

**CRAIG RANCH COMMUNITY ASSOCIATION  
DESIGN REVIEW COMMITTEE AND BOARD OF DIRECTORS RESOLUTION  
AMENDING EXHIBIT "F-200" TO AMENDED AND RESTATED  
COMMUNITY CHARTER FOR CRAIG RANCH**

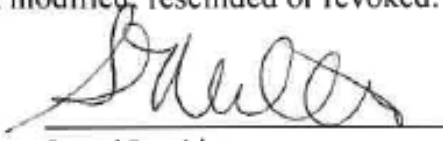
**WHEREAS**, Pursuant to Section 6(3)(a) of the Amended and Restated Community Charter for Craig Ranch ("Charter") the Craig Ranch Community Association ("Association") has authority, acting through its Design Review Committee ("DRC"), with the Board of Directors ("Board") consent, to amend the Design Guidelines attached as Exhibit "F-200" to the Charter ("Design Guidelines; and

**WHEREAS**, in accordance with Section 6(3)(a) of the Charter, the DRC, with consent of the Board, has determined it is in the interest of the Association to amend and updated the Design Guidelines; and

**NOW, THEREFORE, IT IS RESOLVED** by the DRC, with consent of the Board, that the above-referenced resolution is adopted revoking and replacing Exhibit "F-200" of the Charter with Exhibit "A" attached hereto.

This is to certify that the foregoing resolution was adopted by the DRC at a meeting held on February 20, 2025, with Board consent given at a meeting held on 2/20/25, 2025, and has not been modified, rescinded or revoked.

DATE: 2/20/25



Board President

Stephanie Miller

Printed Name

DATE: Feb 24, 2025

Scott Zell

Design Review Committee Member

Scott Zell

Printed Name

Exhibit “F-200”



CRAIG  
RANCH

Community Association

Residential Exterior Maintenance/Modification  
Policies, Procedures, Guidelines & Resolutions

“Living the Dream”

**\*Please Note: Homes located in the following Service Areas must also comply with guidelines and restrictions located in the Service Area Supplemental Declarations in addition to the Master Design Guidelines.**

**Chateaus-** Declaration of Covenants, Conditions and Restrictions for The Chateaus of the Settlement at Craig Ranch

**Estates-** Declaration of Covenants, Conditions and Restrictions for The Estates at Craig Ranch

**Grove-** Supplemental Declaration of Covenants, Conditions and Restrictions for The Grove at Craig Ranch

**Hemingway-** Supplemental Declaration of Covenants, Conditions and Restrictions for Hemingway at Craig Ranch

**North-** Supplemental Declaration of Covenants, Conditions and Restrictions for Craig Ranch North

**Settlement**

**Townhomes-** Declaration of Covenants, Conditions and Restrictions for Settlement Townhomes at Craig Ranch

**Southern**

**Hills-** Supplemental Declaration of Covenants, Conditions and Restrictions for Southern Hills at Craig Ranch

**Spicewood-** Supplemental Declaration of Covenants, Conditions and Restrictions for Spicewood at Craig Ranch

**Trails-** Supplemental Declaration of Covenants, Conditions and Restrictions for The Trails at Craig Ranch

**Watters**

**Branch-** Supplemental Declaration of Covenants, Conditions and Restrictions for Watters Branch at Craig Ranch

**Inspiration-** Supplemental Declaration of Covenants, Conditions and Restrictions for Inspiration at Craig Ranch

## **HISTORY**

There was a time in America when the essence of "community" embraced all facets of life, knitting the elements of home, work, and play into the greater fabric of society. As cities sprawled, however, the community moved out. Suburbs flourished, and developers began revitalizing the city to bring the community back.

The concept of "New Urbanism" sprung from this revitalization, blending residential, commercial, and recreational features into a defined "community".

### **The Next Step: Craig Ranch**

Craig Ranch takes "New Urbanism" one step further. Instead of accepting the problems inherent in an aging, urban cityscape, Craig Ranch cast the essential elements into a community from the ground floor up - a more complete, personal design without limits.

Building this vision on the rolling hills of McKinney, Texas, just north of Dallas, Craig Ranch carefully renders the details of home, work, and play into a grander vision, crowned by amazing elements not possible in a typical urban environment.

The centerpiece of the community is the PGA TOUR Tournament Players Club at Craig Ranch, which recently received the second highest rating in the US by the United States Golf Association and the highest rating of all courses in the Tournament Players Club network. Add to that, restaurants, shopping, exercise facilities, and more - and Craig Ranch becomes more than a self-sustaining community. It's a destination.

Spacious estate home sites line the golf course, and along with other single-family homes, stately villas, and urban-style town homes, Craig Ranch provides a mix of residential options. The attention to detail, the respect for the land, the artful interpretation of "new urbanism" and a commitment to quality support Craig Ranch as the ultimate evolution in modern community living.

## **INTRODUCTION**

This guide has been designed to give the residents and owners of Craig Ranch a broad overview of the existing deed restrictions that are enforced for all properties regulated by the Craig Ranch Community Association, Inc. (CRCA). These restrictions exist for one reason - to assure our residents a high quality of life in a neighborhood that is consistent in appearance and quality, while allowing for individual expression. Craig Ranch is a community that exhibits an immense amount of pride in the appearance of the community and respect for their neighbors. One of the ways our residents exhibit this pride and respect is in adherence to deed restrictions. These restrictions exist to maximize the beauty of your neighborhood by improving the overall appearance of the community, thereby benefiting you and your neighbors by maintaining or increasing the value of your home.

This guide explains the rights and obligations of owners and residents pertaining to the upkeep and improvement of their homes, yards, and businesses. Our goal is not to prevent homeowners from adapting their homes to their individual lifestyle and needs, but to make

sure that all modifications are done in a quality manner that is expected in a premier master planned community. Craig Ranch developers have envisioned a certain look for this community. Craig Ranch is constantly working with homeowners, residents, builders and commercial property owners and managers to ensure that all homes and businesses within Craig Ranch are maintained to the highest standards.

The guide is divided into two main sections. The first section describes the "Deed Restrictions." These regulations explain the owners and residents' obligations in maintaining their homes and yards in a manner consistent with a premier master planned community. It describes the compliance procedure and the process by which violations of the restrictions are resolved. It further explains the enforcement procedures that CRCA can use to help get matters fully resolved.

