. Metallic and/or other reflective materials are not permitted to cover the window panes of the home or window panes of the garage door
- e. New and replacement windows conform to the design of the original home. New windows, those not originally installed during construction of the original home, shall include equal divided lite sashes and single lite sashes. Operations shall include single/double hung (vertically sliding sash), fixed, and casement, pivot, awning and hopper. The exterior materials shall be aluminum, vinyl and other materials as approved. The color shall be white and a permanent factory finish. Frame and sash materials such as wood, composite wood, and other approved materials are acceptable with vinyl or aluminum exterior cladding. New windows on the main structure shall be of the same vertical orientation and of similar proportions as the other existing windows. Horizontal transom type windows are permitted on the side and rear either alone at the typical head height or in conjunction with doors and windows. In the case of the glazed sunrooms only, sliding, trapezoid, and triangular windows are permitted. New box projected, bay and bow windows are permitted on the side and rear elevations.

In the case of replacement, the lite patterns of the sashes shall be retained in the new windows in the same location. New windows on the façade that have existing windows shall conform to the lite patterns of the other windows on the same façade.

The windows can be installed in single and multiple configurations. They are to be surrounded completely by the masonry veneer of the structure or with a trim lintel at the head when they are adjacent to the brick frieze below the eye line. Multiple configurations can have a nulling trim of the same material on the existing house. In the case of the replacement of an eyebrow window, the eyebrow arch at the top of the window can be filled with the same trim as occurs on the rest of the house. The masonry opening configuration can then be kept intact.

2.19 **Outdoor Furniture**

- a. Any item which may be considered furniture cannot be placed outside the dwelling structure if it is visible or can be seen from any Common Area or any other Lot unless said furniture is specifically manufactured and intended for outdoor use, and is made of materials which are specifically designed to endure temperatures and weather typically experienced in the North Texas area. Outdoor furniture must be placed on a patio, or covered porch only.

2.20 **Garage Door modification (glass panel insert)**

- a. Glass panel insert designs must be selected from the approved design list in Exhibit # 1.

- b. Garage door panel color must match color of garage door and house trim color.

2.21 Holiday Items – All Homes

- a. Holiday statues, ornaments, monuments, artifacts and other holiday decorative landscaping items on temporary display are allowed for seven (7) days prior to, **the day of** and seven (7) days after the recognized holiday in Appendix M.
- b. Seasonal holiday decorations for holidays such as Thanksgiving, Christmas, Chanukah and New Year's decorations and displays are allowed from November 1st to January 15th.
- c. Display height restrictions do not apply to Halloween, Thanksgiving, Christmas, Chanukah, Sukkot, or New Year's displays. All decorations and displays for the other listed holidays in Appendix M cannot exceed thirty-six inches (36") in height.
- d. This provision does not apply to Holiday Lighting noted in Section 2.9d of these Design Guidelines.

2.22 Storm Water Drainage Systems

Drainage systems including French Drains shall be permitted upon review. Plans shall show all work on the resident's property. Draining systems can be shared by adjacent properties. In the case of shared system, a separate application required for each property. Sections of drainage systems that extend beyond the property line are not within the purview of the Reviewing Body. Exhaust in common area or golf course is not allowed. The Reviewing Body's approval is only as to matters set forth herein and shall not signify any sort of opinion on the efficacy of the drainage system or whether or not it affects adjacent lots. City of Frisco permission is required to extend the drain into an easement or to penetrate the curb.

ARTICLE 3

NON-RESIDENTIAL DEVELOPMENT STANDARDS

These Design Guidelines may be amended to incorporate guidelines and restrictions affecting non-residential development in the community. Lacking any nonresidential guidelines and restrictions, these Design Guidelines shall apply.

ARTICLE 4

REVIEWING BODY AND RESIDENTIAL PROPERTY OWNER REQUIREMENTS

The Reviewing Body has been established to maintain the integrity of the architectural and design character established at The Village at Frisco Lakes. Article V of the Declaration sets forth provisions with respect to architectural and design review, including appointments of committees. The Board of Directors has assigned the duties of the Reviewing Body to the Architectural Modifications Committee (AMC). For purposes of the Design Guidelines, the "Reviewing Body" shall refer to the "Architectural Modifications Committee."

4.1 Residential Property Home Owners

Home Owners are required to submit plans (described below) to and receive written approval from the Reviewing Body prior to performing (1) additions, alterations, or modifications to existing Dwelling

Units, (2) painting, (3) landscaping, (4) the installing of pools, spas, jacuzzis, and fences, (5) any exception to or deviation from the Design Guidelines, or (6) any concrete work, ancillary equipment, signage (except signs that comply with these Design Guidelines), and any and all others such on-site improvements not listed in the Design Guidelines. However, it shall be the responsibility of all Home Owners to comply with all standards and guidelines of Article 2 of these Design Guidelines, as well as all requirements of the Declaration.

4.2 Applications for Changes and Additions

- a. The Home Owner shall submit a properly completed application form as provided in Appendix B showing the plans for the proposed improvements as follows:

For landscape plan approval, or amendments to an approved landscape plan, Home Owner shall submit two copies of the scale drawing landscape plan on a minimum size 8 ½" x 11" paper for the Lot, including a description of all varieties and sizes of trees and shrubs, boulders, ground covers, flower bed borders and contouring, with the location, size and quantity of each tree and shrub, with common and botanical names, clearly delineated on the plan. Home Owner should color code the trees and shrubs and provide a legend.

The landscape plan must contain information that permits the Reviewing Body to determine that the Lot complies with the rule of Article 2.3a, requiring that 50% of each of the yard areas be covered with plant material. Also, if the landscape plan involves the addition of any impervious cover, a calculation of the total impervious cover of the Lot, with and without the proposed additional impervious cover is required. Additionally, the plan must contain information that permits the Reviewing Body to determine that the Lot complies with the maximum allowable Lot coverage, as determined by City ordinance.

If the application is for an amendment to a previously approved landscape plan, the existing trees and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the application.

In the event Home Owner desires to install any landscape, or impervious cover of any kind including, but not limited to brick, masonry, wood trim, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the Reviewing Body can easily determine the location and type of material and amount of impervious cover on the Lot. Samples of materials to be used may be required to be submitted for review.

Lots have been designed and natural contours have been established to provide positive drainage from the Lot and to protect environmental resources. In the event Home Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and proposed direction and slope of flow must be indicated on the plan. Home Owner shall hold harmless the Association, the Declarant, and any owner of any habitat preserve area within the community for any damage caused by the alteration of the grade by Home Owner in connection with the design or installation of Home Owner's landscaping, including damage to Home Owner's house. Home Owner will be responsible for any damage caused by any change to drainage by themselves or hired landscapers.

- b. For additions and changes to lighting, the Home Owner shall submit lighting plans including lighting specifications, i.e., type, number, material, color, voltage and bulb wattage requirement in addition to

proposed locations and construction details of mechanical controls. Appropriate screening materials for all such items shall be shown.

- c. For changes or additions to the Dwelling Unit, the Home Owner shall submit two copies of a floor plan for the site, including the plot plan, a copy of the floor plan for the model and elevation, material and color samples, and an estimated completion date and schedule. On such plans, Home Owner shall draw the proposed changes or additions to the exterior elevation. If Home Owner has a photograph of another house, or picture out of a magazine that will assist the Reviewing Body, such photo should be submitted. The application should contain a description of the materials Home Owner plans to use in such changes or additions.

If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section drawing may be requested depending on the complexity of the change or addition. The application must contain a calculation of the total impervious cover of the Lot with and without the proposed modification (or a statement that no additional impervious cover is being proposed) and information that permits the Reviewing Body to determine that the Lot complies with the maximum allowable Lot coverage restrictions as established by applicable city ordinance.

- d. Home Owners are advised to check with the Association to make sure the Home Owner possesses the most recent edition of the Design Guidelines and, if necessary, obtain a copy of the Design Guidelines then in effect, before preparing an application.
- e. Home Owners are advised that the City of Frisco may require certain permits, depending on the proposed change, alteration or addition. It is the Home Owner's responsibility to comply with permit requirements. Home Owners shall provide the Reviewing Body copies of any such required permits if so requested. Home Owners should contact the appropriate city representative for further information.
- f. Prior to submittal of a request for a permit to be issued by the appropriate city official, Home Owners will obtain the approval of the Reviewing Body of any plans, changes, alterations or additions.
- g. Any permit issued or approved by the appropriate city or county agency shall, in no manner whatsoever, bind the Reviewing Body with respect to approval or denial of any application for items submitted for consideration. The Reviewing Body shall be fully independent and will have full authority and discretion for approval or denial of any such matters.

4.3 The Reviewing Body

The Reviewing Body shall review such applications without a hearing. The review shall be based solely on the information contained within each application. Every effort shall be made to respond within thirty (30) days and in all cases, the response shall be issued within sixty (60) days. A decision by the Reviewing Body denying an architectural application must:

- a. be provided to the owner in writing by certified mail, hand delivery, or electronic delivery;
- b. describe the basis for the denial in reasonable detail and changes, if any, to the application or proposed improvements required as a condition to approval;
- c. inform the owner of the right to either:
 - i. submit a modified application to the Reviewing Body with the changes proposed by the Reviewing Body on or before the thirtieth (30th) day after the date the decision notice is

- mailed, delivered or sent by electronic delivery to the owner; or
- ii. inform the owner of the right to request a hearing before the Board of Directors on or before the thirtieth (30th) day after the date of decision notice is mailed, delivered or sent by electronic delivery to the owner.

If the Association receives a written request for a hearing on or before the thirtieth (30th) day after the date of the notice, the Board of Directors shall hold a hearing not later than the thirtieth (30th) day after the date the Association received the written request for a hearing. The Association shall notify the owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The hearing notice may be provided to the owner in writing by certified mail, hand delivery, or electronic delivery. Only one (1) hearing is required after the Reviewing Body denies the initiation application.

The Board of Directors or the owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may only be granted by agreement of the parties. The owner's presence is not required to hold a hearing under this paragraph. The Association or owner may make an audio recording of the hearing.

During the hearing, the Board of Directors (or designated representative) and the owner (or designated representative) will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's architectural application, and the changes, if any, requested by the Reviewing Body in the notice.

The Board of Directors may affirm, modify, or reverse, in whole or in part, any decision of the Reviewing Body as consistent with the Declaration and the Design Guidelines.

4.4 Fees

The application fee for review by the Reviewing Body is \$15. The fee primarily covers the cost of administration of the application and materials (copies, folder, stamps, etc.). The fee shall be submitted with the application and is non-refundable. The application shall be delivered to the following address by personal drop off. We do not accept applications via email, fax or US mail.

**The Village at Frisco Lakes Community Association
7955 Anthem Dr.
Frisco, Texas 75034**

The Reviewing Body may, in the future and with approval of the Board of Directors of the Association, adopt a revised fee structure to cover costs if the administration of the application/approval process becomes a burden to the Association.

4.5 Effect of Building Permit

If the plans submitted by a Home Owner require a building permit, the approval by the Reviewing Body is not a guarantee that such plans will be approved by the appropriate governmental agency. If the appropriate governmental agency requires modification to such plans, such modifications must also be approved by the Reviewing Body for the Home Owner to remain in compliance with these Guidelines.

ARTICLE 5

NON-LIABILITY FOR APPROVAL OF PLANS

The Declaration contains a disclaimer by the Reviewing Body of liability or responsibility for the approval of plans and specifications contained in any request by a Home Owner. **ANY REVIEW AND APPROVAL OF PLANS BY THE REVIEWING BODY IS FOR GENERAL DESIGN/AESTHETIC CONFORMANCE ONLY. PLANS AND SPECIFICATIONS ARE NOT REVIEWED FOR ACCURACY OR ENGINEERING SOUNDNESS. THE HOME OWNER IS RESPONSIBLE FOR PROPER ENGINEERING, PLANNING AND PERFORMANCE OF WORK AND THE INTEGRITY THEREOF. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW THE HOME OWNER SHOULD READ AND UNDERSTAND THIS DISCLAIMER AND THE DISCLAIMER SET FORTH IN THE DECLARATION. ALL QUESTIONS REGARDING THE DISCLAIMERS SHOULD BE REFERRED TO THE REVIEWING BODY FOR CLARIFICATION.**

ARTICLE 6 COMPLIANCE AND ENFORCEMENT

In the event of a violation of these Design Guidelines, the Board may take any action set forth in the Bylaws or the Declaration. The Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose fines for violations of the Declaration or the Design Guidelines.

ARTICLE 7

CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Reviewing Body shall have the authority to amend or change the Design Guidelines with the consent of the Board. Any amendments shall be posted on the Association's website and copies shall be available at the Association office. Any changes or amendments shall apply to construction and modifications commenced after the date of such amendment only and shall not require modification or removal of structures previously approved once the approved construction or modification has commenced. No such amendment shall modify or amend any provision of the Declaration or the Bylaws.

ARTICLE 8

REVIEWING BODY SUBCOMMITTEES

The Reviewing Body may, as it deems necessary, establish and abolish subcommittees of the Reviewing Body relating to the performance of specific duties to assist the Reviewing Body. Any authorized agent of the Reviewing Body, or of any subcommittee established by the Reviewing Body, shall be authorized to perform the plan review and inspection of Lots required pursuant to these Design Guidelines.

A Reviewing Body subcommittee shall consist of not less than three (3) and no more than five (5) members. The Reviewing Body chairman shall appoint all members of a Reviewing Body subcommittee. At least one (1) Reviewing Body member must be a member of the Reviewing Body subcommittee and that member shall act as chairman of the subcommittee. Appointees to the Reviewing Body subcommittee need not be architects, Home Owners, lessees or residents and do not need to possess any special qualifications of any type except such as the Reviewing Body may, in its discretion, require. The chairman will have the authority to recruit and dismiss subcommittee members.

The operation and procedures of a Reviewing Body subcommittee shall be established by the Reviewing Body upon its formation.

