

Architectural Design Standards for Chaucer Estates

INTRODUCTION

1.01 Authority. This Design Standards document is adopted pursuant to authority granted to the Architectural Control Committee (ACC) of Chaucer Estates under Article VIII, Section 8.25 of the Association of Chaucer Estates Declaration of Covenants, Conditions and Restrictions (CCR), recorded in Volume 3423, Pages 178 - 198, of the real property records of Denton County, Texas as amended (Covenants). The requirements and provisions of the Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Covenants.

1.02 Purpose. Plans must be submitted to and approved by the ACC pursuant to the Covenants and these Design Standards for the sole and exclusive purpose of assuring that all structures within Chaucer Estates are in harmony of external design in terms of massing, general styling and size and that all structures and landscaping conform to a high standard of quality construction as established by the Common Property landscaping and improvements and existing standards of the neighborhood. These design standards are not intended to provide absolute rules for every situation. There will be situations where the ACC will grant exceptions to the Design Standards. Similarly there will be situations where the ACC will determine that literal compliance with these Design Standards in a particular situation does not reflect the high standards of the community.

1.03 Application of Design Standards. Approval by the ACC is required for any modification to the external appearance of a lot or any structure on a lot. The approval requirements are all encompassing and include by way of illustration and not limitation any landscaping, any repainting of a structure, the placement of any object on a lot and the erection of any fence. All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Covenants. There are no exemptions or automatic approvals and each application is reviewed on an individual basis. If a property owner proceeds with any modification prior to approval by the ACC, the property owner runs the risk of having to correct any violation at his own expense. In making its determination, the ACC generally will impose a higher, more formal standard for modifications in a front yard.

1.04 Application for Review. Applications for review must be made on the form prescribed for this purpose. The form should be submitted to the management agent for the Homeowners' Association. The application should contain the information described in the submittal requirements outlined in Appendix A. The ACC must act on an application within 14 days of the filing of the application. Approval of a modification by the ACC shall be made by a written document, which should be preserved by the applying property owner. The procedural rules applicable to the ACC are described in further detail in the Covenants, Article VIII, Section 8.25.

THE DESIGN STANDARDS

2.01 ADDITIONS AND/OR REMODELS. Additions must comply with all building setbacks as set forth on the recorded plat of the subdivision.

Additions and remodels may need to be approved by the Town of Flower Mound. Refer to section 8 of the CCR.

2.02 ATTIC VENTILATION / ROOFTOP APPENDAGES. Attic ventilators are recommended to be the "pancake" low profile type. Low profile ridge vents are recommended. Use of roof turbine vents is discouraged.

Attic ventilators and other rooftop appendages shall be located on the rear slopes of the roof and shall not be visible from the street. Attic ventilators shall not be above roof ridge. Attic ventilators, rooftop appendages and flashing must be painted to match or blend with the color of the roof.

2.03 AWNINGS. Exterior window awnings are not permitted.

2.04 BASKETBALL GOALS. Portable goals are recommended. The portable goal must not obstruct sidewalks or streets when not in use. Portable goals must be kept in an upright position at all times. Methods to secure the goal should be with sand or water inside the base. Sand bags and other objects placed on the base to secure are not permitted. If portable goals are not used, backboards must be metal pole mounted in removable sleeve, located adjacent to the driveway, and shall be preferably transparent acrylic. White or gray backboards are acceptable. Only one goal per lot is allowed.

Materials and colors of basketball goals must be approved by the ACC. Placement of basketball goal and pole must be located so as to minimize impact on neighboring properties. All goals must be maintained with a net and painted. In-ground post should, if possible, be behind a fence. Basketball goals are not allowed to be roof mounted.

2.05 BIRDHOUSES. Pole mounted birdhouses shall not exceed 15 ft. in height. Only one pole mounted birdhouse per lot is recommended. The birdhouse itself shall be a color complementary to those of the house and located in the rear yard only. Exceptions to these guidelines must be submitted to the ACC.

2.06 CLOTHESLINES. All clotheslines must be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets and must be maintained in the rear yard only.

2.07 DECKS, PATIOS AND COVERS. Decks are recommended to be of redwood or cedar. Pressure treated pine may also be permitted. Decks are permitted in rear yards only.

Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the ACC. Patio covers of fiberglass or aluminum are not permitted.

Decks and patio covers must be approved by the town of Flower Mound and the ACC.

2.08 DISALLOWED ITEMS. Disallowed items shall include but not be limited to the following:

- Exterior antenna of any kind with the exception of miniature satellite dishes as detailed in these Design Standards and CCR Section 8.16.