The second section describes the "Modifications Procedure." When a homeowner wants to make changes or add onto their home, it is the responsibility of CRCA to assure that all work done to a home is of top quality in design, materials, and workmanship. We must also assure that these changes do not adversely affect their neighbors. The following pages describe the procedure used to request approval for modifications. Guidelines describe the requirements for each type of modification, and what information is needed to receive modification review. These guidelines are general ones for all CRCA neighborhoods. Some types of modifications have even more restrictive requirements depending on the specific neighborhood and whether or not the home is exposed to public view areas such as the golf course, landscape reserves, common area, or if the home is on a corner lot with more than one side exposed to public view. We have attempted to make this guide as complete as possible, but it is impossible to anticipate every situation. For complete details concerning requirements for a specific neighborhood or situation, it may be necessary to refer to the specific documents for that neighborhood.

A distinction must also be made between modifications and maintenance items. Basically, if you are repairing an existing structure, or part of a structure, and you are not changing its size or appearance, then it is generally a maintenance item (i.e., replacing wood trim that has been damaged by water with the same trim that already exists on the house; replacing some of the fence pickets that have broken; replacing broken gutters or downspouts). In most cases, maintenance items do not require our approval (i.e. as long as you are not changing the color, stain, material or appearance). On the other hand, if what you want to do changes or modifies the appearance of or adds to your home, then this is a modification, and we must approve it before any work is started. There can be some gray areas so please call and ask us. It is much better to take the time and find out that you do not need approval, than to find out that the structure you spent thousands of dollars to build is in violation of the requirements.

**Exhibit "F-200"**  
**RESIDENTIAL DEED RESTRICTIONS**

**DEED RESTRICTION POLICIES & AUTHORITY TO FINE**

In an effort to provide owners with a better understanding of the deed restriction process, the Board of Directors adopted the following Residential Deed Restriction Policy and Schedule of Fines. Please take the time to review the policy and fine schedule to become familiar with those items that are considered violations as well as what type of action will be taken. Pursuant to Chapter 9, Section 9.1 of the Community Charter of the Craig Ranch Community Association and Texas law.

Compliance - Owners, occupants, and visitors to a Parcel or Unit must comply with the Governing Documents and shall be subject to sanctions for violations as described in this chapter.

1. Establishment of Violation. Any condition, use or activity which does not comply with the provisions of the Association's Governing Documents shall constitute a "Violation" under this Covenant Enforcement and Fining Policy for all purposes.
  
2. Report of Violation. The existent of a Violation will be verified by a field observation conducted by the Board or its delegate. For the purpose of this Policy, the delegate of the Board may include management staff of the Association ("Management"). It is the intent of this Policy that the Board will, at a minimum, delegate to Management the enforcement of certain types of Violations of a routine nature specifically defined by the Board. A timely written report shall be prepared by the field observer for each Violation which will include the following information:
  - a. Identification of the nature and description of the "Curable Violation(s)" or Uncurable Violation as defined by the Texas Property Code.
  - b. Identification by street address of the Unit or Parcel on which the Violation(s) exists or has occurred.
  - c. Identification of the authority establishing that the condition, use or activity constitutes a Violation.
  - d. Date of the verification observation.

As soon as practical after the field observation report is prepared, the delegate will forward to the Owner of the Unit or Parcel in question written courtesy letter by first class mail of the discovery of a Curable Violation(s) ("Courtesy Letter"). The Owner will have ten (10) days from the receipt of the Courtesy Letter, or before the next inspection to cure

or abate the Curable Violation(s).

3. Required Notice.

a. First Notice. If no response is received to the Courtesy Letter or upon the next inspection, and the Curable Violation has not been cured, and for all Uncurable Violation(s) as defined by the Texas Property Code ("Uncurable Violation"), the Board or its delegate shall notify the Owner of the Unit or Parcel by first-class mail or personal delivery and by certified mail, return receipt requested, that a Violation(s) has occurred or exists (the "First Notice"). The First Notice shall not be required to be sent prior to the Association's right to levy a fine or impose other sanctions if the Owner has previously received a First Notice relating to a substantially similar Violation within six (6) months of the current Violation. For purposes of this Policy, such an Owner shall be referred to as a "Repeat Offender". The First Notice shall contain, at a minimum, the following information:

- i. The nature, description and location of the Violation(s), including any property damage caused by the Owner;
- ii. The authority for establishing that the condition, use or activity constitutes a Curable or Uncurable Violation, including the authority for recovering property damages caused by the Owner;
- iii. The proposed sanction to be imposed, including the amount of any fine in accordance with the Schedule of Fines recorded in the Real Property Records of Collin County, Texas on September 12, 2022 as Document No. 2022000138091 ("Schedule of Fines") incorporated herein for all purposes by reference, or the amount claimed to be due from the Owner for property damage;
- iv. Notice that if the Curable Violation(s) is corrected or eliminated within a reasonable time after the Owner's receipt of the First Notice that a fine will not be assessed and that no further action will be taken;
- v. The recipient may, on or before thirty (30) days from the receipt of the First Notice, deliver to the Association a written request for a hearing before the appropriate delegate;
- vi. If the Curable Violation is not corrected or eliminated within the time period specified in the First Notice, or in the case where a

written request for a hearing for any Violation is not timely submitted on or before thirty (30) days from the receipt of the First Notice for any Violation, fine referenced in the First Notice may be imposed and that any attorney's fees and costs will be charged to the Owner; and

vii. The Owner may appeal any delegate's decision to the Board by written notice and subject to the further procedural requirements set forth in Section 5 herein.

4. Notice of Fine Application. A final notice of the Violation and the amount of the fine (the "Notice of Fine Application") will be sent by the Association to the Owner by regular first class mail or personal delivery, and by certified mail, return receipt requested, under any of the following situations:

a. Where, within thirty (30) days from the date of receipt by the Owner of the First Notice, either the Violation(s) has not been corrected or eliminated or the Association has not received a written request for a hearing;

b. In the case of an Incurable Violation; or

c. Where the Owner was previously notified of, and was given a reasonable opportunity to cure, a similar Violation within the preceding six (6) months.

5. Request for Board Hearing.

a. Except as provided by Subsection (b) and only if the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a timely written request for a hearing within the time period prescribed in Section 3 herein (First Notice), to discuss and verify facts and resolve the matter in issue before the Board.

b. The Board will hold a timely requested hearing not later than the 30th day after the date the Board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The Owner or the Association may make an audio recording of the meeting.



c The notice and hearing provisions in this Addendum to the Policy do not apply if the Association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action. If a suit is filed relating to a matter to which Section 209.006 or 209.007 of the Texas Property Code applies, a party to the suit may file a motion to compel mediation. The notice and hearing provisions concerning a matter covered by Section 209.006 or 209.007 of the Texas Property Code do not apply to a temporary suspension of an Owner's right to use Common Areas if the temporary suspension is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this Addendum.

c An Owner or the Association may use alternative dispute resolution services.

d Not later than 10 days before the Board holds a hearing pursuant to the terms of this Addendum to the Policy, the Association shall provide to an owner a packet containing all documents, photographs, and communications relating to the matter the association intends to introduce at the hearing.

e If the Association does not provide a packet within the period described by Subsection ( d), the Owner is entitled to an automatic 15-day postponement of the hearing.

f During a hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. The Owner or the Owner's designated representative is entitled to present the Owner's information and issues relevant to the appeal or dispute.