The Reviewing Body shall be authorized to grant limited variances from the requirements of these Design Guidelines only in the circumstances set forth in the Declaration, and not for any other reason. Unless the Home Owner demonstrates the level of hardship or unusual lot shape or conditions required to be considered for a variance to the satisfaction of the Reviewing Body, the requirements of these Design Guidelines shall be strictly applied in each case.

AUTHORIZATIONS

These Design Guidelines may be amended from time to time by the Reviewing Body and with consent of the Board. These Design Guidelines replace and supersede all previously recorded Design Guidelines for The Village at Frisco Lakes Community Association, Inc.

Appendix

Appendix A -Building Setbacks

Appendix B -Application for Landscaping Approvals, Changes, or Additions

Appendix C -Approved Inert Materials

Appendix D -List of Recommended Plant Materials

Appendix E -Installation and Display of Flags and Flagpoles

Appendix F-Installation of Rain Barrels or Rain Water Harvesting System

Appendix G -Installation of Certain Roofing Materials

Appendix H -Installation of Solar Panels

Appendix I -Xeriscape

Appendix J -Political Signs

Appendix K-Standby Electric Generators

Appendix L-Garage Modifications

Appendix M-Recognized Holidays

Appendix N-Guidelines for the Display of Religious Items.

Exhibits

Exhibit 1 - Approved Garage Door Glass Panel Inserts

Exhibit 2 - Approved Security Doors

APPENDIX A

BUILDING SETBACKS

A. RESIDENTIAL AREAS

The building setbacks described below are applicable to The Village at Frisco Lakes. Notwithstanding any other provision of law, all building setbacks must meet these requirements, except for such buildings that are built by Declarant pursuant to approvals obtained from the City of Frisco.

1. Front Yard: 20 ft. Minimum
2. Side Yard: 7 ft. Minimum
3. Side Yard Corner Lots: 20 ft. Minimum*
4. Rear Yards: 10 ft. Minimum

* On back-to-back corner Lots only, a 15 foot (15') setback is allowed on secondary street side yard front setbacks. Driveways on back-to-back corner Lots must take access from the front yard.

Section 34020 of the Subdivision Regulations of the City of Frisco prohibits constructing any structures or impervious cover within the boundaries of the setbacks, provided that in certain instances fences, driveways and swimming pools may encroach the setbacks. Swimming pools may encroach the rear setback, but may be no closer than three feet (3') to the adjacent property line and may not encroach into the side yard setback lines. All construction must comply with these Design Guidelines and the requirements of the City of Frisco.

B. COMMON AREAS OWNED BY THE ASSOCIATION

Certain non-residential areas of The Village at Frisco Lakes will be Common Area(s), as defined in the Declaration. Additionally, park preserves, the sales pavilion and model homes, construction areas and other uses will have various required building and setback requirements.

APPENDIX B

THE VILLAGE AT FRISCO LAKES COMMUNITY ASSOCIATION, INC.

APPLICATION FOR MODIFICATION ***THIS IS NOT A BUILDING PERMIT***

Application and payment must be dropped off at the Northside Village Center, or sent by tracked delivery only to the following address: 7955 Anthem Dr., Frisco, TX 75036. Applications received after the due date deadline will be held over until the next meeting.

**INCOMPLETE SUBMISSIONS WILL NOT BE REVIEWED
BY THE ARCHITECTURAL MODIFICATION COMMITTEE AND WILL BE RETURNED.
PLOT PLAN/TITLE SURVEY REQUIRED FOR ALL APPLICATIONS.**

HOMEOWNER INFORMATION

Submittal Date: _____

Proposed Start Date: _____ Estimated Completion Date: _____

Lot Adjacency (check all that apply):

☐ Other Residential Lots ☐ Golf Course ☐ Park/Open Space/Common Area ☐ Lake/Pond/Water Feature

Name: _____

Property Address: _____

Neighborhood: _____ Block: _____ Lot: _____ Floor Plan: _____

Mailing Address: _____ City/State/Zip: _____
(If Different)

Telephone: _____ Email (homeowner): _____

Email Contractor?: YES or NO Contractor Email: _____

Homeowner will be notified in writing.

Once reviewed by the Committee, in which manner would you prefer your letter / documentation sent to you?

(Circle one) **MAILED** or **EMAILED**

ACTION TAKEN BY THE REVIEWING BODY:

- () **"Approved as Submitted"** – The entire document submitted is approved in total.
- () **"Approved. Subject to Conditions"** – The document submitted is partially approved. A Homeowner may proceed with the work to be performed; however, the Homeowner is responsible to comply with any and all notations on the submittal.
- () **"Resubmit"** – The project is not approved. More information is needed.
- () **"Rejected"** – The entire document submitted is not approved and no work may commence.

PLEASE REFER TO MODIFICATION LETTER FOR
ADDITIONAL COMMENTS AND CONDITIONS

For Office Use

APPLICATION FEE \$15 CASH or CHECK # _____ SUBMITTAL TIME: _____

RECEIVAL STAMP:

Homeowner acknowledges that he/she has read, understands, and agrees with the following provisions:

1. No work may begin without the prior written approval of the Reviewing Body of The Village at Frisco Lakes Community Association, Inc. If work is begun prior to obtaining written approval, Homeowner is responsible for all costs required to correct any non-conforming work and may also be subject to penalties and fines. The submittal of the application does not constitute approval of the proposed plan.
2. The Reviewing Body shall review applications without a hearing. The review shall be based solely on the information contained within each application. Every effort shall be made to respond within 30 days and in all cases the response shall be issued within 60 days. **The decision of the Reviewing Body shall be final on all matters submitted to it.**
3. If the application is approved, approval of the application shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the proposed improvements and neither the Reviewing Body nor the Association shall have any liability for any defects in the plans, specifications, or improvements.
4. Homeowner is responsible for ensuring that approved work is constructed and/or installed as outlined in the written response from the Reviewing Body. Homeowner is responsible for correcting, at Homeowner's own expense, any non-conforming work, including that of all contractors and sub-contractors. Homeowner is responsible for all costs required to correct any failure to complete work as approved and/or failure to correct any non-conforming work, as well as any penalties and fines.
5. If construction does not commence on a project for which plans have been approved within 120 days of such approval, such plans shall be deemed withdrawn.
6. Homeowner agrees to pay any costs incurred by the Association if Homeowner fails to meet the standards, requirements or provisions of the Design Guidelines and the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
7. The Homeowner shall be responsible for complying with all City of Frisco Codes and Ordinances and Obtaining necessary permits and approval to conduct work. Homeowner assumes all risk in connection with any construction or modifications on his/her Lot.
8. The Homeowner may not make changes to the plan that was submitted and approved by the Architectural Modification Committee. Any changes must be submitted to the Architectural Modification Committee and acted on, prior to any changes being incorporated into the original design.

I HAVE READ, UNDERSTAND AND AGREE TO COMPLY WITH THE PROVISIONS OF THE DESIGN GUIDELINES AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT FRISCO LAKES.

Homeowner Signature

Date

CONTRACTOR INFORMATION

Name: _____ Name: _____

Address: _____ Address: _____

City/State/Zip: _____ City/State/Zip: _____

Telephone: _____ Telephone: _____

Email: _____ Email: _____

PLEASE READ:

- 1) Submit drawings and/or sketches that are 8 ½" by 11". In addition, larger, more detailed drawings and plans may be requested.
- 2) Elevation drawings: An elevation drawing is an orthographic projection drawing that shows a side of a house. The purpose of an elevation drawing is to show the finished appearance of a given side of the house and furnish vertical height dimensions.
- 3) Backyard calculations: Projections of the rear wall of the house to the adjacent/rear/side property line.
- 4) Contractor signs are not permitted on any Lot.
- 5) Contractors must remove all debris. The dumping of debris including but not limited to sod, landscape materials, stone, wood, etc. in Common Areas, Golf Course, Open Areas, or Open Lots is **NOT PERMITTED**.

MODIFICATION(S) AND REQUIRED DOCUMENTATION

(Check all that apply)

Documentation requirements are listed below each item..

PLOT PLAN/TITLE SURVEY REQUIRED FOR ALL MODIFICATIONS

Submissions must be clear, concise, and understandable enough for the Committee to make an informed decision.

☐ **REQUIRED FOR ALL STRUCTURAL/CONCRETE MODIFICATIONS**

☐ Dimensions:

- Total square footage of rear* yard (measured from rear corners of home to property line)
 - a. Square footage: _____
- Total square footage of all modifications (previously approved and currently being applied for)
 - b. Square footage: _____
- Ratio must be less than 50% (calculated by dividing total square footage of all modifications by total rear yard square footage, or $b/a=c$)
 - c. _____%

**If addition is in the front yard, use same process for calculations.*

☐ **PATIO EXTENSION**

- ☐ Identify Patio Extension, including dimensions, on plot plan/title survey
- ☐ Style/Pattern of concrete modification: _____ *(sample picture required)*
- ☐ Color: _____ *(sample picture required)*
- ☐ Other: _____

☐ **OTHER HARDSCAPE**

- ☐ Identify Hardscape, including dimensions, on plot plan/title survey
- ☐ Walkway Color/Style: _____
- ☐ Sidewalk border Color/Style: _____
- ☐ Driveway border Color/Style: _____
- ☐ Flagstone/Pavers Color/Style: _____

☐ **OUTDOOR SPACE**

- ☐ Identify Outdoor BBQ/Kitchen/Fireplace, including dimensions, on plot plan/title survey
- ☐ Outdoor BBQ/Kitchen/Fireplace drawing/picture with dimensions noted
- ☐ Ceiling Fan(s) # _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Lighting # _____ Type: _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Stone seating dimensions: _____ *(Include drawing with dimensions/materials)*

☐ **SWIMMING POOL/ SPA**

- ☐ Identify Swimming Pool/Spa, including dimensions, on plot plan/title survey
- ☐ Swimming Pool/Spa specifications included *(required)*
- ☐ Pool/Spa screening/equipment screening plans included *(required)*
- ☐ Safety Fence/Enclosure *(plans required)*

☐ **OPEN-AIR ARBOR/PERGOLA**

- ☐ Identify Arbor/Pergola, including dimensions, on plot plan/title survey
- ☐ Front & Side elevation drawings, noting dimensions, materials, and attachment *(required)*
- ☐ Color: _____ **PAINT STAINED**
- ☐ Ceiling Fan(s): # _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Lighting: # _____ Type: _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Polycarbonate cover Color: _____ *(sample picture required)*

☐ **COVERED PATIO (SHINGLED)**

(Roof must be at least 2/12 pitch and match shingles on home)

- ☐ Identify Covered Patio, including dimensions, on plot plan/title survey
- ☐ Front & Side elevation drawings, noting dimensions, materials, and attachment *(required)*
- ☐ Ceiling Fan(s): # _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Lighting: # _____ Type: _____ *(Identify locations on plot plan, sample picture required)*

☐ **SCREENED OR SUNROOM – ENCLOSING EXISTING COVERED PATIO**

(Perimeter base frame exceeding two inches (2") must be bricked)

- ☐ Identify Screened Room/Sunroom, including dimensions, on plot plan/title survey
- ☐ Front & Side elevation drawings, noting dimensions, materials, and attachment *(required)*
- ☐ Color: _____ **PAINT STAINED BRICK STONE**
- ☐ Ceiling Fan(s): # _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Lighting: # _____ Type: _____ *(Identify locations on plot plan, sample picture required)*
- ☐ Screened Room: Provide screen material sample, noting color *(required)*
- ☐ Sun Room: Provide information on window specifications and any operating mechanisms *(required)*
- ☐ Doors noted on all plans
- ☐ Knee Wall: **BRICK STONE** *(drawing/picture noting height and color required)*

☐ **LATTICE/WOOD SCREENS:**

(Lattice, vertical/horizontal screens, or louvered screening)

- ☐ Identify Screens, including dimensions, on plot plan/title survey
- ☐ Sample picture of material *(required)*
- ☐ Drawings noting dimensions, materials, and post locations *(required)*
- ☐ Color: _____ **PAINT STAINED**

☐ **OTHER SCREENS**

- ☐ Identify Screen location, including dimensions, on plot plan/title survey
- ☐ Solar screens on windows Color: **BLACK BRONZE**
- ☐ Retractable screens: Provide operating specifications and screen material sample, noting color *(required)*

☐ **DOORS**

- ☐ Identify Door locations on plot plan/title survey (*dimensions required for decorative glass inserts*)
- ☐ French Doors: (*picture required*) Color: _____
- ☐ Front Door: (*picture required*) Color: _____
- ☐ Storm Door: (*picture required*) Color: _____ Location: Back or Front (*circle one*)
(Must match trim color on home or color of front /back)
- ☐ Screen Door: (*picture required*) Color: _____ Location: Back or Front (*circle one*)
- ☐ Dog Door: (*picture required*) Color: _____
- ☐ Door (other): (*picture required*) Color: _____ Type: _____

☐ **FENCE/GATE(S)**

(Fence must match existing fences within community in both style and color)

- ☐ Identify Fence/Gates locations, including attachment points to existing fences, on plot plan/title survey
- ☐ Gate(s) # _____
- ☐ Puppy mesh
- ☐ Puppy pickets
- ☐ Neighbor Fence Approval Form (*required*)

☐ **LANDSCAPING**

(Landscape installed on a Lot adjacent to Common Areas, Golf Course, or other open area cannot exceed three feet (3') in height if planted within five feet (5') of these areas)

- ☐ Identify Landscape locations on plot plan/title survey
- ☐ Plant list/legend (*required*)
- ☐ Stepping stones, flagstone, rock/boulders in landscape beds (*identify on plot plan*)

☐ **VEGETABLE/ HERB GARDEN**

(Height of these plants cannot exceed thirty-six inches (36") from finished lot grade)

- ☐ Identify Vegetable/Herb Garden, including dimensions, on plot plan/title survey
- ☐ Plant list/legend (*required*)
- ☐ Dimensions (*must be less than 100sqft*): _____
- ☐ If elevated, please identify height: _____

☐ **LANDSCAPE EDGING**

- ☐ Identify Edging locations on plot plan/title survey
- ☐ Include sample picture of edging (*required*)
- ☐ Type: METAL BOULDER ROCK STONE BRICK OTHER: _____

☐ **LANDSCAPE LIGHTING**

- ☐ Identify Lighting locations on plot plan/title survey
- ☐ Lighting # _____
- ☐ Include picture of lighting

☐ **YARD DÉCOR/DECORATIVE ITEMS:**

(Birdbath, wall décor, fountain, small statues, etc.)