- Garage conversions
- Chain link property line fencing
- Above ground swimming pools
- Window unit or wall mounted air conditioners

2.09 DOG HOUSES/DOG RUNS. Dog houses/dog runs must be located in rear yards only and must not be visible from a street. Dog houses/dog runs fencing may not exceed 5 feet in height. Dog houses must not exceed 15 sq. ft. in size. Dog houses and dog runs must be fully screened behind 6 - 8 ft. privacy fences or otherwise screened so as not to be seen from the street. Only one dog run is allowed per lot.

Dog runs must be well maintained, with regard to smell and appearance.

2.10 DRIVEWAYS/PARKING PADS. Additions to existing driveways will be approved by the ACC only if they are determined by the ACC to be consistent with existing construction and landscaping. Driveways and additional parking pads must match the concrete texture of the existing driveway. No driveway may be constructed closer than one foot from any one side or rear property line.

Note that R.V.'s, boats, recreational vehicles, etc., may be stored on a lot only if they are kept concealed from view by neighboring residences and streets and comply with the town of Flower Mound restrictions. Section 8.12 and amendment #4 of Covenants,

Changes to driveways and parking pads must be approved by the town of Flower Mound and the ACC.

2.11 FENCING GUIDELINES. Fences must be of wood construction. Chain link fences are prohibited. The rules contained in this section are illustrated and amplified in Article VIII, Section 8.08. Fence heights are limited to a minimum of 6 feet and a maximum of 8 feet (as measured from the finished grade).

Posts may be steel pipe columns, cedar, redwood or pressure treated pine. Posts must be imbedded in concrete. Three 2"x4" stringers are to be used between posts. Posts are to be spaced no further than eight feet apart. Slats must be either cedar or redwood. Double fencing is prohibited.

Fence placement is subject to various restrictions relative to location. Fences or walls may not be placed on any lot nearer to the front building line indicated on the recorded plat of the property or the front of the house whichever is further from the street. However, wood fencing approved by the Architectural Control Committee will be allowed to extend from the outer perimeter of a dwelling to the side or rear property line.

It is required that wood fencing visible from the street must receive an initial and periodic protective finish. Any other finish requires approval. Finishes should be applied to both sides of the fence. Fences of one material should be of one color.

If an easement occurs within a property, it is to be maintained by the property owner. Fence construction within any easement is at the risk of the owner. Fences shall not obstruct lot drainage easements. A fence may not be attached to a tree. Fences must not encroach beyond the property line to encompass a tree.

Fences must be approved by the ACC and the Town of Flower Mound during construction/repair.

2.12 FOUNTAINS/STATUARY. All fountains and statuary are subject to submittal review and approval before installation. Fountains and statuary generally are limited to rear and side yard areas and must comply with building setbacks.

2.13 GAZEBO/TRELLIS/ARBOR. All gazebos, trellis' and arbors are to be approved by the ACC. If painted, the structure shall coordinate with and/or complement the colors of the house. Overall height of the structure shall not exceed 12 ft. in height. Gazebos must not exceed 75 square feet in size. Roofing must match that of the house. Gazebos shall be located in side or rear yard locations and must comply with the building setback lines. Gazebos must have a 5 ft. minimum clearance from any fence or property line. Refer to CCR Section 8.21 and to the Town of Flower Mound Accessory Building Requirements.

Gazebos and patio shade covers must be approved by the ACC and the Town of Flower Mound.

2.14 GUTTERS/DOWNSPOUTS. Gutters and downspouts shall match/coordinate with the color of the existing trim of the house. Downspout must direct water to your property, not to your neighbors.

2.15 HOT TUBS AND SPAS. Spas and hot tubs must be located and screened from public view. Spas and hot tubs are limited to side and rear yards. Only one spa or hot tub is allowed per lot. Homeowners should consult the Town of Flower Mound for fencing requirements around hot tubs and spas. All hot tub/spa equipment must be fully screened from view from the street or other residences with landscaping or a privacy fence.

Hot tubs and spas must be approved by the ACC and the Town of Flower Mound.

2.16 HOUSE NUMBERS. House numbers shall be cast stone. Fluorescent or brightly colored numbers are not allowed.

2.17 LIGHTING. Outdoor lighting must not be obtrusive or glare unduly toward streets, neighboring properties, walkways or housing units. Hoods on floodlights to shield glare may be required. Soffit mounted downlighting and building mounted lighting shall be subtle and use attractive fixtures and enclosures. Tree uprights shall be concealed underground or in shrub masses. Colored lights are not permitted except as part of holiday decorations. Wattage is limited to 150W maximum. No barnyard lights or sodium vapor lights (yellow light source) are permitted.