6. Correction of Violation. Where the Owner corrects or eliminates the Violation(s) prior to the imposition of any fine no further action will be taken (except for collection of any monies for which the Owner may become liable under this Policy and/or the Declaration). Written notice of correction or elimination of the Violation may be obtained from the Board upon request for such notice by the Owner and upon payment of a fee to the Association for same, the amount of which is set by the Board or its delegate.

7. Referral to Legal Counsel. The Board or its delegate may refer any Violation to legal counsel for appropriate action at any time the Board or its delegate deems it to be in the best interests of the Association to do so. Any attorney's fees and

related charges incurred by the Association in enforcing the Association's Governing Documents will be added to the fines imposed under this Policy and become an obligation of the Owner at issue.

8 Fines. The imposition of fines will be incurred in accordance with Schedule of Fines based upon a lump sum amount will be levied in accordance with the Schedule of Fines recorded in the Real Property Records of Collin County, Texas ad Document No. 2022000138091 on September 12, 2022 and attached hereto as Exhibit "A" and incorporated herein by reference for all purposes.

9. Notices.

Any notice required by this Policy to be given, sent, delivered or received in writing will, for all purposes, be deemed to have been given, sent, delivered or received, as the case may be, upon the earlier to occur of the following:

- i. Where the notice is directed by personal delivery, upon actual receipt by any person accepting delivery thereof at the address of the recipient as set for in such notice; or
- ii. Where the notice is placed in the care and custody of the United States Postal Service, as of the third (3rd) calendar day following the date of postmark of such notice bearing postage prepaid and the most recent address of the recipient according to the records of the sending party.

Where a day required for an action to be taken or a notice to be given, sent, delivered or received, as the case may be, falls on a Saturday, Sunday or United States Postal Service holiday, the required date for the action or notice will be extended to the first day following which is neither a Saturday, Sunday nor United States Postal Service holiday.

Where the interests of an Owner have been handled by a representative or agent of such Owner or where an Owner has otherwise acted so as to put the Association on notice that its interest in a Unit has been and is being handled by a representative or agent, any notice or communication from the Association pursuant to this Policy will be deemed full and effective for all purposes if given to such representative or agent.

10. Cure of Violation During Enforcement. An Owner or occupant may correct or eliminate a Curable Violation at any time during the pendency of any procedure prescribed by this Policy. Upon verification that the Curable Violation has been corrected or eliminated, the Curable Violation will be deemed no longer to exist. The Owner will remain liable for all costs and fines under this Policy,

which costs and fines, if not paid upon demand, will be referred to the Association for collection.

Where an Owner transfers record title to a Unit at any time during the pendency of any procedure prescribed by this Policy, such Owner shall remain personally liable for all costs and fines under this Policy. As soon as practical after receipt by the Association of a notice of a change in the record title to a Unit or Lot which is the subject of enforcement proceedings under this Policy, the Board or its delegate may begin enforcement proceedings against the new Owner in accordance with this Policy. The new Owner shall be personally liable for all costs and fines under this Policy which are the result of the new Owners' failure and/or refusal to correct or eliminate the Curable Violation(s) in the time and manner specified under this Policy.

11. Definitions. The definitions contained in the Charter are hereby incorporated herein by reference for all purposes.

### CRCA RESIDENTIAL AUTHORITY TO ASSESS FINES "Exhibit A"

As permitted under Chapter 9, Section 9.2(a)(i) CRCA has the right to "impose reasonable monetary fines, which shall constitute a lien upon the violator's Parcel or Unit. In the event that any occupant, tenant, guest, or invitee of a Parcel or Unit violates the Governing Documents, and a fine is imposed, the fine may, but need not, first be assessed against the violator; provided, if the fine is not paid by the violator within the time period set by the Board, the Owner shall pay the fine upon notice from the Board.

**Payment of fine amount does not grant a variance for the violation. All violations must be corrected to come into compliance. If there is a subsequent violation of the same rule, the fine amount will double with each subsequent violation.**

This General Fine Schedule applies to all properties in Craig Ranch Community Association. Any fines imposed by the Association shall be implemented according to the applicable Craig Ranch Community Association fining and enforcement procedures referenced in the governing documents and in compliance with Texas law. This is a summary fine schedule only; please refer to the Craig Ranch Community Association Charter, By-laws, Rules, Policies, and Regulations for detailed requirements (available on website).

VIOLATION TYPE	FINE AMOUNT*	REPEAT SUBSTANTIALLY SIMILAR VIOLATION WITHIN 6 MONTHS
CURABLE - FIRST FINE	\$50	\$100
CURABLE – SECOND FINE IMPOSED IF UNCURED 10 DAYS AFTER FIRST FINE	\$100	\$200

CURABLE – THIRD FINE IMPOSED IF UNCURED 10 DAYS AFTER SECOND FINE	\$250	\$500
CURABLE – ADDITIONAL FINE IMPOSED EVERY 10 DAYS THEREAFTER	\$500*	\$500*
INCURABLE/THREAT TO PUBLIC SAFETY **	\$200	\$200
LEASE VIOLATIONS	See Current Residential Leasing Policies and Procedures for fine amounts.	
* Once cumulative fines imposed reach or exceed \$2,500 for a curable violation, further fine amounts and frequency will be determined by the Board of Directors.		
** Cost incurred by the Association incurred in responding or addressing violations, including but not limited to cost of repair, replacement or self-help, will be a separate obligation and charge imposed in addition to the fines referenced herein. The fines imposed by the Association in accordance with this schedule are in addition to all other rights and enforcement remedies available to the Association through the Charter, By-laws, Rules, Regulations, Policies, and Texas law which are not otherwise waived.		
*** See Section 8.1(c )(iv) of the Amended And Restated By-Laws for definition and classification of violations that are curable, incurable or considered a threat to public health or safety.		