- ☐ Identify all Yard Décor locations on plot plan/title survey
- ☐ Pictures for each item *(required)*
- ☐ Dimensions for each item *(required)*

☐ **FLAGS**

(Specifications are available online at FriscoLakes.net in the Documents Library under Governing Documents and are also available at the front desk.)

- ☐ Identify Flag Pole/Mount locations on plot plan/title survey
- ☐ Flag Pole *(sample picture of pole, noting material and height, required)*
- ☐ Flag Mount

☐ **SOLAR PANELS:**

- ☐ Identify Solar Panel locations on plot plan
- ☐ Picture of product *(required)*
- ☐ Equipment specifications *(required)*

☐ **SOLAR TUBES:**

- ☐ Identify Solar Tube locations on plot plan
- ☐ Picture of product *(required)*
- ☐ Equipment specifications *(required)*

☐ **BACK UP GENERATOR:**

- ☐ Identify Generator location, including dimensions, on plot plan
- ☐ Picture of product *(required)*
- ☐ Equipment specifications *(required)*
- ☐ Screening plans *(required)*

☐ **ANTENNA/SATELLITE DISH:**

(There is no fee for antenna/satellite dish application.)

- ☐ Identify Antenna/Satellite location, with dimensions, on plot plan

☐ **OTHER TYPE OF MODIFICATION:**

- ☐ Dimensions (if applicable): _____
- ☐ Sample photo or brochure information (if applicable)
- ☐ Item description:

Fence Modification Neighbor Approval Form

Name of Homeowner Installing Fence

Homeowner Address

*I approve my neighbor listed above to:

- ☐ install a fence on the common property line between our homes
☐ install a fence on the top portion of the retaining wall between our Lots
or ☐ attach a fence to my existing fence

Name (print)

Address

Signature

Date

*I approve my neighbor listed above to:

- ☐ install a fence on the common property line between our homes
☐ install a fence on the top portion of the retaining wall between our Lots
or ☐ attach a fence to my existing fence

Name (print)

Address

Signature

Date

*I approve my neighbor listed above to:

- ☐ install a fence on the common property line between our homes
☐ install a fence on the top portion of the retaining wall between our Lots
or ☐ attach a fence to my existing fence

Name (print)

Address

Signature

Date

*I approve my neighbor listed above to:

- ☐ install a fence on the common property line between our homes
☐ install a fence on the top portion of the retaining wall between our Lots
or ☐ attach a fence to my existing fence

Name (print)

Address

Signature

Date

Drain Modification Neighbor Approval Form

Name of Homeowner Installing Drain

Homeowner Address

*I approve my neighbor listed above to:

_____ install a French Drain on the common property line between our homes

Name (print)

Address

Signature

Date

*I approve my neighbor listed above to:

_____ install a French Drain on the common property line between our homes

Name (print)

Address

Signature

Date

*I approve my neighbor listed above to:

_____ install a French Drain on the common property line between our homes

Name (print)

Address

Signature

Date

*I approve my neighbor listed above to:

_____ install a French Drain on the common property line between our homes

Name (print)

Address

Signature

Date

APPENDIX C

APPROVED INERT MATERIALS

Approved inert materials shall include: bark, hardwood mulch, rock and/or stone of naturally pigmented (i.e., as found in native form) color and other materials as may be approved by the Reviewing Body from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Reviewing Body and shall be in writing.

APPENDIX D
RECOMMENDED PLANT LIST

Dr. Robert E. Moon Horticultural Consultant

Color Chart:

Very drought tolerant - **Red**
Moderately drought tolerant - **Green**
Slightly drought tolerant - **Blue**
Not drought tolerant - **Purple**

Canopy Trees:

1. Acer barbatum var. Caddo, **Caddo Maple - Moderately drought tolerant**
2. Acer buergerianum, **Trident Maple - Moderately drought tolerant**
3. Acer grandidentatum, **Bigtooth Maple - Moderately drought tolerant**
4. Acer negundo, **Boxelder Tree or Ashleaf Maple – Very drought tolerant**
5. Carya illinoensis, **Pecan, select Sioux or Desirable variety- Moderately drought tolerant**
6. Fraxinus americana, **White Ash - Moderately drought tolerant**
7. Fraxinus pennsylvanica, **Green Ash - Moderately drought tolerant**
8. Fraxinus pennsylvanica var. Urbanite, **Urbanite Ash - Moderately drought tolerant**
9. Fraxinus texensis, **Texas Ash - Moderately drought tolerant**
10. Ginkgo biloba, **Ginkgo - Moderately drought tolerant**
11. Gleditsia triacanthus var. Inermis, **Inermis Thornless Honeylocust - Moderately drought tolerant**
12. Gymnocladus dioica, **Kentucky Coffeetree – Very drought tolerant**
13. Juglans microcarpa, **Texas Black Walnut - Moderately drought tolerant**
14. Koelreuteria paniculata, **Goldenrain Tree - Moderately drought tolerant**
15. Pistacia chinensis, **Chinese Pistache - Moderately drought tolerant**
16. Quercus acutissima, **Sawtooth Oak - Moderately drought tolerant**
17. Quercus buckleyi, **Texas Red Oak - Moderately drought tolerant**
18. Quercus durandii, **Durand Oak - Moderately drought tolerant**
19. Quercus laceyia, **Lacey Oak, bluish foliage – Very drought tolerant**
20. Quercus macrocarpa, **Bur Oak - Moderately drought tolerant**
21. Quercus muhlenbergii, **Chinquapin Oak - Moderately drought tolerant**
22. Quercus prinus, **Chestnut Oak - Moderately drought tolerant**
23. Quercus shumardii, **Shumard Red Oak - Moderately drought tolerant**
24. Quercus virginiana, **Live Oak, select native Live Oak or Highrise, Cathedral, Millennium varieties- Moderately drought tolerant**
25. Sapindus drummondii, **Western Soapberry - Moderately drought tolerant**
26. Sideroxylon lanuginosum, **Chittamwood - Moderately drought tolerant**

27. *Ulmus alata*, **Winged Elm** - **Moderately drought tolerant**
28. *Ulmus Americana*, **American Elm**, select Valley Forge, Jefferson, New Harmony, Prairie Expedition, Princeton varieties that are resistant to Dutch Elm Disease and phloem necrosis- **Moderately drought tolerant**
29. *Ulmus crassifolia*, **Cedar Elm** - **Moderately drought tolerant**
30. *Ulmus parvifolia*, **Lacebark Elm** select Athena, Bosque, Dynasty, Emerald Prairie, Everclear, Emerald Flair, varieties - **Moderately drought tolerant**
31. *Ulmus parvifolia* var. Allee, **Allee Elm** - **Moderately drought tolerant**
32. *Zelkova serrata*, **Japanese Zelkova** – very drought tolerant - **Moderately drought tolerant**

Accent Plants:

1. *Acer palmatum* spp., **Japanese Maple** - **Not drought tolerant**
2. *Aesculus pavia*, **Red Buckeye** - **Moderately drought tolerant**
3. *Aesculus parviflora*, **Bottlebrush Buckeye** - **Moderately drought tolerant**
4. *Callicarpa americana*, **American Beautyberry** - **Moderately drought tolerant**
5. *Callicarpa Americana* var. Pearl Glam, **Pearl Glam Beautyberry** - **Moderately drought tolerant**
6. *Callicarpa Americana* var. Profusion, **Profusion Beautyberry** - **Moderately drought tolerant**
7. *Callicarpa dichotoma* var. Early Amethyst, **Early Amethyst Beautyberry** - **Moderately drought tolerant**
8. *Callicarpa dichotoma* var. Early Amethyst, **Early Amethyst Beautyberry** - **Moderately drought tolerant**
9. *Carpinus betulus*, **European Hornbeam** – **Very drought tolerant**
10. *Cephalanthus occidentalis*, **Button Bush** - **Moderately drought tolerant**
11. *Cercis canadensis*, **Redbud** – full sun or understory tree - **Moderately drought tolerant**
12. *Cercis canadensis* var. Alba, **White Redbud** – full sun or understory tree - **Moderately drought tolerant**
13. *Cercis canadensis* var. Texensis, **Texas Redbud** – full sun or understory tree - **Moderately drought tolerant**
14. *Cercis canadensis* var. Mexicana, **Mexican Redbud** – full sun or understory tree – **Very drought tolerant**
15. *Cercis reniformis* var. Oklahoma, **Oklahoma Redbud** – full sun or understory tree - **Moderately drought tolerant**
16. *Chilopsis linearis*, **Desert Willow** – **Very drought tolerant**
17. *Chionanthus virginicus*, **White Fringe Tree** - **Moderately drought tolerant**
18. *Cornus drummondii*, **Roughleaf Dogwood** – understory tree – **Very drought tolerant**
19. *Cornus florida*, **Flowering Dogwood** – understory tree – **Moderately drought tolerant**
20. *Cotinus obovatus*, **American Smoketree** – **Very drought tolerant**
21. *Cupressus arizonica* – **Arizona Cypress** – **Very drought tolerant**
22. *Cupressus sempervirens*, **Italian Cypress** – **Very drought tolerant**
23. *Diospyros texana*, **Texas Persimmon** – **Very drought tolerant**
24. *Forsteria pubescens*, **Elbow Bush** - **Moderately drought tolerant**
25. *Hamamelis vernalis*, **Arkansas Witch Hazel** - **Moderately drought tolerant**
26. *Hamamelis virginiana*, **Common Witch Hazel** - **Moderately drought tolerant**
27. *Ilex decidua*, **Possumhaw Holly** - **Moderately drought tolerant**

28. Ilex decidua var. Finch's Golden, **Finch's Golden Possumhaw Holly** – bright golden berries - **Moderately drought tolerant**
29. Ilex decidua var. Paco, **Paco Possumhaw Holly** – deep orange berries - **Moderately drought tolerant**
30. Ilex decidua var. Warren's Red, **Warren's Red Possumhaw Holly** – bright red berries- **Moderately drought tolerant**
31. Ilex var. Eagleston, **Eagleston Holly** - **Slightly drought tolerant**
32. Juniperus chinensis var. Spartan, **Spartan Juniper** – more upright – **Very drought tolerant**
33. Juniperus scopulorum var. Wichita Blue, **Wichita Blue Juniper** – **Very drought tolerant**
34. Juniperus virginiana, 'Brodie', **Brodie Juniper** – **Very drought tolerant**
35. Juniperus virginiana, **Eastern Red Cedar** – **Very drought tolerant**
36. Lagerstroemia indica var. Acoma, **Acoma Crape Myrtle** – white with weeping, cascading growth habit – **Very drought tolerant**
37. Lagerstroemia indica var. Basham's Party Pink, **Basham's Party Pink Crape Myrtle**– lavender pink – **Very drought tolerant**
38. Lagerstroemia indica var. Cheyenne, **Cheyenne Crape Myrtle** – bright red – **Very drought tolerant**
39. Lagerstroemia indica var. Hopi, **Hopi Crape Myrtle** – medium pink – **Very drought tolerant**
40. Ilex var. Liberty, **Liberty Holly** - **Slightly drought tolerant**
41. Ilex var. Mary Nell, **Mary Nell Holly** - **Slightly drought tolerant**
42. Ilex var. Nellie R. Steven's, **Nellie R. Steven's Holly** - **Slightly drought tolerant**
43. Ilex vomitoria var. Pride of Houston, **Pride of Houston Yaupon Holly** - **Moderately drought tolerant**
44. Ilex vomitoria var. Will Fleming, **Will Fleming Yaupon Holly** – upright, 1-2' spread, no berries - **Moderately drought tolerant**
45. Juniperus ashei, **Ash Juniper or Blueberry Juniper** – **Very drought tolerant**
46. Juniperus chinensis var. Blue Point, **Blue Point Juniper** – blue color – **Very drought tolerant** – more upright - **Moderately drought tolerant**
47. Lagerstroemia indica var. Muskogee, **Muskogee Crape Myrtle** – Light lavender – **Very drought tolerant**
48. Lagerstroemia indica var. Natchez, **Natchez Crape Myrtle** – White – **Very drought tolerant**
49. Lagerstroemia indica var. Pecos, **Pecos Crape Myrtle** – medium pink – **Very drought tolerant**
50. Lagerstroemia indica var. Sioux, **Sioux Crape Myrtle** – vivid pink – **Very drought tolerant**
51. Lagerstroemia indica var. Tonto, **Tonto Crape Myrtle** – deep red – **Very drought tolerant**
52. Lagerstroemia indica var. Tuscarora, **Tuscarora Crape Myrtle** – coral pink – **Very drought tolerant**
53. Lagerstroemia indica var. Tuskegee, **Tuskegee Crape Myrtle** – dark pink – **Very drought tolerant**
54. Lagerstroemia indica var. Zuni, **Zuni Crape Myrtle** – lavender – **Very drought tolerant**
55. Leucana retusa, **Lemonball or Goldenball Lead Tree** – **Very drought tolerant**
56. Lindera benzoin, **Spice Bush** - **Moderately drought tolerant**
57. Liquidambar styraciflua var. Slender Silhouette – **Slender Silhouette Sweet Gum**, columnar - **Moderately drought tolerant**
58. Magnolia grandiflora var. Alta, **Alta Magnolia** – upright and dense - **Moderately drought tolerant**
59. Magnolia grandiflora var. Claudia Wannamaker – **Claudia Wannamaker Magnolia** - **Moderately drought tolerant**
60. Magnolia grandiflora var. Little Gem – **Little Gem Magnolia** - **Moderately drought tolerant**
61. Magnolia grandiflora var. Teddy Bear – **Teddy Bear Magnolia** - **Moderately drought tolerant**
62. Magnolia stellata, **Star Magnolia** – understory tree - **Moderately drought tolerant**
63. Magnolia soulangiana, **Saucer Magnolia** – understory tree - **Moderately drought tolerant**
64. Pinus edulis, **Pinion Pine** – **Very drought tolerant**
65. Pinus eldarica, **Afghan Pine** – **Very drought tolerant**
66. Pinus nigra, **Austrian Pine** - **Moderately drought tolerant**