2.18 LANDSCAPING. The Town of Flower Mound will provide a list of recommended trees and plants upon request. Two or more 2 1/2 inch caliper or greater shade trees must be maintained in each front yard. In addition, two trees of 2 1/2 inch caliper are required in the side yard of a house siding a street. If one of the required trees dies, it must be replaced with a tree of the required minimum size. All front and side yards are to have fully automatic sprinkler systems. Refer to CCR Section 8.17. Grass must be maintained in front, side and back yards.

All homes must have and maintain front shrubbery landscaping.

2.19 MAILBOXES. All mailboxes must of a design and material consistent with the existing mailboxes as approved by the ACC. Section 8.23.

2.20 MAINTENANCE OF STRUCTURES AND LANDSCAPING. Each owner shall maintain his lot, structures on the lot, and landscaping in good condition and repair, including but not limited to:

1. Repairing and painting all structures so as to retain a high level of maintenance consistent with the Association's standard of maintenance for the common areas. 2. Seeding, mowing and watering of all lawns. 3. Pruning and trimming of all trees, hedges and shrubbery to present a neat appearance and to avoid obstructing the view of motorists and pedestrians of street traffic. 4. Removing and replacing any trees or shrubbery that dies. Tree stumps must be entirely removed. All yards must be grassed and have fully automatic sprinkler systems. Article VIII, Section 8.17. This maintenance requirement also extends to the curbing of the right of way bordering the lot.

2.21 PAINTING/STAINING/COLOR CHANGES. If a homeowner wishes to repaint his/her home with the same existing color, no submission is required. Any color/stain change on trim, fencing, doors, siding, etc., must be submitted to the ACC for approval.

2.22 PLAY EQUIPMENT. Play equipment must be located in rear yard areas, must be located behind a six ft. privacy fence or otherwise screened, must be set back a minimum of 5 ft. from all property lines and shall not extend beyond the sides of the house. No portion of the play equipment (including banners) shall extend higher than 12 feet above grade.

Playground equipment such as a swing set or climbing apparatus shall be of high quality materials in the least obtrusive colors available. Brightly colored, molded plastic components are discouraged.

Playground equipment must be approved by the ACC.

2.23 PLAYHOUSES. Playhouses must be located in rear yard areas and must be located behind a six or eight foot. privacy fence or otherwise screened. Playhouses shall be no taller than 8 ft. at its tallest point and shall not exceed 75 square feet in size. Playhouses shall be constructed of the same materials (and in the same ratios) as were used in constructing the residence, being limited to wood, masonry construction. Finish and color must match or complement that of the residence. Roofing must match that of the residence. No electrical, plumbing, or air conditioning may be installed in the interior or exterior of the playhouse. Playhouses must have a 5 ft. minimum clearance from any fence or property line. Tree playhouses are not permitted.

2.24 POOLS/EQUIPMENT. All swimming pools and associated decks shall be located in side and rear yards. They may not be located in easements. Pool equipment must be located where it will not cause a nuisance to neighbors and must be fully screened with a privacy fence. The privacy fence must not be higher than necessary to screen the equipment. Lattice-type fencing will be considered for this purpose. Above ground pools, masonry block, vinyl lined and low hung vinyl lined pools are not allowed. Pneumatic pool enclosures are not permitted. Article VIII, Section 8.22.

All Swimming pools must be approved by the ACC and the Town of Flower Mound.

2.25 RETAINING WALLS. Retaining walls must be approved by the ACC. Retaining walls should be the minimum height required to accomplish the desired split in grade. Section 8.25E.

Retaining walls must also be approved by the Town of Flower Mound.

2.26 ROOF MATERIALS. Required roof materials are specified in Section 8.05. Colors must be limited to black or gray shades and conform to the existing neighborhood.

Roofing materials must be approved by the ACC.

2.27 SATELLITE DISHES/ANTENNAS. The diameter of the dish shall not exceed 24 in. Dish locations are to be (1) at ground level in the rear yard of the house or (2) on the roof of the house. All antennas/arials must be located in the attic.

Dishes installed at ground level shall not be higher than 5 ft. above ground level and be screened with a fence so as to conceal the entire installation other than the face of the dish. Towers are not allowed.