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## **MAINTENANCE GUIDELINES**

## **HOME MAINTENANCE**

Craig Ranch residents are responsible for the maintenance of the exterior appearance of their homes. In addition to the obvious items such as painting and roof repairs, some of the more subtle, but common maintenance items are repair of shutters and other louvered decorative home features, maintenance of dormers, refinishing or repainting doors, gutter maintenance and siding or brick discoloration. The following guidelines will help the homeowner determine the areas of concern and what the obligations are in involving CRCA when considering home repairs.

First of all, when looking at needed home repairs you need to consider if they are just general maintenance items with no change in color, stain, material or appearance. If your garage gutters are sagging, you can repair them without CRCA involvement. The same thing goes for repairing shutters, replacing rotted wood siding, refinishing faded front doors, etc. In most cases maintenance repairs can be done without the involvement of CRCA.

## **PROPERTY MAINTENANCE**

### **FENCE MAINTENANCE**

All fencing must be maintained in such a fashion that it does not detract from the neighborhood. This includes but is not limited to, replacement of all rotted, warped, broken or missing wooden pickets; repair or replacement of leaning fence sections; staining or replacement wooden pickets to match existing stain or re-staining of all wooden fence sections where the stain has faded; replacement or repair of rusted metal fence sections and re-painting of all metal fence sections where the paint is faded, peeled, or rust has formed.

### **LAWN MAINTENANCE**

#### **DEFINITIONS:**

**Mowing-** horizontal leveling or cutting down grass.

**Edging-** vertical cutting of the grass resulting in a fine edge in the soil level that defines a space. (Usually along driveways, sidewalks, and patios.)

**Weeding-** removal of wild plants/grasses from lawn, landscaping bed, tree wells, etc.

Both the front yard lawn and the grass area between the sidewalk and the street are the responsibility of the individual homeowner to maintain. The general rule is 4" (inches). Once your grass reaches/exceeds 4", it will look overgrown. All sod will require regular mowing and edging – the frequency of which will depend on the weather season and lawn condition. During the growing season it is **highly** recommended that lawns be mowed once a week. In cooler, slower growing seasons, twice a month may be of sufficient frequency to keep the lawn looking manicured.

In accordance with City of McKinney guidelines, lawn clippings will be picked up on the regularly scheduled trash day. Clippings must be placed in brown paper bags (limit of 10



bags) and should be placed three (3) feet away from the green trash cart. If you use a lawn service, please make sure they are aware of the regulations and put the bags in the back yard out of view.

Weeds are a constant problem and should be removed anytime weeds are present. Reminders: when your lawn's growth slows, the weeds growth picks up and weeds will always grow faster than the grass. Even if your lawn does not need to be mowed, your weeds may still need removal.

The homeowner is responsible for maintaining good lawn health. In addition to mowing and edging, proper maintenance includes, but is not limited to, fertilizing, controlling weeds, watering, treating for turf diseases and insect infestation. Areas of brown, dying grass must be replaced, if they do not respond to treatment within a reasonable amount of time. Proper maintenance of side and backyard lawns is as important as the front lawns.

## **LANDSCAPING**

Next to the architectural control, the most important aspects of this area relate to landscaping. The developers spent quite a bit of time detailing the landscape requirements for Craig Ranch. Both home and businesses should have a cover of canopy type trees and all of the hard, mechanical elements of both home and businesses should be screened from view.

### **Shrubs and Groundcover**

The planting of shrubs along the front of the home (and sides where the side of the home is exposed to public view - such as corner lots) is critical to the look of Craig Ranch.

The minimum shrubbery requirements are as follows: All homes must have landscape beds that cover the entire front (and sides if necessary) of the house. The bed should be a minimum of six foot wide and must be properly maintained at all times – maintenance includes weeding and re-mulching when necessary. Plants in the beds must be a minimum of (5) five gallon in size. Larger plants may be required when replacing older, taller, mature plants. One row of evergreen shrubs must be planted, should be a minimum height of eighteen inches (18”), and should provide a continuous line of coverage. Groundcover or border plants shall be one (1) gallon containers, planted twelve inches (12") on center or split and planted six inches (6") on center depending on the species. Plant material in landscaping beds should be evergreen. Shrubs in front beds must be maintained 4 feet or lower. Hedgerow shrubs in the front beds must be maintained 4 feet or lower.

### **Planting Beds**

Planting beds should produce a harmonious landscape setting and should complement the architecture of the residence with a suggested minimum width of 6 feet (6') from the foundation of the home. All planting beds should be mulched and the mulch color should complement the stone/façade color of the existing house. Rock or gravel color should match or complement the stone/façade color of the existing house. White landscaping rocks are not permitted.

## **Landscape Installation and Maintenance**

Installation of landscaping is to be executed in a high-quality manner, consistent with the image of Craig Ranch. CRCA may reject any improvement where the material or workmanship fails to meet the acceptable industry standards. **Contractor signage is prohibited, and the homeowner may be subject to fines.**

### **Lawns**

Yards visible to the public shall be solid sod if not in planting beds. Over seeding with fescue seeds, in areas of high shade or for the purpose of having a green winter lawn is permitted. **Seeding or sprigging entire front or side lawn is not permitted.**

### **Edging and Borders**

Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds but is not required. Natural border plants, such as monkey grass, liriopie or jasmine, are strongly encouraged. Acceptable edging materials include steel, stone or brick. Acceptable steel colors are green, bronze, and black- silver is not permitted. Stone may be laid flat as accent material. House bricks are an inappropriate material and cannot be used for landscape borders. In no instance shall any holes in the brick be visible to the public. Landscaping bricks/stones shall complement the house brick/stone and it is recommended that the bricks not be laid loose but be set securely into the ground either horizontally or vertically. Colored brick or concrete scalloped borders shall be securely set into the ground. Two or more layers of stone/brick should be mortared together. (Mortared together landscaping materials should be on level concrete foundation.) Colored or poured reinforced concrete border/curbs are acceptable but must complement the exterior color scheme of the residence. **Black plastic or rubber edging material is not allowed.** All edging material must be maintained.

### **Tree Trimming**

All trees should be maintained and manicured in such a fashion that it does not detract from the neighborhood and appropriate clearance and lines of sight are given to sidewalks, streets, and street signs. Trees should be trimmed a minimum of fourteen feet (14') above streets and rights of way, a minimum of seven feet (7') above sidewalks, and a minimum of one foot (1') above and around any street signs.

### **Irrigation Systems**

Installation of an automatic irrigation system is encouraged and may be required in some neighborhoods. All irrigation equipment must be screened from view. All sprinkler heads must be at ground level.

## **SCREENING**

As with the foundation and roof top equipment, all mechanical equipment on Craig Ranch homes and any storage containers must be fully screened from public view. This includes pool and water treatment equipment, piping, boxes and relays for sprinkler systems, mechanical equipment associated with electronic gate closers, deck boxes, and storage boxes.