67. *Pinus pinea*, **Italian Stone Pine – Very drought tolerant**
68. *Pinus thunbergii*, **Japanese Black Pine – Very drought tolerant**
69. *Prosopis glandulosa*, **Honey Mesquite – Very drought tolerant**
70. *Prunus mexicana*, **Mexican Plum - Moderately drought tolerant**
71. *Rhamnus caroliniana*, **Carolina Buckthorn - Moderately drought tolerant**
72. *Rhus aromatic*, **Fragrant Sumac – Very drought tolerant**
73. *Rhus lanceolata*, **Prairie Flameleaf Sumac – Very drought tolerant**
74. *Rhus microphylla*, **Littleleaf Sumac – Very drought tolerant**
75. *Sophora affinis*, **Eve’s Necklace – Very drought tolerant**
76. *Ungnadia speciosa*, **Mexican Buckeye – Very drought tolerant**
77. *Viburnum macrocephalum*, **Chinese Snowball Viburnum - Moderately drought tolerant**
78. *Viburnum rufulum*, **Rusty Blackhaw – good understory tree - Moderately drought tolerant**
79. *Vitex agnus-castus*, **Vitex – Blue Diddley variety – Very drought tolerant**
80. *Vitex agnus-castus*, **Vitex – Delta Blue variety – Very drought tolerant**
81. *Vitex agnus-castus*, **Vitex – LeCompte variety – Very drought tolerant**
82. *Vitex agnus-castus*, **Vitex – Montrose Purple variety – Very drought tolerant**
83. *Vitex agnus-castus*, **Vitex – Pink Pinnacle variety – Very drought tolerant**
84. *Vitex agnus-castus*, **Vitex – Salina’s Pink variety – Very drought tolerant**
85. *Vitex agnus-castus*, **Vitex – Shoal’s Creek variety – Very drought tolerant**
86. *Vitex agnus-castus* var. *Cooke’s White*, **Cooke’s White Vitex – white variety – Very drought tolerant**

Shrubs:

1. *Abelia* var. *Rose Creek*, **Rose Creek Abelia - Moderately drought tolerant**
2. *Abelia* var. *Kaleidoscope*, **Kaleidoscope Abelia - Moderately drought tolerant**
3. *Abelia* var. *Miss Lemon*, **Miss Lemon Abelia - Moderately drought tolerant**
4. *Abelia* var. *White Prostrate*, **White Prostrate Abelia - Moderately drought tolerant**
5. *Agave* spp, **Agave – Very drought tolerant**
6. *Agave ovatifolia*, *Whale’s Tongue*, **Whale’s Tongue Agave – Very drought tolerant**
7. *Aspidistra elatior*, **Aspidistra - Moderately drought tolerant**
8. *Berberis thunbergia* ‘Golden Ruby’, **Golden Ruby Barberry - Moderately drought tolerant**
9. *Berberis thunbergia* ‘Orange Rocket’, **Orange Rocket Barberry - Moderately drought tolerant**
10. *Buxus* var. *Baby Gem*, **Baby Gem Boxwood - Moderately drought tolerant**
11. *Buxus* var. *Wintergreen*, **Wintergreen Boxwood - Moderately drought tolerant**
12. *Buxus* var. *Winter Gem*, **Winter Gem Boxwood - Moderately drought tolerant**
13. *Ceanothus americana*, **New Jersey Tea Plant – Very drought tolerant**
14. *Chaenomeles superba* var. *Texas Scarlet*, **Texas Scarlet Flowering Quince - Moderately drought tolerant**
15. *Cotoneaster glaucophyllus*, **Gray Cotoneaster – Very drought tolerant**
16. *Dalea formosa*, **Feather Dalea – Very drought tolerant**
12. *Distylium* var. *Cinnamon Girl*, **Cinnamon Girl Distylium - Moderately drought tolerant**
13. *Distylium* var. *Emerald Heights*, **Emerald Heights Distylium - Moderately drought tolerant**
14. *Eupatorium greggii*, **Greg’s Mist Flower – Very drought tolerant**
15. *Fatsia japonica*, **Fatsia – Not drought tolerant**
16. *Hesperaloe funifera*, **Giant Red Yucca – Very drought tolerant**
17. *Hesperaloe parviflora*, **False Red Yucca – Very drought tolerant**
18. *Hesperaloe parviflora*, **False Yellow Yucca – Very drought tolerant**
19. *Hibiscus coccineus*, **Texas Star Hibiscus – Very drought tolerant**

20. *Hibiscus syriacus*, 'Diana', **Diana Hibiscus – Very drought tolerant**
21. *Hydrangea paniculata*, **Limelight Hydrangea - Moderately drought tolerant**
22. *Hydrangea paniculata*, **Little Lime Hydrangea - Moderately drought tolerant**
23. *Hydrangea quercifolia*, **Oakleaf Hydrangea - Moderately drought tolerant**
24. *Ilex cornuta* var. *Carissa*, **Carissa Holly - Slightly drought tolerant**
25. *Ilex cornuta* var. *Dwarf Burford Holly*, **Dwarf Burford Holly - Slightly drought tolerant**
26. *Ilex vomitoria* var. *Nana*, **Dwarf Yaupon Holly - Moderately drought tolerant**
27. *Ilex vomitoria* var. *Bordeaux*, **Bordeaux Dwarf Yaupon Holly - Moderately drought tolerant**
28. *Ilex vomitoria* var. *Touch of Gold*, **Touch of Gold Yaupon Holly - Moderately drought tolerant**
29. *Lagerstroemia indica* spp., **Dwarf Crape Myrtle**, this plant is available in many colors and range of heights
– **Very drought tolerant**
30. *Leucophyllum langmaniae* var. *Rio Bravo*, **Rio Bravo Texas Sage – Very drought tolerant**
31. *Leucophyllum* var. *Greencloud*, **Greencloud Texas Sage – Very drought tolerant**
32. *Leucophyllum* var. *Silverado Dwarf*, **Silverado Dwarf Texas Sage – Very drought tolerant'**
33. *Loropetalum* Chinese 'Ever Red', **Ever Red Loropetalum - Moderately drought tolerant**
34. *Loropetalum* Chinese 'Jazz Hands', **Jazz Hands Loropetalum - Moderately drought tolerant**
35. *Ligustrum sinense* 'Sunshine', **Sunshine Ligustrum - Moderately drought tolerant**
36. *Mahonia* spp., **Mahonia - Moderately drought tolerant**
37. *Malvaviscus drummondii*, **Turk's Cap – Very drought tolerant**
38. *Mimosa borealis*, **Fragrant Mimosa – Very drought tolerant**
39. *Myrica pusilla*, **Dwarf Wax Myrtle - Moderately drought tolerant**
40. *Nandina domestica* 'Blush Pink', **Blush Pink Nandina - Moderately drought tolerant**
41. *Nandina domestica* 'Lemon-Lime', **Lemon-Lime Nandina - Moderately drought tolerant**
42. *Nandina domestica* 'Murasaki', **Flirt Nandina - Moderately drought tolerant**
43. *Nandina domestica* 'Obsession', **Obsession Nandina - Moderately drought tolerant**
44. *Opuntia ellisiana*, **Spineless Prickly Pear – Very drought tolerant**
45. *Podocarpus macrophyllus*, **Yew Podocarpus - Moderately drought tolerant**
46. *Podocarpus macrophyllus* 'Pringles Dwarf', **Dwarf Pringles Podocarpus - Moderately drought tolerant**
47. *Rhododendron* spp., **Azalea - Not drought tolerant**
48. *Rhus michauxii*, **Michaux's Sumac – Very drought tolerant**
49. *Rosa* var. *Belinda's Dream*, **Belinda's Dream Rose - Moderately drought tolerant**
50. *Rosa* var. *Grandma's Yellow*, **Grandma's Yellow Rose - Moderately drought tolerant**
51. *Rosa* var. *Knockout*, **Knockout Rose - Moderately drought tolerant**
52. *Rosa* var. *Marie Dala*, **Marie Dala Rose - Moderately drought tolerant**
53. *Rosa* var. *Martha Gonzalez*, **Martha Gonzalez Rose**
54. *Rosa* var. *Mutabilis*, **Mutabilis Rose - Moderately drought tolerant**
55. *Rosmarinus officinalis*, **Rosemary - Moderately drought tolerant**
56. *Sabal minor*, **Dwarf Palmetto - Moderately drought tolerant**
57. *Sedum* var. *Autumn Joy*, **Autumn Joy Sedum - Moderately drought tolerant**
58. *Spirea vanhouttei*, **Bridal Wreath Spirea - Moderately drought tolerant**
59. *Spirea japonica* var. *Anthony Japonica*, **Anthony Spirea - Moderately drought tolerant**
60. *Symphoricarpos chenaultii* var. *Hancock*, **Hancock Snowberry - Moderately drought tolerant**
61. *Symphoricarpos orbiculatus*, **Coralberry – Very drought tolerant**
62. *Symphoricarpos orbiculatus* 'Proudberry', **Coralberry Proudberry – Very drought tolerant**
63. *Vitex agnus-castus* var. *Blue Diddley*, **Blue Diddley Vitex – purple variety – Very drought tolerant**
64. *Vitex agnus-castus* var. *Dwarf Puffball*, **Dwarf Puffball Vitex – purple variety – Very drought tolerant**
65. *Yucca filamentosa* var. *Color Guard*, **Color Guard Yucca – Very drought tolerant**

66. *Yucca gloriosa* var. *Variegata*, **Variegated Spanish Dagger – Very drought tolerant**
67. *Yucca pallida*, **Pale Leaf Yucca – Very drought tolerant**
68. *Yucca recurvifolia*, **Softleaf Yucca – Very drought tolerant**
69. *Yucca rigida*, **Blue Yucca – Very drought tolerant**
70. *Yucca rostrata* var. *Sapphire Skies*, **Sapphire Skies Yucca – Very drought tolerant**
71. *Yucca rupicola*, **Twisted Leaf Yucca – Very drought tolerant**
72. *Yucca treculeana*, **Texas Bayonet Yucca – Very drought tolerant**

Ornamental Grasses:

1. *Bouteloua curtipendula*, **Sideoats Grama – Very drought tolerant**
2. *Bouteloua gracilis*, **Blue Grama – Very drought tolerant**
3. *Carex buchananii* var. *Red Rooster*, **Red Rooster Sedge - Moderately drought tolerant**
4. *Carex cherokeensis*, **Cherokee Sedge - Moderately drought tolerant**
5. *Carex divulsa*, **Meadow Sedge - Moderately drought tolerant**
6. *Carex oshimensis* var. *Evercolor Everillo*, **Evercolor Everillo Sedge - Moderately drought tolerant**
7. *Carex oshimensis* var. *Everest*, **Everest Weeping Sedge - Moderately drought tolerant**
8. *Carex oshimensis* var. *Evergold*, **Evergold Sedge - Moderately drought tolerant**
9. *Carex perdentata*, **Webberville Sedge - Moderately drought tolerant**
10. *Carex phyllocephala* var. *Sparkler*, **Sparkler Sedge - Moderately drought tolerant**
11. *Chasmanthium latifolium*, **Inland Sea Oats - Moderately drought tolerant**
12. *Corynephorus canescens* var. *Spiky Blue*, **Spiky Blue Grass - Moderately drought tolerant**
13. *Cyperus alternifolius*, **Umbrella Plant – Not drought tolerant**
14. *Cyperus nanas*, **Compact Umbrella Plant – Not drought tolerant**
15. *Eragrostis curvula*, **Weeping Lovegrass – Very drought tolerant**
16. *Eragrostis elliottii*, **Blue Lovegrass – Very drought tolerant**
17. *Juncus inflexus* var. *Blue Arrows*, **Blue Arrows Rush - Moderately drought tolerant**
18. *Juncus pallidus* var. *Javelin*, **Javelin Rush - Moderately drought tolerant**
19. *Koeleria glauca* var. *Coolio*, **Coolio Blue Hair Grass - Moderately drought tolerant**
20. *Koeleria glauca* var. *Blue Sprite*, **Blue Sprite Blue Hair Grass - Moderately drought tolerant**
21. *Miscanthus sinensis* var. *Adagio*, **Adagio Miscanthus – Very drought tolerant**
22. *Miscanthus sinensis* var. *Little Kitten*, **Little Kitten Grass – Very drought tolerant**
23. *Miscanthus sinensis* var. *Gracillimus*, **Maiden Grass – Very drought tolerant**
24. *Muhlenbergia capillaris*, **Gulf Coast Muhly – Very drought tolerant**
25. *Muhlenbergia capillaris* var. *Lenca*, **Regal Mist Pink Muhly – Very drought tolerant**
26. *Muhlenbergia duboides*, **Weeping Muhly – Very drought tolerant**
27. *Muhlenbergia dumosa*, **Bamboo Muhly – Very drought tolerant**
28. *Muhlenbergia lindheimeri*, **Lindheimer Muhly – Very drought tolerant**
29. *Panicum virgatum* var. *Dallas Blues*, **Dallas Blues Switchgrass – Very drought tolerant**
30. *Panicum virgatum* var. *Heavy Metal*, **Heavy Metal Switchgrass – Very drought tolerant**
31. *Pennisetum hybrid* var. *John*, **John Napier Grass – Very drought tolerant**
32. *Pennisetum hybrid* var. *Princess Caroline*, **Princess Caroline Napier Grass – Very drought tolerant**
33. *Pennisetum hybrid* var. *Black Stocking*, **Black Stocking Napier Grass – Very drought tolerant**
34. *Schizachyrium scoparium*, **Little Bluestem – Very drought tolerant**
35. *Stipa tenuissima*, **Mexican Feathergrass – Very drought tolerant**