Dishes installed on a house must be installed so as to minimize visual impact to neighbors and shall reasonably match or blend with the color of the roof. Wiring of satellite dishes should not be visible from the street or from neighboring residences. Refer to CCR Section 8.16.

2.28 SHUTTERS. Shutters shall be painted to match or complement the existing home.

2.29 SIGNS. All signs are subject to CCR Section 8.09, which requires that all signs other than For Sale signs (limited to one per lot) be approved by the ACC prior to installation. For Sale or For Rent signs are limited to 9 square feet. Garage sale signs are permitted without prior approval provided they are small, are put up no sooner than 24 hours in advance of a sale, and are removed promptly after a sale has ended. "Marcus High School Signs" are permitted without prior approval. Election or political signs are permitted without prior approval provided they are put up no sooner than three weeks prior to the election and are promptly removed after the election. Two security company signs per lot are permitted, provided they are ground mounted and are of a reasonable size. No sign may be placed on the Common Property of the Development except as approved by the ACC.

2.30 SOLID WASTE CONTAINER SCREENING. All garbage and other solid waste containers shall be kept concealed from view by neighboring residences and streets and may not be maintained in the front yard or in the side yard adjacent to a street. Containers shall be placed at the curb for collection no earlier than 6:00 p.m. the evening prior to the day of collection and shall be removed from the curb on the day of collection. Refer to CCR Section 8.13.

2.31 SPORTS COURTS. Sports courts are prohibited.

2.32 SCREEN AND STORM DOORS. Screen and storm doors shall match or complement the window mullions or the house trim. Silver finished aluminum doors or windows are prohibited.

2.33 STORAGE SHEDS/ACCESSORY BUILDINGS. Storage sheds must be located in rear yard areas and must be located behind a 6 or 8 foot privacy fence. They may not exceed 12 ft. in height from peak to ground. Storage sheds shall be constructed of the same materials as were used in constructing the residence, being limited

to wood and masonry construction. Shed roofline may be either barn-style or A-frame style. Finish and color must match or complement that of the residence. Roofing must match that of the residence. Storage sheds shall have a maximum square footage of 200 sq. ft. Sheds must have a 5 foot minimum clearance from any fence or property line. In addition, no shed or structure next to a side street may be closer than 10 feet to the street. Only one storage shed is allowed per lot.

All sheds and "accessory buildings" must be approved by the ACC and the Town of Flower Mound.

2.34 SOLAR SCREENS. Adhesive-backed sunscreens/window films must be approved by the ACC prior to installation and must be professionally installed so as to assure that it presents a neat appearance. Sunscreen must be integral to the window or the screen.

2.35 UTILITIES All utility service facilities (including, but not limited to water, sewer, gas, electricity, cable TV and telephone cables) must be buried underground. All utility meters, equipment, air-conditioning compressors, evaporative coolers and similar items must be visually screened so that they are not visible from the street. The screening should be wood or landscape shrubbery. Section 8.10 of the Covenants.

2.36 VEHICLE/TRAILER PARKING. Boats, recreation vehicles, campers, or similar items are not to be parked in the driveway, front yard or on the street. If the item is parked in the side or back yard, it must be completely concealed from public view by a six or eight foot fence. Inoperable vehicles must not be parked on the street. Covenant 8.12 explains additional details.

Special care should be taken when parking on side streets so as to allow driveway access for all residents.

2.35 WOODPILES. All woodpiles must be kept screened by adequate planting or fencing to conceal them from view by neighboring residences and streets and must be maintained in the rear yard only.

2.36 YARD/PATIO FURNITURE. Yard/patio furniture generally must limited to back yards. Yard furniture will be permitted in front or side yards if it meets the standards as determined by the ACC.

MISCELLANEOUS

3.01 Enforcement. The provisions for enforcement of the Covenants as contained in Article 6.01N and 10.03 of the CCR shall apply to the enforcement of these Design Standards in addition to any other available remedies.

3.02 Waiver, Amendment and Third Party Benefit. The ACC maintains the right from time to time, at its sole discretion, to make exception to these Design Standards. Neither the ACC nor its agents, representatives or employees shall be liable for failure to follow these Design Standards as herein defined. These Design Standards confer no third party benefit or rights upon any person.

3.03 Non-Liability of the ACC. Neither the ACC nor its agents, representatives or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval by reason of mistake in judgment, negligence or non-feasance, arising out of any action of the ACC with respect to any submission, or for failure to follow these Design Standards. The role of the ACC is directed toward

review and approval of site planning, appearance, architectural vocabulary and aesthetics. The ACC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction or technical suitability of materials.