Screening can be accomplished in a number of ways including fencing and shrubbery. In all cases, if the particular items are behind six-foot wooden privacy fences and cannot be seen from public view, then the screening has been accomplished.

## **MISCELLANEOUS GUIDELINES**

### **TRASH**

CRCA does have certain rules governing placement of trash for pick up. Trash and Recycling, including lawn, tree, and shrub clippings, must not be placed out for pick up any earlier than the evening before the scheduled pick-up day. Trash and Recycling carts should be put away the evening of the scheduled pick-up day. Please keep all of your trash stored in the garage, behind the backyard fence, or screened with an approved trashcan enclosure, where it cannot be seen from public view.

### **PETS**

Generally recognized pets must be kept as house pets and not for breeding purposes. (Farm animals/birds are not considered house pets.) Pets must be on a leash and must not be left unattended. **The person in control of a pet when it is outdoors must remove its droppings from the streets and lawns, public and private.** Pets are not permitted in the Association amenities (i.e., swimming pools, exercise room, etc.). The property owner responsible for having a pet within the community shall be liable for any damage caused by a pet regardless of whether or not the pet is owned by the property owner.

### **STORAGE OF ITEMS**

No items, such as firewood, trash, bricks, stones, and debris, etc. are allowed to be stored outside a house in public view. This includes items left on the driveway, front porch, back porch of an unfenced back yard, side yards and any other location of the home site that is visible from public view.

### **BEHAVIOR**

Unit owners are responsible for the actions of their family members, tenants and guests. All residents, their family members, tenants, and guests are expected to comply with all elements of the Craig Ranch Governing Documents and all applicable civil laws or regulations. Any activity which may endanger the health of any occupant of any unit is prohibited. Any activity

that may result in cancellation of or increase in premiums for insurance on any unit, or any part of or all of the common areas/elements, is forbidden. Any activity by any resident, guest, or tenant which could be reasonably expected to cause any discomfort, annoyance, or nuisance to occupants of any other unit is prohibited. Such activities include, but are not limited to:

- A. Indoor noise which can be heard beyond the unit, such as music, television, yelling or a barking dog;
- B. Outdoor noise which can be heard within a neighbor's unit, such as amplified music, live musical instruments, or from unreasonably loud talking or yelling; and
- C. Noise which interferes with a neighbor's sleep or otherwise violates a neighbor's right to enjoy his or her home in peace and quiet is considered to be disturbing the peace and is not only hereby prohibited but is also illegal.

## **VEHICLES**

No boat trailers, commercial vehicles, motor homes, boats, travel trailers, golf carts, inoperative automobiles, campers, or vehicles of any kind are to be stored for more than forty eight (48) hours in the public street right-of-way or on driveways in public view.

*Community Charter for Craig Ranch Exhibit C-1 2.a "...the following activities are prohibited in Craig Ranch: Parking of any vehicles in "no parking" areas, or parking of mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages; provided construction, service and delivery vehicles shall be exempt from this provision during normal business hours for such a period of time as is reasonably necessary to provide service or make a delivery to any Parcel or the Common Area..."*

Vehicle covers are prohibited in public view. This includes but is not limited to vehicles parked in the driveway and on the street.

## **Driveways**

The driveway portion of a lot may not be used for any purpose that interferes with its ongoing use as a route of vehicular access to the garage. Without the Board's prior approval, a driveway may not be used: (1) for storage purposes, including storage of boats, trailers, and inoperable vehicles; or (2) for repair or restoration of vehicles.

## **Garages**

Without the Board's prior written approval, the original garage area of a lot may not be enclosed or used for any purpose that prohibits the parking of two standard-size operable vehicles therein. Garage doors are to be kept closed at all times except when a vehicle is entering or leaving.

## **Air Conditioner Units**

Window air conditioning units are expressly prohibited in any section of Craig Ranch.

## **DESIGN REVIEW COMMITTEE (DRC)/ACC REQUESTS/MODIFICATIONS**

Amended and Restated Community Charter for Craig Ranch Chapter 6- *“The Community derives its unique character from a mix of compatible architectural styles and from the cooperation of all Parcel Developers and Owners in upholding minimum design, landscaping, and aesthetic standards.”*

The Design Review Committee (DRC) is appointed by the Board of Directors and consists of owners in the community who review ACC/Modification Requests submitted by the owners for projects, additions, or enhancements of their property. This may include, but is not limited to, landscaping changes, pools, patio covers/pergolas, room additions, changes in paint or stain colors, etc.

When reviewing a submitted Application, the DRC takes several things into consideration including the requirements outlined in the Design Guidelines as well as harmony of the proposed external design with surrounding structures and environment. The DRC may also take into account, the effect the requested modification will have on neighboring properties and the community as a whole.

## **MODIFICATION SUBMITTAL PROCEDURES**

### **Procedures**

1. A Modification Application and supporting documents must be submitted along with a site plan/property survey (usually found in closing documents) indicating location of the modification, specifications on the requested modification (such as dimensions, colors, materials, etc.). Depending on the Modification, City Permits and/or Neighbor Acknowledgment Forms may also be required as part of the submission. Please refer to the Guideline for the specific modification.

2. Upon receipt, staff will verify that the Application is complete, that the Owner has no outstanding balance with CRCA, and that the Owner has no outstanding deed restriction violations.

If the Application is not complete, Staff will return the Application to the Owner requesting the additional needed information, and indicating *denied for insufficient information* since incomplete.

3. Once any outstanding items are resolved, the Application will be reviewed as follows:

- a. If the Application is for an item with written Guidelines, and meets all of the requirements within those Guidelines,

- b. If the Application is for a modification without written Guidelines, or it does not meet the requirements of a written Guideline, it will then be forwarded to the Design Review Committee (DRC) for review.

The DRC has 30 days in which to provide a decision on completed submissions.

- c. Upon approval, a letter will be sent to the Owner advising of the approval and any associated stipulations. Denials will include a letter specifying why the application was denied.
4. If an owner wishes to appeal the decision of the **DRC**, then they must submit a written request to appeal to the Board of Directors.
5. If an Owner proceeds with a denied Application, or deviates from the approved Application, it will be a violation of the deed restrictions and the member may be subject to fines.