Perennials:

1. Achillea var. Moonshine, **Moonshine Yarrow – Very drought tolerant**
2. Anisacanthus quadrifidus wrightii, **Flame Acanthus – Very drought tolerant**
3. Aquilegia chrysantha var. hinkcleyana, **Texas Gold Columbine – Very drought tolerant**
4. Artemisia var. Powis Castle, **Powis Castle Artemisia - Moderately drought tolerant**
5. Asparagus densiflorus var. Myers, **Foxtail Fern - Moderately drought tolerant**
6. Aster oblongifolius, **Fall Aster - Moderately drought tolerant**
7. Astrolepis sinuata, **Wavy Scaly Cloakfern – Very drought tolerant**
8. Buddleia davidii, **Butterfly Bush – Very drought tolerant**
9. Callirhoe involucrate, **Winecup – Very drought tolerant**
10. Calyptocarpus vialis, **Horse Herb – Very drought tolerant**
11. Chrysactinia mexicana, **Damianita – Very drought tolerant**
12. Coreopsis lanceolata, **Lanceleaf Coreopsis – Very drought tolerant**
13. Coreopsis Uptick, **UpTick Coreopsis – Very drought tolerant**
14. Datura wrightii, **Datura Jimson Weed – Very drought tolerant**
15. Dyschoriste linearis, **Snake Herb – Very drought tolerant**
16. Echinacea purpurea, **Purple Coneflower – Very drought tolerant**
17. Eupatorium greggii, **Greg’s Mist Flower – Very drought tolerant**
18. Gaura lindheimeri, **Pink Gaura - Moderately drought tolerant**
19. Hosta spp., **Hosta Lily - Moderately drought tolerant**
20. Lantana horrida, **Texas Lantana – Very drought tolerant**
21. Lavandula intermedia var. Provence, **Provence Lavender – Very drought tolerant**
22. Lippia graveolens, **Mexican Oregano - Moderately drought tolerant**
23. Marsilia macropoda, **Clover Fern – Very drought tolerant**
24. Melampodium leucanthum, **Blackfoot Daisy – Very drought tolerant**
25. Nepeta faassenii var. Walker’s Low, **Walker’s Low Catmint - Moderately drought tolerant**
26. Nierembergia gracilis var. Starry Eyes, **Starry Eyes Nierembergia – Very drought tolerant**
27. Oenothera missouriensis, **Fluttermills – Very drought tolerant**
28. Penstemon tenuis, **Brazos Penstemon - Moderately drought tolerant**
29. Perovskia atriplicifolia, **Russian Sage - Moderately drought tolerant**
30. Physostegia virginiana, **Fall Obedient Plant - Moderately drought tolerant**
31. Rosmarinus officinalis var. Prostratus, **Prostrate Rosemary - Moderately drought tolerant**
32. Rudbeckia fulgida, **Black-Eyed Susan – Very drought tolerant**
33. Rudbeckia fulgida var. Goldsturm, **Goldsturm Rudbeckia - Moderately drought tolerant**
34. Rudbeckia maxima, **Giant Coneflower - Moderately drought tolerant**
35. Salvia chamaedryoides, **Gray Shrub Sage – Very drought tolerant**
36. Salvia farinacea var. Henry Duelberg, **Henry Duelberg Sage - Moderately drought tolerant**
37. Salvia greggii var. Autumn Sage, **Autumn Sage Salvia - Moderately drought tolerant**
38. Salvia hybrid, **Nuevo Leon Sage - Moderately drought tolerant**
39. Salvia longispicata var. Indigo Spires, **Indigo Spires Salvia - Moderately drought tolerant**
40. Salvia lyrata, **Lyre Leaf Sage - Moderately drought tolerant**
41. Salvia roemeriana, **Cedar Sage - Moderately drought tolerant**
42. Salvia var. May Night, **May Night Salvia - Moderately drought tolerant**
43. Salvia var. Rose Marvel, **Rose Marvel Salvia - Moderately drought tolerant**

44. Santolina chamaecyparissus, **Gray Santolina – Very drought tolerant**
45. Santolina pinnata, **Green Santolina – Very drought tolerant**
46. Scytellaria ovate, **Heartleaf Skullcap - Moderately drought tolerant**
47. Scutellaria suffrutescens, **Pink Skullcap - Moderately drought tolerant**
48. Sedum var. Autumn Joy, **Autumn Joy Sedum - Moderately drought tolerant**
49. Stachys byzantine, **Lamb's Ear - Moderately drought tolerant**
50. Tetraeneuris scaposa, **Four Nerve Daisy – Very drought tolerant**
51. Thelypteris kunthii, **Southern Wood Fern - Moderately drought tolerant**
52. Verbena canadensis var. Homestead Purple, **Homestead Purple Verbena – Very drought tolerant**
53. Wedelia texana, **Orange Zexmenia - Moderately drought tolerant**

Annuals and Bulbs:

1. Various annuals - **Not drought tolerant**
2. Various bulbs - **Not drought tolerant**

Vines and Groundcover:

1. Ajuga reptans spp., **Ajuga - Moderately drought tolerant**
2. Bignonia capreolata var. Tangerine Beauty, **Tangerine Beauty Crossvine - Moderately drought tolerant**
3. Campsis tagliabuana var. Madame Galen, **Madame Galen Trumpet creeper - Moderately drought tolerant**
4. Campsis radicans var. Monbal, **Balboa Sunset Trumpet creeper - Moderately drought tolerant**
5. Campsis radicans var. Flamingo, **Flamingo Trumpet creeper - Moderately drought tolerant**
6. Campsis radicans var. Flava, **Yellow Trumpet creeper - Moderately drought tolerant**
7. Clematis paniculata, **Sweet Autumn Clematis - Moderately drought tolerant**
8. Clematis var. Henryi, **Henry's Clematis - Moderately drought tolerant**
9. Clematis var. Jackmanii, **Jackmanii Clematis - Moderately drought tolerant**
10. Clematis var. Ramona, **Ramona Clematis - Moderately drought tolerant**
11. Cyrtomium falcatum, **Holly Fern - Moderately drought tolerant**
12. Gelsemium rankinii, **Swamp Jessamine – Very drought tolerant**
13. Gelsemium sempervirens, **Carolina Jessamine - Moderately drought tolerant**
14. Ipomoea quamoclit, **Cypress Vine – Very drought tolerant**
15. Ipomoea sinuate, **Alamo Vine – Very drought tolerant**
16. Iris spp., **Louisiana Iris – Not drought tolerant**
17. Liriope gigantea, **Giant Liriope - Moderately drought tolerant**
18. Lonicera sempervirens, **Coral Honeysuckle - Moderately drought tolerant**
19. Lonicera sempervirens, **Yellow Honeysuckle - Moderately drought tolerant**
20. Masecagnia macroptera, **Butterfly Vine – Very drought tolerant**
21. Mazus Reptans, **Mazus Reptans - Moderately drought tolerant**
22. Parthenocissus quinquefolia, **Virginia Creeper - Moderately drought tolerant**
23. Parthenocissus tricuspidata, 'Beverly Brooks', **Beverly Brooks Boston Ivy - Moderately drought tolerant**
24. Parthenocissus tricuspidate, 'Lowell', **Lowell Boston Ivy - Moderately drought tolerant**
25. Passiflora caerulea var. Blue Crown, **Blue Crown Passion Vine - Moderately drought tolerant**
26. Passiflora incarnate cinnicata var. Incense, **Incense Passion Vine - Moderately drought tolerant**

27. Phyla nodiflora, **Texas Frogfruit – Very drought tolerant**
28. Polystichum tsus-simense, **Korean Rock Fern - Not drought tolerant**
29. Rosa banksiae spp., **Lady Bank's Rose - Moderately drought tolerant**
30. Sedum spp., **Sedum - Moderately drought tolerant**
31. Vinca Major, **Vinca Major - Moderately drought tolerant**
32. Vinca Minor, **Vinca Minor - Moderately drought tolerant**
33. Wisteria frutescens, **Texas Wisteria - Moderately drought tolerant**
34. Wisteria sinensis, **Chinese Wisteria - Moderately drought tolerant**

Turf Grass:

1. Cynodon dactylon, **Seeded Bermudagrass – Very drought tolerant**
2. Cynodon dactylon x Hybrid, **Hybrid Bermudagrass – Very drought tolerant**
3. Poa arachnifera/Festuca arundinacea. **Texas Bluegrass/Fescuegrass Mix - Moderately drought tolerant.**

NEW

Vegetable and Herb Guide and Varieties 2022

Dr. Robert E. Moon, Horticultural Consultant

Asparagus

Planting Depth: 8-12 inches
Row Distance: 48-60 inches
Crop Height: 5 feet
Spring Date: Feb. 1- Mar. 1
Fall Date: Not Advised
Days to Maturity: 700
Varieties: Jersey Giant, UC 157

Beans, Lima Bush

Planting Depth: 1-1.5 inches
Row Distance: 30-36 inches
Crop Height: 1.5 feet
Spring Date: Mar. 18- Apr. 15
Fall Date: Aug. 15- Sep. 15
Days to Maturity: 65-80
Varieties: Henderson, Baby Bush,
Jackson Wonder

Beans, Lima Pole

Planting Depth: 1-1.5 inches
Row Distance: 36-48 inches
Crop Height: 6-8 feet
Spring Date: Mar. 18- Apr. 15
Fall Date: Jul. 25- Aug. 15
Days to Maturity: 75-85
Varieties: Florida Speckled, King of
the Garden

Beans, Pinto

Planting Depth: 1-1.5 inches
Row Distance: 30-36 inches
Crop Height: 1.5 feet
Spring Date: Mar. 18- Apr. 15
Fall Date: Aug. 15- Sep. 15
Days to Maturity: 65-80
Varieties: Improved Pinto

Beans, Snap Bush

Planting Depth: 1-1.5 inches
Row Distance: 24-36 inches
Crop Height: 1.5 feet
Spring Date: Mar. 18- Apr. 15
Fall Date: Aug. 1- Sep. 15
Days to Maturity: 45-60
Varieties: Blue Lake 274, Top Crop,
Tendercrop, Contender, Derby,
Tendergreen

Beans, Snap Pole

Planting Depth: 1-1.5 inches
Row Distance: 36-48 inches
Crop Height: 6-8 feet
Spring Date: Mar. 18- Apr. 15
Fall Date: Aug. 15- Sep. 15
Days to Maturity: 60-70
Varieties: Blue Lake; Kentucky
Wonder

NEW

Beans, Yellow Bush

Planting Depth: 1-1.5 inches
Row Distance: 24-36 inches
Crop Height: 1.5 feet
Spring Date: Mar. 18- Apr. 15
Fall Date: Aug. 1- Sep. 15
Days to Maturity: 45-60
Varieties: Golden Crop, Improved Golden Wax

Beets

Planting Depth: 1 inch
Row Distance: 12-24 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Sep. 1- Oct. 1
Days to Maturity: 50-60
Varieties: Pacemaker III

Broccoli

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 3 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Aug. 15- Sep. 30
Days to Maturity: 50-60
Varieties: (spring) Premium Crop Emperor; (spring or fall) Green Comet, Galaxy, Packman, Blue Ribbon

Brussels Sprouts

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Aug. 15- Sep. 30
Days to Maturity: 60-80
Varieties: Prince Marvel, Royal Marvel, Churchill

Cabbage

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Aug. 15- Sep. 30
Days to Maturity: 60-90
Varieties: (spring) Early Jersey Wakefield; (spring and fall) Sanibel, Rapid Ball, Savoy Ace (wrinkled leaves), Ruby Ball (red)

Cantaloupe

Planting Depth: 1 inch
Row Distance: 48-96 inches
Crop Height: 1 foot
Spring Date: Apr. 5- May. 1
Fall Date: Jul. 30- Aug. 10
Days to Maturity: 85-100
Varieties: Athena, Magnum 45, Ambrosia, Mission, Explorer, Caravelle, Minnesota Midget (bush type, good in containers)

NEW

Carrot

Planting Depth: .5 inch
Row Distance: 12-24 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Sep. 1- Sep. 30
Days to Maturity: 70-80
Varieties: Royal Chantenay,
Burpee's Toudo, Park's Nandor,
Danver's 126, Red Cored Chantenay

Cauliflower

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 3 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Aug. 15- Sep. 20
Days to Maturity: 70-80
Varieties: Snow Crown

Chard, Swiss

Planting Depth: .5 inch
Row Distance: 18-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Mar. 3
Fall Date: Aug. 25- Sep. 20
Days to Maturity: 50-80
Varieties: Rhubarb (red color),
Lucullus, Fordhook

Chinese Cabbage

Planting Depth: .5 inch
Row Distance: 18-30 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Aug. 10- Aug. 30
Days to Maturity: 60-90
Varieties: Jade Pagoda, Michihli,
China Flash (napa type), China Pride
(napa type)

Cilantro

Planting Depth: .5 inch
Row Distance: 12-24 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Apr. 1
Fall Date: Sep. 1- Sep. 20
Days to Maturity: 40-60
Varieties: Long Standing, Slo Bolt,
Leisure

Collard Greens

Planting Depth: .5 inch
Row Distance: 18-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Mar. 3
Fall Date: Aug. 25- Sep. 20
Days to Maturity: 50-80
Varieties: Blue Max, Georgia