3.04 Accuracy of Information. Any person submitting plans to the ACC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

3.05 Conflicts with the Covenants. In the event of a conflict between these Design Standards and the terms of the Covenants, the latter shall prevail.

3.06 Regulatory Compliance. Plans submitted for ACC review must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the building project. It is the responsibility of the property owner to obtain all necessary permits and ensure all governmental compliance. Regulatory approvals do not preclude the authority and responsibility of the ACC for design review and approval by the ACC does not preclude the property owner from obtaining any necessary governmental approvals.

APPENDIX A SUBMITTAL REQUIREMENTS

All requests must be submitted in duplicate. One copy remains in the ACC file, the second copy is returned to the homeowner.

ADDITIONS AND/OR REMODELS 1. Two sets of floor plans, roof plans, and site plans are to be submitted to the ACC for review. 2. All colors and materials (roofing, siding, masonry, etc.) should match or complement the existing home. Submit color samples for review. 3. Property owner must verify that the addition complies with all town of Flower Mound ordinances and codes. 4. Additions must maintain the percentage of masonry that exists for the residence prior to the addition. Homeowner must verify that percentage of masonry is maintained.

ATTIC VENTILATION / ROOFTOP APPENDAGES 1. Cut sheets or photographs showing the type of ventilators. 2. Roof plan showing location.

BASKETBALL GOALS 1. A site plan showing the location with respect to the residence, street, property lines and nearby residences. 2. A description of the color and materials.

DECKS AND PATIOS 1. A plot plan showing the house, the location of the deck, and the property line. 2. Building/drawing plans, including railing, bench, screening and other details. 3. Photographs of the existing house showing where the proposed deck will be located.

DOG HOUSES/DOG RUNS 1. Site plan showing proposed location. 2. Drawing, photograph or brochure showing dog run fence or dog house.

DRIVEWAYS/PARKING PADS 1. A site plan showing proposed driveway in relation to existing structures, fences, driveways, sidewalks, property lines, etc.

FENCES 1. A site plan showing the location of the fence, existing structures, and property lines. 2. A description of the type and height of fence and materials to be used.

FOUNTAINS/STATUARY 1. Drawings, photographs, or brochures showing height, color and design of fountain/statuary. 2. A site plan showing location of fountain/statuary.

GAZEBOS/TRELLIS/ARBORS 1. Construction plans and dimensions. 2. Proposed exterior color and materials. 3. A site plan showing the location of the existing and proposed structures and property lines.

HOT TUBS AND SPAS 1. A catalogue clipping, photograph or other description indicating the color, material, and dimensions of the improvements. 2. A site plan showing the location of the equipment, existing structures, and property lines.

PAINTING/STAINING/COLOR CHANGES 1. Sample of stain or paint color, manufacturer and color specifications (color name and number).

PLAY EQUIPMENT 1. A description of the play equipment with its dimensions and colors (photographs where available). 2. A plan showing the location of the play equipment, adjacent buildings and property lines.

PLAY HOUSES 1. A description of the playhouse with its dimensions and color (i.e., photographs, drawings, color samples). 2. A plan showing the location of the playhouse, adjacent buildings, and property lines.

POOLS/EQUIPMENT 1. A site/grading plan showing the proposed pool, decking, fencing, existing structures and property lines. 2. The location and description of accessory equipment, lighting, etc. 3. A description of the landscaping/fencing to be used to screen pool equipment.

RETAINING WALLS 1. Site plan showing location of wall and height. 2. Description of materials (i.e., brick or stone) or photographs.

SATELLITE DISHES 1. For ground mounted, a site plan showing proposed dish location, mounting height, and details of post upon which the dish will be mounted (i.e., 4"x4"x4' redwood post). 2. For house mounted, a site plan showing proposed dish location on the house and the location of neighboring houses. 3. A brochure or other description indicating dish profile and color.

STORAGE SHEDS/ACCESSORY BUILDINGS 1. A site plan showing the location of the shed, existing structures and property lines. 2. A description and the dimensions of the shed (i.e., construction drawing). 3. A description of materials and color for the shed and those of the house.

SOLARSCREENS 1. Photographs, color samples and other information as appropriate showing the type and color. 2. A sample of adhesive-backed window film.

YARD FURNITURE. 1. For furniture in front or side yards, a description (color, materials, design) of the furniture.