*Special Notes:*

*Staff and the Design Review Committee will endeavor to review applications as soon as possible, however, please note that Chapter 6, (b) of the Community Charter for Craig Ranch allows the DRC 30 days after a completed Application is submitted to render a decision. This time frame may be extended to 40 days during Founder control period. Approvals are valid for one (1) year. If the Member does not complete the modification within this time period, they must resubmit the Application.*

**Approval by the Association does not supplant or represent that a project complies with any federal, state, or local code requirements for construction, health, safety, fire, or other requirements. Owners are responsible for separately obtaining any permit or approval required by the City of McKinney or any other governmental agency or entity.**

# **DESIGN GUIDELINES**



## **ACCESSORY STRUCTURES (DETACHED)**

- **Accessory Structures shall be defined as: Pergola, Arbor, Gazebo, or Detached Patio Cover. Accessory structures shall not exceed 25% of the area of the rear yard. (This is in lieu of or in combination with any deck/patio extension plans- not in addition to. The plans must allow for 70% permeable surface in the rear yard.)**
- **Accessory Structures shall be professionally installed- no pre-made kits.**
- **Accessory structures are approvable in the side or rear yards only and must be located behind the perimeter fencing of the lot.**
- **Accessory structures must be permanently affixed to a concrete foundation.**
- **Accessory structures shall maintain a five (5) foot side yard setback and a five (5) foot rear yard setback or as required by the service area guidelines. Accessory structures may not be located within any drainage, utility, or maintenance easement. The post of the structure must be within the required setback. An overhang is allowed up to two feet past the post.**
- **Construction shall not alter the drainage patterns established for the lot.**
- **Solar panels are not permitted to be installed anywhere on accessory structures.**
- **Carports are prohibited.**

## **ARBOR/PERGOLA**

- **Arbor/Pergola shall be attractive in appearance without an excess of detail ornamentation.**
- **Roof must be either 50% open, roofed with the approved polycarbonate (see polycarbonate guidelines) or louvered panels.**
- **Louvered roof panels may be installed in place of wooden slats with the following stipulations:**
  - **Materials must be made of powder coated or anodized aluminum.**
  - **Must be factory finished in a color to blend or complement the adjacent structure.**
  - **Must be mounted on inside of column/opening.**
  - **Must be enclosed in cedar to match.**
  - **Required to be an operational louvered panel.**
  - **See also polycarbonate roofing panels as outlined on page 17 & 18 of these Design Guidelines.**
- **Arbor/Pergola shall be of cedar, redwood, masonry, composite material, powder coated or anodized aluminum, or other material approved by the Reviewing Body.**
- **Arbor/Pergola must be painted or stained, the arbor/pergola shall coordinate and complement the colors of the house.**
- **Overall height of the arbor/pergola shall not exceed twelve (12) feet.**

- Arbor/Pergola which are attached to the dwelling may not extend over the dwelling setback lines as established by the applicable subdivision guidelines.
- Solar panels are not permitted to be installed anywhere on the Arbor/Pergola.

#### **GAZEBO**

- Gazebos shall be attractive in appearance, without an excess of detail ornamentation.
- Gazebos shall be of cedar, redwood, masonry, composite material, powder coated or anodized aluminum, or other material approved by the Reviewing Body.
- If painted or stained, the gazebo shall coordinate with and complement the colors of the house.
- Overall height of the gazebo shall not exceed twelve (12) feet in height.
- Roofing shall match/complement that of the house.
- Only one gazebo is allowed per lot.
- Solar panels are not permitted to be installed anywhere on the gazebo.

#### **DETACHED PATIO COVERS**

- Materials must match or complement existing house.
- Roofing materials shall match the existing house.
- Columns shall be of cedar, redwood, masonry, composite material, powder coated or anodized aluminum, or other material approved by the Reviewing Body.
- Solar panels are not permitted to be installed anywhere on the detached patio cover.

#### **POLYCARBONATE ROOFING PANELS**

- Polycarbonate roof panels shall be limited to pergola structures only.
- Polycarbonate roof panels shall be clear, with a Light Transmission greater than 70% (LT > 70%).
- Polycarbonate roof panels must be UV protected.
- Polycarbonate roof panels shall have a minimum 10-year material warranty.
- Minimum roof pitch shall be used to reduce the amount of panel visibility.
- Pergola framing shall maintain a minimum 50% open framing.
- The polycarbonate roof panel manufacturer's specifications must be provided to verify compliance with these guidelines.
- Large-scale architectural details must be provided for all edge conditions of the pergola in addition to the general submittal requirements for pergolas.

- The polycarbonate roof panel manufacturer's recommendations, including accessories, should be followed for complete installation.
- The panels must be sheets (i.e., flat panel profiles). Flat panels will require a connection system (gaskets) to cover the joints and secure the panels. These gaskets should be watertight with concealed fasteners.
- Minimum three (3) inch gap or a gutter required between the polycarbonate and the cedar wood trim on the front of the arbor/ pergola for drainage.
- Cedar wood trim must be placed all around the pergola.
- The thickness of the panel will be dictated by the span between supports; however, a minimum panel thickness of 5/16-inch (8 mm) is required.

#### **SUBMITTAL REQUIREMENTS**

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ City permit may be required.
- ❖ Manufacturer specification sheets for prefabricated structures.
- ❖ Proposed exterior color and materials.
- ❖ Photographs of the existing house showing where the proposed structures will be located.
- ❖ Sample photograph(s) showing an example of the completed project.
- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the existing and proposed structures, easements, and property lines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **ATTACHED PATIO ROOF COVERS**

- Attached patio covers may not extend over the dwelling setback lines as established by the applicable service area guidelines. If adjacent to a golf course, water body, open space, or Common Area a minimum ten (10) foot setback is required or as required by the service area guidelines. Attached patio covers may not be located within any drainage, utility, or maintenance easement. The post of the structure must be within the dwelling setback line. An overhang is allowed up to two feet past the post.
- Attached patio covers shall be located behind the perimeter fencing of the lot within side or rear yards only.
- Any solid walls must be the same materials as existing house.
- Roofing materials shall match the existing house.
- Columns shall be of cedar, redwood, masonry, composite material, powder coated or anodized aluminum, or other material approved by the Reviewing Body.
- All roof pitches of the attached patio roof cover shall be a minimum of 4:12 or as approved by the Reviewing Body on a case-by-case basis.
- Construction shall not alter the drainage patterns established for the lot.
- Stain shall be solid color coating only that complements the existing property. Transparent and semi-transparent stain is prohibited.