NEW

Cucumber

Planting Depth: .5 inch
Row Distance: 48-72 inches
Crop Height: 1 foot
Spring Date: Mar. 18- Apr. 30
Fall Date: Aug. 25- Sep. 10
Days to Maturity: 50-70
Varieties for Pickling: County Fair
87, Liberty, Saladin
Varieties for Slicing: Sweet Success,
Sweet Slice, County Fair 87,
Burpless, Dasher II, Slicemaster

Eggplant

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 3 feet
Spring Date: Apr. 1- Apr. 30
Fall Date: Jul. 30- Aug. 25
Days to Maturity: 80-90
Varieties: Tycoon (Oriental),
Florida Market

Garlic

Planting Depth: 1-2 inches
Row Distance: 10-18 inches
Crop Height: 1 foot
Spring Date: Feb. 1- Feb. 15
Fall Date: Not Advised
Days to Maturity: 140-150
Varieties: Texas White

Greens

Planting Depth: .5 inch
Row Distance: 18-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Mar. 3
Fall Date: Aug. 25- Sep. 20
Days to Maturity: 50-80
Varieties: Tyfon Holland

Kale

Planting Depth: .5 inch
Row Distance: 18-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Mar. 3
Fall Date: Aug. 25- Sep. 20
Days to Maturity: 50-80
Varieties: Dwarf Blue Curled, Blue
Knight

Kohlrabi

Planting Depth: .5 inch
Row Distance: 12-18 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Mar. 10
Fall Date: Aug. 15- Sep. 20
Days to Maturity: 55-75
Varieties: Grand Duke

NEW

Leek

Planting Depth: .5-1 inch
Row Distance: 12-18 inches
Crop Height: 1.5 feet
Spring Date: Jan. 1- Feb. 15
Fall Date: Aug. 15- Sep. 15
Days to Maturity: 80-120
Varieties: American Flag

Lettuce

Planting Depth: .5 inch
Row Distance: 12-24 inches
Crop Height: 1 foot
Spring Date: Feb. 1- Mar. 31
Fall Date: Sep. 1- Sep. 30
Days to Maturity: 40-80
Varieties for Butterhead:
Buttercrunch (spring or fall) Tom
Thumb (fall only)
Varieties for Head: Classic, Park's
Mission
Varieties for Leaf: Salad Bowl,
Black Seeded Simpson, Red Sails
(red color)
Varieties for Romaine: Romaine

Mustard

Planting Depth: .5 inch
Row Distance: 18-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Mar. 3
Fall Date: Aug. 25- Sep. 20
Days to Maturity: 50-80
Varieties: Florida Broadleaf,
Southern Giant Curled,
Tendergreens

Okra

Planting Depth: 1 inch
Row Distance: 24-36 inches
Crop Height: 5-7 feet
Spring Date: Apr. 1- Apr. 30
Fall Date: Jul. 1- Aug. 25
Days to Maturity: 55-65
Varieties: Blondy, Lee, Emerald,
Clemson Spineless, Burgundy
Spineless (red color)

Onion (plants or seed)

Planting Depth: .5-1 inch
Row Distance: 12-18 inches
Crop Height: 1.5 feet
Spring Date: Jan. 1- Feb. 15
Fall Date: Aug. 15- Sep. 15
Days to Maturity: 90-120
Varieties: (yellow) Texas
Supersweet (1015Y), Beltsville
Bunching; (red) Red Granex,
Burgundy; (white) Crystal Wax

Parsley

Planting Depth: .5 inch
Row Distance: 12-24 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Mar. 15
Fall Date: Aug. 15- Oct. 10
Days to Maturity: 70-90
Varieties: Moss Curled, Italian Plain

NEW

Peas, English

Planting Depth: 2-3 inches
Row Distance: 18-36 inches
Crop Height: 2 feet
Spring Date: Jan. 20- Mar. 3
Fall Date: Sep. 15- Nov. 1
Days to Maturity: 55-90
Varieties: Little Marvel, Wando,
Dwarf Gray Sugar

Peas, Edible Podded

Planting Depth: 2-3 inches
Row Distance: 24-36 inches
Crop Height: 2.5 feet
Spring Date: Mar. 30- Apr. 30
Fall Date: Aug. 15- Sep. 1
Days to Maturity: 60-70
Varieties: (spring) Sugar Snap
(bush); (spring or fall) Sugar Ann
(bush), Sugar Pop (bush), Super
SugarMel (vine)

Peas, Southern

Planting Depth: 2-3 inches
Row Distance: 24-36 inches
Crop Height: 2.5 feet
Spring Date: Mar. 30- Apr. 30
Fall Date: Aug. 15- Sep. 1
Days to Maturity: 60-70
Varieties: Blackeye #5, Mississippi
Silver, Purple Hull, Zipper Cream
Crowder, Colossus Crowder

Peppers

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 2-3 feet
Spring Date: Mar. 30- May. 30
Fall Date: Jul. 30- Aug. 25
Days to Maturity: 60-90
Varieties for Hot: Super Chili,
Hungarian Yellow Wax, Long Red or
Slim Cayenne, Hidalgo, Serrano,
Jalapeno, TAM Mild Jalapeno
Varieties for Sweet Bell: Big Bertha
(green), Jupiter (green), Golden
Summer (yellow), Purple Belle
(purple)
Varieties for Sweet: Gypsy, Sweet
Pickle, Cubanelle, Top Banana

Potato, Irish

Planting Depth: 4 inches
Row Distance: 30-36 inches
Crop Height: 2 feet
Spring Date: Feb. 1- Feb. 15
Fall Date: Jul. 30- Aug. 10
Days to Maturity: 60-100
Varieties: Norland (red, early
season), Red LaSoda (red, mid-
season), Kennebec (white, late
season)

NEW

Potato, Sweet

Planting Depth: 3-5 inches
Row Distance: 36-48 inches
Crop Height: 1.5 feet
Spring Date: Apr. 15- Jun. 1
Fall Date: Not Advised
Days to Maturity: 100-130
Varieties: Bonito, Nancy Hall, O'Henry

Pumpkin

Planting Depth: 1-2 inches
Row Distance: 48-96 inches
Crop Height: 1.5 feet
Spring Date: Mar. 25- Apr. 25
Fall Date: Aug. 10- Aug. 25
Days to Maturity: 75-100
Varieties: Connecticut Field, Spirit, Small Sugar, Autumn Gold, Jack Be Little (ornamental)

Radish

Planting Depth: .5 inch
Row Distance: 12-18 inches
Crop Height: .5 foot
Spring Date: Feb. 10- Apr. 15
Fall Date: Sep. 20- Nov. 15
Days to Maturity: 25-40
Varieties: (red) Inca, Champion, Cherry Belle; (white) White Icicle, Snow Belle

Rutabaga

Planting Depth: .5 inch
Row Distance: 24-36 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Mar. 10
Fall Date: Aug. 25- Nov. 1
Days to Maturity: 60-90
Varieties: American Purple Top

Spinach

Planting Depth: .5 inch
Row Distance: 12-18 inches
Crop Height: 1 foot
Spring Date: Jan. 20- Mar. 10
Fall Date: Sep. 15- Nov. 1
Days to Maturity: 40-60
Varieties: Bloombdale, Melody, Coho, Iron Duke

Squash, Summer

Planting Depth: 1-2 inches
Row Distance: 24-60 inches
Crop Height: 2 feet
Spring Date: Mar. 25- Apr. 15
Fall Date: Aug. 1- Aug. 30
Days to Maturity: 50-60
Varieties for Summer: Multipik, Dixie, Sun Drops, Burpee's Butterstick
Varieties for Summer Pan-Type: Sunburst (yellow), Patty Pan (white), Peter Pan (green)

NEW

Squash, Winter

Planting Depth: 1-2 inches
Row Distance: 48-78 inches
Crop Height: 1 foot
Spring Date: Mar. 25- Apr. 15
Fall Date: Aug. 10- Aug. 30
Days to Maturity: 85-100
Varieties: Early Butternut, Sweet
Mama, Table Ace, Table King Bush,
Acorn, Cream of the Crop

Squash, Zucchini

Planting Depth: 1-2 inches
Row Distance: 24-60 inches
Crop Height: 2 feet
Spring Date: Mar. 25- Apr. 15
Fall Date: Aug. 1- Aug. 30
Days to Maturity: 50-60
Varieties: (green) Senator,
President; (yellow), Goldrush

Tomato

Planting Depth: 4-7 inches
Row Distance: 24-48 inches
Crop Height: 3-6 feet
Spring Date: Mar. 20- Apr. 30
Fall Date: Jun. 15- Jul. 30
Days to Maturity: 55-100
Varieties for Large Fruited:
(determinate) Merced VFT,
Celebration, (VFFT), Celebrity
VFNT, Carnival VFNT, President
VFNT, Surefire VF1; (indeterminate)
Champion VFNT, Quick Pick VFNT,
Simba VFNT, First Lady VFNT,
Superfantastic VFN
Varieties for Small-Fruited:
(determinate) Small Fry VFN;
(indeterminate) Porter, Cherry
Grande, Sweet 100, Roma VF

Turnip

Planting Depth: .5 inch
Row Distance: 12-24 inches
Crop Height: 1.5 feet
Spring Date: Feb. 1- Mar. 10
Fall Date: Aug. 25- Nov. 1
Days to Maturity: 30-60
Varieties: (spring or fall) Tokyo
Cross, Royal Globe II, White Lady;
(fall only) Just Right

Watermelon

Planting Depth: 1-2 inches
Row Distance: 60-96 inches
Crop Height: 1 foot
Spring Date: Mar. 30- Apr. 30
Fall Date: Jul. 20- Aug. 10
Days to Maturity: 80-100
Varieties: Crimson Sweet, Sugar
Baby, Royal Jubilee, Royal Sweet,
Orange Golden, Jack of Hearts
(triploid)

NEW

FRUIT AND NUT VARIETIES 2022
DR. ROBERT E. MOON, HORTICULTURAL CONSULTANT

Fruit and Nut Trees:

1. **APPLES – *Malus spp*** – select from the following varieties - **Moderately drought tolerant**, to ensure cross pollination and good fruit production, plant at least 2 cultivars:
Gala, Fuji, Holland, Starking Red Delicious, Golden Delicious, Granny Smith, Jersey mac, Molly's Delicious, Mutsu
2. **APRICOTS - *Prunus spp*** - select from the following varieties - **Moderately drought tolerant**, due to early bloom date, most apricots are subject to spring freezes, may produce fruit infrequently
Bryan, Hungarian, Moorpark, Peggy, Tisdale
3. **BLACKBERRIES - *Rubus spp*** - select from the following varieties - **Moderately drought tolerant**, thornless varieties best planted from containers
Rosborough, Brazos, Womack, Shawnee, Kiowa (thorned)
Arapaho, Navajo, Apache (thornless)
4. **CHERRIES, SOUR – *Prunus cerasus*** – select from the following varieties - **Moderately drought tolerant**, blossoms/fruit often freeze because of a short heat requirement after chilling
Montmorency
5. **CITRUS, SATSUMA - *Citrus spp*** - select from the following varieties – **not winter hardy** so have to be grown in 20 gallon container and move indoors for temperatures below 26 degrees F
Brown Select, Miho, Owari, Seto
6. **FIGS - *Ficus spp*** - select from the following varieties - **Moderately drought tolerant**
Celeste, Texas Everbearing
7. **GRAPES, AMERICAN - *Vitis spp*** - select from the following varieties - **Moderately drought tolerant**, these varieties are resistant to Pierce's disease
Black Spanish, Champlel
8. **GRAPES, HYBRID - *Vitis spp*** - select from the following varieties - **Moderately drought tolerant**, this variety is resistant to Pierce's disease
Blanc Du Bois
9. **GRAPES, HYBRID SEEDLESS TABLE - *Vitis spp*** - select from the following varieties - **Moderately drought tolerant**, these varieties are more susceptible to Pierce's disease and will usually die after a few years
Flame, Reliance, Himrod, Glenora
10. **JUJUBES - *Ziziphus jujube***, select from the following varieties - **Moderately drought tolerant**
Li, Lang

NEW

11. **PEACHES** - Prunus spp - select from the following varieties - **Moderately drought tolerant**, ripen dates in parenthesis
Bicentennial (very early season)
Surecrop, Sentinel, Ranger Harvester (early season)
Redglobe, Milam, Majestic, Denman, Loring, Belle of Georgia (mid-season)
Dixiland, Redskin, Jefferson (late)
Frank, Fayette, Ouachita Gold (very late)
12. **PEARS** - Pyrus spp - select from the following varieties - **Moderately drought tolerant**
Orient, Moonglow, Warren, Magness, Kleffer, LeConte, Ayres, Garber, Maxine
13. **PEARS, ASIAN** - Pyrus spp - select from the following varieties - **Moderately drought tolerant**
Shinseiki, 20th Century, Hosui
14. **PECANS** - Carya illinoensis - select from the following varieties - **Moderately drought tolerant**
Sioux, Pawnee, Desirable, Caddo, Cape Fear, Kanza, Hopi, Nacono
15. **PERSIMMONS, ORIENTAL** - Diospyros virginiana - select from the following varieties - **Moderately drought tolerant**
Eureka, Hachiya, Taninashi, Tamopan, Great Wall, Izu (fruit of these varieties is astringent)
Fuyu (more susceptible to freezing but less astringent)
16. **PLUMS** - Prunus spp - select from the following varieties - **Moderately drought tolerant**
Morris, Methley, Ozark Premier
17. **RASPBERRIES** - Rubus spp - select from the following varieties - **Moderately drought tolerant**
Dorman Red Variety
18. **STRAWBERRIES** - Fragaria spp - select from the following varieties - **Moderately drought tolerant**, for best results, cover with mulch when temperatures drop below 15 degrees F
Chandler (annual variety)
Sunrise, Cardinal, Allstar (perennial, ever-bearing varieties)
19. **WALNUTS** – Juglans spp - select from the following varieties - **Moderately drought tolerant**
Fately, Reda

APPENDIX E

INSTALLATION AND DISPLAY OF FLAGS AND FLAGPOLES

1. The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area.
2. The flag of the United States must be displayed in accordance with 4 United States Code Chapter 1 §5-10.
3. The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
4. Any ground mounted freestanding flagpole shall be constructed of permanent noncorrosive materials such as aluminum or fiberglass. Any flagpole inserted into the flag mount attached to a dwelling must be made of permanent noncorrosive material such as aluminum, fiberglass or rot resistance wood. A grounded mounted flagpole must not exceed three (3) inches in diameter.
5. The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
6. A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
7. Only one freestanding flagpole will be allowed per residential Lot. A freestanding flagpole may not exceed twenty (20) feet in height, must be located in either the front or back yard, and be least five (5) feet from the property line.
8. A maximum of two (2) single flag mounts or a single two flag mount securely attached to the face of the dwelling (no other structure) will be allowed per residential Lot. A flagpole inserted into this flag mount cannot exceed 6 feet in length.
9. A maximum of two (2) flags of the type noted in #1 above may be displayed at a time.
10. Any flag flown or displayed on a freestanding flagpole may be no smaller than three feet (3') x five feet (5') and no larger than four feet (4') x six feet (6').
11. Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than three feet (3') x five feet (5').

12. 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. Neighbor complaints of noisy halyards are a basis to have flag removed until Owner resolves the noise complaint.

13. Illumination: 4 United States Code Chapter 1 §6 states:

“It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaffs in the open. However, when a patriotic effect is desired, the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness”

The illumination of a flag should not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling.

14. Flagpoles shall not be installed in Common Area or property maintained by the Association.

15. All flagpole installations must receive prior written approval from the Reviewing Body.

This Appendix E is promulgated pursuant to and in accordance with Section 202.012 of the Texas Property Code.

APPENDIX F

INSTALLATION OF RAIN BARRELS OR RAIN WATER HARVESTING SYSTEMS

1. Rain barrels or rain water harvesting systems and related system components (collectively, “*Rain Barrels*”) may only be installed after receiving the written approval of the Reviewing Body.
2. Rain Barrels may not be installed upon or within Common Area of The Village at Frisco Lakes.
3. Under no circumstances shall Rain Barrels be installed or located in or on any area within a Lot that is in-between any portion of the Dwelling Unit and an adjoining or adjacent street.
4. The Rain Barrel must be of color that is consistent with the color scheme of the Home Owner’s Dwelling Unit and may not contain or display any language or other content that is not typically displayed on such Rain Barrels as manufactured.
5. Rain Barrels may be located in the side-yard or back-yard of a Home Owner’s Lot so long as these may not be seen from a street.
6. In the event the installation of Rain Barrels in the side-yard or back-yard of a Home Owner’s Lot in compliance with paragraph 5 above is impossible, the Reviewing Body may impose limitations or further requirements regarding the size, number and screening of Rain Barrels with the objective of screening the Rain Barrels from public view to the greatest extent possible.
7. Rain Barrels must be properly maintained at all times or removed by the Home Owner.
8. Rain Barrels must be enclosed or covered.
9. Rain Barrels which are not properly maintained become unsightly or could serve as a breeding pool for mosquitoes must be removed.

This Appendix F is promulgated pursuant to and in accordance with Section 202.007(d) (6) of the Texas Property Code.

APPENDIX G

INSTALLATION OF CERTAIN ROOFING MATERIALS

The only type of roofing material typically approved for use in The Village at Frisco Lakes is composition asphalt shingles; however, alternative material meeting the requirements in this Appendix G will be considered for approval.

Roofing Shingles shall only be installed after receiving the written approval of the Reviewing Body.

Shingle Color

Shingle color approved for use in The Village at Frisco Lakes is “Weathered Wood”. It is recognized that some manufacturers may call theirs by a different name and yet still look like weathered wood. For this reason, it is required that either the Home Owner or roofing contractor provide a photo of the color of shingle to be installed as part of the initial Application for Modification submittal.

Shingle Style

Shingle style can be defined by how the shingle appears on your roof. The only style of roofing material typically approved for use in The Village at Frisco Lakes has the appearance of composition asphalt. For this reason, it is required that either the Home Owner or roofing contractor provide a photo of the style of shingle to be installed as part of the initial Application for Modification submittal.

Alternative Material

Alternative material Roofing Shingles are exclusively those designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities.

In addition to other Appendix G requirements, alternative material Roofing Shingles shall:

- a. resemble the shingles used or otherwise authorized for use in The Village at Frisco Lakes;
- b. be more durable than and are of equal or superior quality to the shingles used or otherwise authorized for use in The Village at Frisco Lakes; and
- c. match the aesthetics of the property surrounding the property of the owner requesting permission to install the Roofing Shingles.

The owner requesting permission to install alternative material Roofing Shingles will be solely responsible for accrediting, certifying and demonstrating to the Reviewing Body that the proposed installation is in full compliance with this Appendix G.

This Appendix G is promulgated pursuant to and in accordance with Section 202.011 of the Texas Property Code addressing the Regulation of Certain Roofing Materials.

APPENDIX H

INSTALLATION OF SOLAR PANELS

1. Solar energy devices, including any related equipment or system components (collectively, “*Solar Panels*”) may only be installed after receiving the written approval of the Reviewing Body.
2. Solar Panels may not be installed upon or within Common Area or any area which is maintained by The Village at Frisco Lakes Community Association.
3. Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fenced-in patio of the Home Owner’s Lot.
4. If located on the roof of a Dwelling Unit, Solar Panels shall be located on the roof of the back of the Dwelling Unit unless the Home Owner demonstrates that the location proposed by the Home Owner increases the estimated annual energy production of the Solar Panels, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Solar Panels if located in an area on the roof requested by the Association.
5. If located on the roof of a Dwelling Unit, Solar Panels shall:
 - a. not extend higher than or beyond the roofline;
 - b. conform to the slope of the roof;
 - c. have a top edge that is parallel to the roofline; and
 - d. have a frame, support bracket, or visible piping or wiring that is in a silver, bronze, or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.
6. Solar Panels are prohibited in the back yard.
7. The Reviewing Body may deny a request for the installation of Solar Panels if it is determined, and such determination is reduced to writing, that the placement of the Solar Panels as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The Home Owner may obtain the written approval of the proposed placement of the Solar Panels by all Home Owners of adjoining Lots. In this case, the Reviewing Body shall approve the installation should it meet all other requirements contained herein unless it determines that the placement substantially interferes with the use and enjoyment of land of persons other than adjoining Home Owners.

8. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the Home Owner.
9. Solar Panels must be properly maintained at all times or removed by the Home Owner.
10. Solar Panels which become non-functioning or inoperable must be removed by the Home Owner of the Lot.
11. Solar Panels are prohibited if a Court determines that the installation thereof violates any law or threatens the public health or safety.

This Appendix H is promulgated pursuant to and in accordance with Section 202.010 of the Texas Property Code addressing the Regulation of Solar Energy Devices.

APPENDIX I

1. Water Conservation based Landscape Design (Xeriscape) – New Additional Standard

For purposes of these Design Guidelines, a Xeriscape is defined as a landscape design which requires fifty percent (50%) or less of the normal amount of irrigation, usually achieved by reducing the amount of turf area on the property.

Home Owners choosing to implement a Xeriscape will be bound by the additional rules put forth in this new Appendix “I” of the Design Guidelines. If any material reference by Appendix “I” conflicts with the rules in these Design Guidelines, the Design Guidelines will take precedence.

2. Guidelines for Planning a Xeriscape

Xeriscapes must be planned as follows:

- a) Xeriscapes, whether covering a full Lot or a section of a Lot, must conform to the Plants Coverage and Inert Material (mulch, rock, or stone) Coverage percentages as set forth in #5.
- b) Residents using Xeriscape to conserve water must incorporate some areas of turf and/or living ground cover in their front yard and modify their irrigation systems to water those areas effectively. The Application for Modification seeking approval for Xeriscape must specify the plan for the irrigation changes.
- c) Xeriscape yard designs must respect the neighboring properties. Height and type of flower and rock beds must not create an unsightly effect or a drainage problem where neighboring properties adjoin.
- d) The Reviewing Body will evaluate the compatibility of the Xeriscape applications with the prevailing standard of the Community and the Xeriscape Principles contained in Appendix “I”. If any material referenced by Appendix “I” conflicts with the rules in these Design Guidelines, the Design Guidelines will take precedence.

3. Guideline for Designing Xeriscape Zones

- a) Color and texture of the planted areas and inert areas are important aspects of a Xeriscape design. Color and texture should seem to flow neatly from one area of the yard to another.
- b) Care must be taken to avoid creating extensive planes of “desert” or “barren” appearance.
- c) Xeriscape Yards must be designed with multiple CTP Zones (Color/Texture/Planting Zones), which are defined as: areas of plantings, turf, living ground cover and/or inert bedding material. Each CTP Zone will be comprised of similar types and colors of mulch, rock or stone underlying plants that share a common ongoing irrigation requirement.
- d) Three types of CTP Zones will be evaluated in Xeriscape:
 - Planted Zones, those having plants every three feet (3’)
 - Inert Zones, those having plants every ten feet (10’); and
 - Turf Zones, covered completely by turf grass and/or living ground cover.

AMENDED AND RESTATED DESIGN GUIDELINES FOR FRISCO LAKES

For example, a 250 sq. ft. flowing bed with one inch (1”) to three inches (3”) River Rock and Low Water Use Shrubs every three feet (3’) is a Planted Zone.

- e) Xeriscapes for any front or rear yard that is 1800 sq. ft. or larger (including driveway and walkways) must have at least 4 differing CTP Zones. Smaller front yard or rear areas must have at least 3 differing CTP Zones.
- f) Regardless of type and size of plantings, no single CTP Zone, except turf and/or living ground cover, should be used more than 30% of the front yard or 40% of the total yard. (*See Appendix I (6).*)
- g) At least one (1) of the CTP Zones in a Xeriscape front yard must be a Turf Zone (grass or groundcover) Turf Zones must comprise of twenty-five percent (25%) of the non-walkway, non-driveway area of the front yard.
- h) An Application for Modification is required to obtain approval of Xeriscape Designs. The application must contain detailed specifications of the Xeriscape CTP Zones to be implemented.
 - Plants: names and sizes
 - Mulch: types, sizes and colors
 - Rock/Stone: type and color
 - Edging: type and color
 - Coverage: calculations
 - Irrigation: changes anticipated

Appendix “I” contains references for sources of Design knowledge for Xeriscaping. If any material referenced by Appendix “I” conflicts with the rules in these Design Guidelines, the Design Guidelines will take precedence.

4. Guideline for Managing and Maintaining Xeriscapes

Xeriscape Designs are not intended to be “zero maintenance”. In fact, Xeriscape maintenance often requires more effort than turf maintenance throughout the year.

- a) Maintaining a well planted “look” requires:
 - Plants that wither or become overgrown must be replaced;
 - Watering must maintain plant life;
 - Inert materials (mulch, rock or stone) must be replenished;
 - Weeds and pests must be effectively controlled.
- b) Leaves, weeds and debris must be removed at least monthly, year-round.
- c) Care must be exercised to avoid introducing invasive species into the Frisco Lakes community. Unexpected plant growth should be considered to be “weeds” and removed promptly, just as is done in proper lawn maintenance. (Note: reference material regarding local invasive species can be viewed at www.texasinvasives.org.)

- d) Blowing yard debris into the street or into a Common Area is prohibited.

5.2 Summary of Landscaping Coverage Percentages

The table below provides a summary of the percentages for the required landscaping coverage. The remainder of Appendix “I” provides the detailed requirements.

MATERIAL	COVERAGE	ARTICLE NO. OF APPENDIX I
Plant Material		
Plants	40% of the Yard (Minimum)	6
Plants	40% of the Front Yard (Minimum)	6
Turf Grass and/or living groundcover	25% of the Front Yard (Minimum)	6
Drought Tolerant	75% of the Plants (Minimum)	7
Inert Material		
	60% of the Yard (Maximum)	8
	60% of the Front Yard (Maximum)	8
Impervious Material		
	65% of the Lot (Maximum)	8

6. Plants (Living Materials) Percent Coverage

Living plant areas (landscape beds, tree wells) typically contain a variety of living vegetation with inert cover under and between plants. Such areas are considered as part of the Living Plant Coverage Area (and Planted Zones for Xeriscaping) as long as each plant has another plant within three feet (3’). The three foot (3’) span is measured by the distance between canopies at maturity.

NOTE: Every planting has an “official” size set by the A.L.S. (American Landscape Standards) working group...this size will be used where possible to evaluate coverage.

- A minimum of 40% of the lot surface that is not covered by hardscape shall be covered with living plants (grasses, perennials, cines, shrubs, trees or miscellaneous plants).
- A minimum of 40% of the front yard shall be covered with living plants.

- c) A minimum of 25% of the front yard must be planted with turf grass and/or living ground cover.

7. Drought Tolerant Plants Percent

A minimum of 75% of all plant material (excluding grass) shall be drought tolerant plants.