## **SUBMITTAL REQUIREMENTS**

- ❖ A set of floor plans, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.
- ❖ City permit required.
- ❖ Photographs of the existing house showing where the proposed attached patio roof cover will be located.
- ❖ Proposed exterior color and materials.
- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the existing and proposed structures, easements, and property lines.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **ADDITIONS / REMODELS**

- Room Additions and Renovations include, but are not limited to, enclosed porches (which are not screened enclosures), glass enclosures, expansions of living area, additions of dormers, windows and/or doors, and enclosing any portion of the house not previously enclosed.
- Addition must appear as part of/complement the original house design, including roof pitches, overall massing, proportions, details (brick, paint color, roof, etc.), doors and windows and materials.
- Extension of a garage toward the street will not be allowed since it may create an inappropriate massing toward the street. Second story additions to detached garages will not be permitted. Garages are not to be used for living spaces.
- The Addition may not extend beyond the rear or side building setback lines as indicated on the survey site plan. If a rear building line is not indicated on the survey site plan, single story additions shall be no nearer than ten feet (10') from the rear property line and two-story additions shall be no nearer than fifteen feet (15') from the rear property line.
- The addition shall not alter the existing drainage patterns.
- ***SPECIAL RESTRICTION- The Settlement- No front-entry garages shall be permitted.***
- ***SPECIAL RESTRICTION- The Settlement- Each house must have a functional front porch with a minimum of eight feet (8') on depth.***
- ***SPECIAL RESTRICTION- The Settlement- No brick shall be permitted for any of the outside façade of a structure. Each structure must be constructed from stone, stone veneer, cement plant, a combination thereof, or some other material approved by the DRC.***

## **SUBMITTAL REQUIREMENTS**

- ❖ A set of floor plans, elevations, and roof plans drawn to scale.
- ❖ City permit required.
- ❖ Photographs of the existing house showing where the proposed addition/remodel will be located.
- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the existing and proposed addition, easements, and property lines.
- ❖ All colors and materials (roofing, siding, masonry, etc.) shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.
- ❖ Existing and proposed air-conditioned square footage must be noted.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.
- ❖ Neighbor Comment Form may be required.

## **ARTIFICIAL PLANTS AND TURF**

### **ARTIFICIAL PLANTS**

- The use of artificial plant material is not permitted within Craig Ranch Community Association. The only exception to this policy is for wreath/door decorations in residential neighborhoods.

### **ARTIFICIAL TURF**

- Yards visible to the public shall be solid sod if not in planting beds. Over seeding with fescue seeds, in areas of high shade or for the purpose of having a green winter lawn is permitted. Seeding or springing entire front or side lawn is not allowed.
- Artificial Turf may be permitted for residential use behind yard fence on the internal side of the residential lot ONLY IF not visible to the public nor neighboring lots. If a residential lot has wrought iron fencing, artificial turf may still be permitted if properly screened from view pursuant to the screening policy outlined in the Amended and Restated Community Charter for Craig Ranch (CRCA Charter) *Exhibit F-200*. The addition of artificial turf is an exterior modification and will require the submittal of a residential modification application that includes a sample of the artificial turf intended to be used and a material/installation plan that complies with the criteria outlined below. DRC will review when the application is complete. No modification to the exterior elements of the lot may take place until DRC approves the application.
- *Additional Artificial Turf Criteria*
  - Estates Villas, Hemingway, and Spicewood- Interior lots that do not face a public intersection or Common Area are permitted to install artificial turf without the addition of wrought iron fence screening on a case-by-case basis provided all other requirements of the criteria below are met.

### **Criteria**

- Artificial Turf must be professionally installed.
- No person may interfere with the established drainage pattern or grading pattern over any portion of a property unless adequate alternate provision for property drainage has been obtained by licensed engineer and proper city permits obtained. Please note that approval of applications and any drainage plans submitted by the residential lot owner are reviewed and approved solely for the purpose of ensuring compliance with the requirements of this guideline and CRCA modification rules only and is not to be considered a warranty or verification by the DRC or CRCA that the submitted drainage plans and modifications have been reviewed and determined to be adequate by the CRC or CRCA for the intended modification or that such modifications and proposed drainage pattern will not result in interference with any neighboring property rights. Proper drainage requirements are the sole responsibility of the applicant and the applicant's licensed professional engineer and should be discussed and reviewed as part of the applicant's separate city permitting approval process with the City of McKinney.
- The backing of the artificial turf should be coated with polyurethane material. The artificial grass itself should be made from a polyurethane material and must have a realistic appearance, be fade resistant/UV protected, and weather resistant. Artificial turf must be professionally installed, and the installation shall include a bender border, acrylic antimicrobial infill sand and nails to nail down the turf. All products used must be 2-way soluble meaning water can move both directions through the turf.
- The use of artificial turf in Zero-lot line plats/lot must adhere to the easement's standards established for the residential lot at issue. The area in between residential structures (homes) are considered a maintenance/utility easement governed by specific rights and obligations between adjoining residential lots. In an easement area, elements

below the ground surface must be accessible. Approval by the DRC relates exclusively to this guideline and CRCA general rules. The applicant is solely responsible for compliance with specific easement requirements applicable to his/her residential lot. Should an owner place any item in an easement area which interferes with access or another party's easement or maintenance rights, any liability for such interference, including the cost of accessing the area and sequential repairs to the owner's property, is the sole financial responsibility of parcel/lot owner applicant.

### Maintenance

Artificial turf must be properly maintained and replaced when it becomes worn.

### SUBMITTAL REQUIREMENTS

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of proposed turf installation in relation to existing structures, pools, fences, setbacks, easements, and property lines.
- ❖ Description of base materials proposed.
- ❖ A 6" (inch) square sample of the turf should be provided, upon request.
- ❖ Type of proposed artificial turf with manufacturer specification sheets.
- ❖ Current picture(s) of areas where artificial turf is to be installed.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **ATTIC VENTILATION/ROOFTOP APPENDAGES**

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

## **SUBMITTAL REQUIREMENTS**

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



## **AWNINGS- RETRACTABLE**

- **Awnings shall be solid or two-tone muted earth tone colors, to be reviewed on a case-by-case basis.**
- **Brightly colored or multi-colored awnings are not allowed; awnings must complement the colors of the home.**
- **Permanent/fixed awnings are prohibited.**