8. Inert (Non-Living) Materials Coverage Percentage

- a) When inert material (mulch, rock or stone), instead of turf, is utilized over large areas of the front and side yards, a variety of inert material colors and textures separated by approved edging shall be used to form a 'zoned' design. (See 3.)
- b) Such zones are either Planted Zones (see 6.) or they are Inert Zones to which the following guidelines apply:
- c) Inert Zone Coverage Detail:
 - Except for walking paths, no area of inert material (mulch, rock or stone) without plant life may be greater than 100 square feet.
 - Areas exceeding 100 square feet of mulch, rock or stone are considered an Inert Material Zone and must be planted as follows:
 - Every 100 square feet must have a 3 gallon or larger plant or be "sprigged" with a living ground cover
 - Each plant shall be within 10-feet or another plant.
 - The 10-foot spacing between plants is measured by the distance between canopies at maturity.
 - The Reviewing Body may approve plans with plants further apart if the plants include large tree or shrubs with canopies over 20-feet in diameter.
 - Any plan that includes an extensive amount of inert material, whether that material is in an "Inert Coverage Area" or in a "Plants Coverage Area", will be evaluated from an aesthetics point of view as well as a density of plants point of view.
- d) Home Owners installing a significant amount of inert material should also have their irrigation systems modified so that they can realize the attendant water savings. **See Article 11 of Appendix I - Irrigation/Sprinkler Systems.**
- e) Hardwood mulch, pine bark mulch, rock and/or stone of naturally pigmented (i.e. as found in native form) color and other materials are preferable inert materials. However, determination of whether a material is acceptable for inclusion in any specific situation will be made by the Reviewing Body.

f) Prohibited materials:

- Ground or pulverized rubber mulch
 - Highly reflective bright colored rock
 - Crushed glass or metal pieces/shavings
 - Artificially colored rock
 - Pine straw (pine needles)
- g) Ground covering or inert material shall not be used to spell out names, nicknames, names of states, athletic teams, slogans, states, emblems, geometric patterns or for any other form of communication.

9. Landscape Plans

- a) The Home Owner shall submit a detailed landscape plan whenever a change to the existing home landscape is planned.
- b) The landscape plan shall be a dimensional drawing which includes:
- The lot boundaries, the house, the driveway and any other hardscape features and the locations and dimensions of all planting beds.
 - The names of all plants (to be installed as well as those already installed), the initial size of the plant container and the location and spacing of all plants.
 - Materials to be used for planting bed borders and mulch.
 - Any walkways, hardscape or other landscape features.
 - All calculations for percent: plant coverage, lawn grass coverage, drought tolerant plant coverage and inert material coverage.

10. Landscaping – Plant Size & Planting Density

- a) The Reviewing Body will not approve a landscape plan which does not provide sufficient plant life.
- b) Each landscape area shall be planted and maintained with a minimum of three (3) 5-gallon or larger plants or five (5) 1-gallon or larger plants planted for every 100 square feet of bedding area.
- c) All landscape plans shall include plants of reasonable size and planting density to ensure an esthetically pleasing landscape within a two-year timeframe. It is understood by the Reviewing Body that the landscaping will not reach full maturity within the two-year timeframe. However, reasonable plant coverage must be achieved so the property does not appear barren at the end of the two-year establishment period.

- d) The Home Owner is encouraged to use water-saving landscape measures such as efficient irrigation systems (ex., rotor spray heads in turf areas and drip systems in planting beds), efficient irrigation practices, a properly maintained irrigation system, proper mulching and low-water-use native and adapted plants.

11. Irrigation/Sprinkler Systems

- a) Irrigation systems are required to be installed and used at all homes. Home Owners are encouraged to have their irrigation system working around the foundation to avoid problems later on.
- b) All irrigation systems shall have an automatic controller.
- c) Careful design of irrigation systems that use spray heads is highly encouraged. "Drip" systems are acceptable for certain shrub and ground cover beds but are not recommended for turf areas.
- d) Care should be taken to avoid overspray or runoff into streets or neighboring properties.
- e) Home Owners are encouraged to obtain a map of the layout of their irrigation system.

12. Use of Drought-Tolerant Plants

The use of native or locally-compatible drought-tolerant species is strongly recommended for all yard landscaping. Avoid non-native species that require large amounts of water, fertilizer and herbicides. The plants grown in other areas may not do well here or may be plants that can escape and invade our natural areas.

13. Permitted Grasses

- a) Bermuda and Fescue are the only permitted lawn grasses.
- b) Lawns may be over-seeded with Annual or Perennial Rye at the beginning of the fall season to maintain an attractive appearance if permitted by the City of Frisco. If both Bermuda and Fescue are used, any contiguous area must be of the same variety. A flower bed or other barrier shall be used to keep the Bermuda from spreading into the fescue. If fescue is used in the front yard, it must cover the entire front yard.

14. Alteration of Lawn Color

The natural change of lawn color which occurs due to seasonality or extreme climatic conditions, such as drought or excessive moisture, should be expected, and appears throughout the community. The alteration of natural lawn color through the application of any dye, paint or agent other than feeds and fertilizers appropriate for such use is prohibited, as its result is visually incompatible with neighboring properties.

15. Rights of Owners of Neighboring Properties

- a) A Home Owner has the right to remove any portion of a tree or shrub that extends across their property line from a neighboring property, including neighboring Lot, Common Area, or City of Frisco property. However, Home Owners are strongly encouraged to coordinate any planned tree or shrub trimming with their neighbors. Home Owners may only trim the portion that extends over their property line.
- b) Home Owners are not authorized to enter Association property to trim trees or shrubs.

APPENDIX J

STANDARDS FOR DISPLAY OF POLITICAL SIGNAGE

[Adopted in accordance with Section 259.002 of the Texas Election Code]

1. The Home Owners or Occupants of a Lot are allowed to install, within the Lot so owned or occupied, one (1) sign per candidate and one (1) sign per ballot item. Any signs exceeding the number of signs allowed herein may be removed by the Association.
2. Any sign allowed herein may be installed no earlier than ninety (90) days prior to the date of the election to which the sign relates and must be removed no later than the tenth (10th) day after the date the election takes place to which the sign relates.
3. All signs must be ground mounted.
4. Any sign which contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative material, is not allowed.
5. Any sign which is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, a fence, or any other existing structure or object, is not allowed.
6. Any sign which is painted on an architectural surface is not allowed.
7. Any sign which threatens the public health or safety, as determined by the Board of Directors in its reasonable discretion, is not allowed.
8. Any sign which is larger than four (4) feet by six (6) feet is not allowed.
9. Any sign which otherwise violates the law or any municipal ordinance is not allowed.
10. Any sign which contains language, graphics, or any display that would be offensive to the ordinary person, as determined by the Board of Directors in its reasonable discretion, is not allowed.
11. Any sign which is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists, as determined by the Board of Directors in its reasonable discretion, is not allowed.
12. Any sign which is displayed in violation of these rules and regulations may be removed by the Association.

APPENDIX K

STANDBY ELECTRIC GENERATORS

Terms used but not defined in this policy will have the meaning subscribed to such terms in the Declaration of Covenants, Conditions, and Restrictions for The Village at Frisco Lakes, recorded in the Official Public Records of Denton County, Texas, as amended.

1. A Home Owner may not own, operate, install or maintain a permanently installed standby electric generator (a "Generator"), as such a generator is defined by §202.019 of the Texas Property Code without compliance with the standards and requirements contained herein.
2. A Generator must be fully enclosed in an integral manufacturer-supplied soundattenuating enclosure.
3. Any Generator installed by an Home Owner must be installed and maintained in compliance with the manufacturer's specifications and all applicable governmental health, safety, electrical, and building codes.
4. Any and all electrical, plumbing and fuel-line connections for a Generator must be installed by a licensed contractor only.
5. Any and all electrical connections for a Generator must be installed in accordance withall applicable governmental health, safety, electrical and building codes.
6. Any and all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical and building codes.
7. Any and all liquefied petroleum gas fuel line connections must be installed in accordance with the rules and regulations promulgated and adopted by the RailroadCommission of Texas and all other applicable governmental health, safety, electrical and building codes.
8. Non-integral Generator fuel tanks must be installed to comply with all applicable municipal zoning ordinances and all applicable governmental health, safety, electricaland building codes.
9. The Generator, its electrical lines, and its fuel lines must be maintained in good condition. If any component of a Generator- including its electrical or fuel lines- becomes deteriorated or unsafe, that component must promptly be repaired or replaced. Failure to promptly repair or replace the component will be grounds forremoval of the Generator. Any such component must be repaired or replaced in accordance with the manufacturer's specifications or any applicable governmental health, safety, electrical, and building codes. The Home Owner must routinely and periodically test the Generator in a manner consistent with the manufacturer'srecommendations.

10. A Generator may not be located in the front yard of a Dwelling Unit and cannot be visible from any area accessible by the general public. A Home Owner is prohibited from locating a Generator on any property that is Common Area whether or not owned by the Association.
11. A Generator must be screened from view if it is visible to the street faced by the Dwelling Unit; located in an unfenced side or rear yard of a residence and visible either from an adjoining Dwelling Unit or from any adjoining Common Area or Area of Common Responsibility; or located in a side or rear yard fenced by a wrought-iron or other "open" fence and visible through the fence either from an adjoining Dwelling Unit or from any adjoining Common Area. The screen must comply with any and all architectural-design guidelines as established by the Reviewing Body.
12. A Home Owner is prohibited from using a Generator to generate all, or substantially all of the electrical power for a Dwelling Unit, except when utility-generated electrical power to the Dwelling Unit is not available or is intermittent due to causes other than non-payment for utility services to the Dwelling Unit.
13. Prior to the installation of a Generator, a Home Owner must submit plans and specifications showing the proposed location of the Generator, as well as any proposed plans and specifications for screening. An application to install a Generator will be submitted and reviewed in the same manner as following the same process as any other request to modify or improve the exterior of a Dwelling Unit. Installation of a Generator cannot begin until approval has been received from the appropriate governing body for the Association. The Association is not responsible for ensuring that an approved submission complies with any applicable governmental health, safety, electrical or building codes.

These Guidelines are promulgated pursuant to and in accordance with Chapter 202 of the Texas Property Code addressing Standby Electric Generators.

APPENDIX L

GARAGE MODIFICATIONS

The AMC is not tasked with enforcing interior modifications to the residences. Therefore, any reference to such interior modifications to garage spaces is eliminated from the document. The AMC can and will review any modifications that alters the exterior envelope of the structure or that adds any equipment to the exterior of the site.

APPENDIX M

RECOGNIZED HOLIDAYS

The following holidays are recognized for the purpose of applying these Design Guidelines wherever holidays are a consideration.

The occurrence of some holidays is not bound to a specific date or dates. In such instances the generally accepted date or dates for that holiday in the year of occurrence will apply.

- a. New Year's Day
- b. St. Patrick's Day
- c. Easter
- d. Memorial Day
- e. Independence Day
- f. Veterans Day
- g. Halloween
- h. Thanksgiving
- i. Christmas Day
- j. Chanukah
- k. Sukkot

APPENDIX N

GUIDELINES FOR THE DISPLAY OF CERTAIN RELIGIOUS ITEMS

- 1) These Guidelines are promulgated pursuant to Section 202.018 of the Texas Property Code and outline the restrictions applicable to religious displays in order to permit them while also striving to maintain an aesthetically harmonious and peaceful neighborhood for all neighbors to enjoy.
- 2) A Home Owner may display or affix on a Home Owner's Lot or Dwelling Unit one or more religious items the display of which is motivated by the Home Owner's or resident's sincere religious belief.
- 3) If displaying or affixing of a religious item on the Home Owner's Lot or Dwelling Unit violates any of the following covenants, then the Association may remove or require the removal of the item(s) displayed that –
 - a) threaten the public health or safety;
 - b) violate a law other than a law prohibiting the display of religious speech;
 - c) contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d) is in a location other than the owner's or resident's property or dwelling, i.e., installed on property owned or maintained by the Association, or owned in common by two or more members of the Association;
 - e) is located in violation of any applicable building line, right-of-way, setback, or easement; or
 - f) is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
- 4) Display Parameters:
 - a) Displays may not be located within building setbacks.
 - b) All displays must be kept in good repair.
 - c) This paragraph 4 shall not apply to seasonal religious holiday decorations as described in paragraph 5.
 - d) All religious item displays other than seasonal religious displays must receive prior approval from the Reviewing Body prior to installation, except for displays on any exterior door or door frame of the home that are twenty (25) square inches or smaller. For example, and without limitation, no prior permission is required from the Home Owner to place a cross, mezuzah, or other similar religious symbol smaller than twenty (25) square inches on the Dwelling Unit's front door or door frame.
- 5) Seasonal Holiday Decorations. Seasonal holiday decorations are temporary decorations commonly associated with a seasonal holiday, such as Christmas or Diwali lighting, Christmas wreaths, and Hanukkah or Kwanzaa seasonal decorations. The Board of Directors has the sole discretion to determine what items qualify as seasonal holiday decorations. Seasonal holiday decorations must be displayed in accordance with the Design Guidelines

EXHIBIT 1

GARAGE DOOR GLASS PANEL INSERTS

Garage door window panels still must be submitted for review by the Reviewing Body.

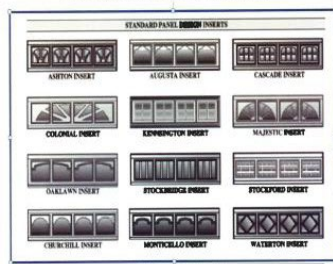
Clopay Garage Doors -	Arch 1 Plain	Plain Short
	Arch 2 Plain	Plain Long
	Arch 1 with Grilles	Long with Rectangular Grilles
	Arch 2 with Grilles	Long with Square Grilles
	Arch 1 with Vertical Grilles	Short with Rectangular Grilles
	Arch 2 with Vertical Grilles	Short with Square Grilles

CLOPAY GARAGE DOOR INSERTS



Windsor Garage Doors	Ashford	Majestic
	Augusta	Monticello
	Cascade	Oaklawn
	Churchill	Stockbridge
	Colonial 4 Piece	Stockford
	Kennington	Waterton

WINDSOR GARAGE DOOR INSERTS



AMENDED AND RESTATED DESIGN GUIDELINES FOR FRISCO LAKES

EXHIBIT 2

SECURITY DOORS

Security and storm doors must be submitted for review by the Reviewing Body

Metal security doors must closely match the color of the door behind it.

Security/Storm Doors (glass) doors must closely match the front door or the trim color on the home.

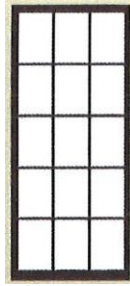
Secure View 300



Secure Breeze



Colonial View



Larson Secure Elegance



Anderson 4000 Series



Arbor



Arcada



Cottage Rose



Paladin



Guardian Black