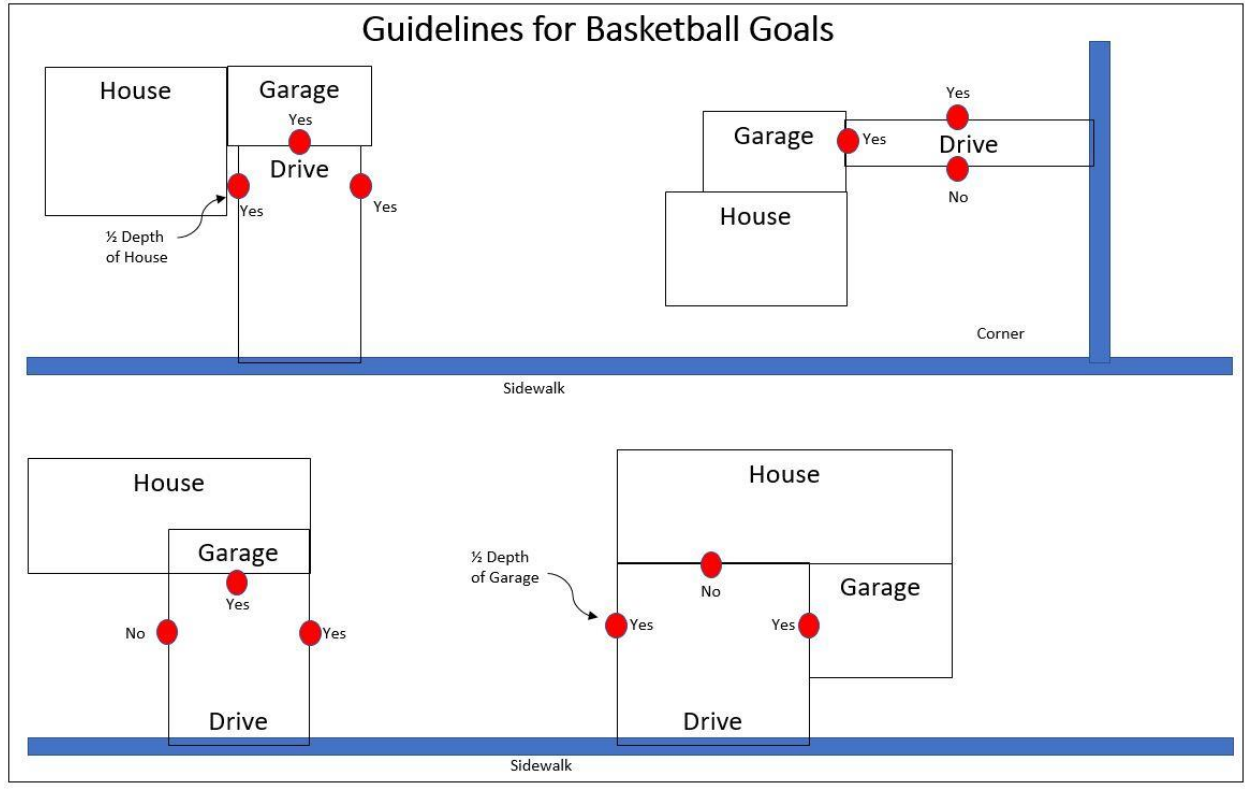
## **SUBMITTAL REQUIREMENTS**

- ❖ **Photo of the elevation of the house where the awning will be installed.**
- ❖ **Material sample, material type, color, and size.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## **BASKETBALL GOALS**

- **Permanent and portable basketball goals are permissible in the locations shown below (location should minimize visual and use impact to public view and neighboring properties). Backyard goals shall be placed out of public view to the fullest extent possible. For corner lots, goals shall be placed on the interior side of the lot. Neither portable nor permanent goals may be used or stored in the street.**
- **Net must be white, and/or black or red/white/blue (tri-color). Fluorescent colored nets and chain nets are strictly prohibited.**
- **Only one goal per lot is allowed.**
- **Basketball backboards and nets must be maintained.**
- **Portable basketball goals may be stored horizontally inside garage or in rear yard.**
- **Basketball goals are only permitted adjacent to the driveway or an approved sports court.**
- **Permanent Goals:**
  - **Goals shall be installed on commercially made, standard sized backboards constructed of transparent acrylic, heavy gauge fiberglass, Plexiglass, graphite-blend, or aluminum. White, clear, or gray backboards are acceptable.**
  - **Poles shall be metal or fiberglass painted black or gray.**
  - **Supports for garage-mounted goals shall be black or a color to match the roof of siding color.**
- **Portable Goals:**
  - **Prohibited in the city street right of ways including sidewalks. Portable goals shall not be placed within ten (10) feet of the curb.**
  - **Base shall be black or gray with no visible logos. For aesthetic reasons, it is recommended to use a thin base and to screen the base from public view when necessary. Bases may not be weighed down with stones, bricks, cinder blocks, dirt bags, etc. The base should be properly filled with sand or water per the manufacturer's instructions.**
  - **Supports shall be painted black or gray to match the pole.**

## Guidelines for Basketball Goals



### SUBMITTAL REQUIREMENTS

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

## **BIRDBATHS/BIRDHOUSES**

- One birdbath is permitted in the landscape bed and should be incorporated with the landscape design. Size of birdbath should complement the landscape bed size and color should complement the colors of the home and landscape borders (stone/brick).
- Birdhouses may be placed in the backyard in a location that is screened from public view to the maximum extent possible.
- Pole mounted birdhouse (backyard only) shall not exceed twenty (20) feet in height.
- Only one pole-mounted birdhouse per lot is allowed.
- All posts or poles for the support of birdhouses must be cedar, redwood, metal, or fiberglass. Posts shall be painted an earth tone color, coordinating with the colors of the house. All poles or posts shall be maintained in a vertical and upright manner.
- The birdhouse itself shall be a color complementary to those of the house and must be maintained.
- Birdhouses shall not exceed 1' x 1' x 1' in overall dimensions.
- Hanging birdhouses may be placed in trees or on accessory structures, or on the house itself, but may not be larger than 1' x 1' x 1' and shall not impede the natural development of the tree.
- Only one hanging bird house per front yard.
- Each lot may only have a total of three birdhouses.

## **SUBMITTAL REQUIREMENTS**

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

## **COLOR CHANGES**

- Trim, gutters, and siding colors must complement the masonry (brick, stone, or stucco) color on the house. Color selections must fall within the same color palette: off-white, brown, beige, gray, or off-black and derivatives thereof with Light Reflective Value (LRV) range 20%-90%. All colors which do not fall within the palette will be reviewed on a case-by-case basis.
- Garage doors and shutters must complement the masonry color on the house and shall be stained or painted from one of the following color palettes: off-white, brown, beige, gray, or off-black color palette and derivatives thereof or as approved by the Reviewing Body. All colors which do not fall within the palette will be reviewed on a case-by-case basis. Cedar garage doors may be painted to match other cedar accents on a case-by-case basis.
- Front doors shall be painted or stained in colors that complement the siding and masonry color on the house. No submittal required if front door is painted from off-white, brown, beige, gray, or off-black color palette and derivatives thereof. Color changes on front doors outside of listed palette shall be reviewed on a case-by-case basis.
- Lime wash, German smear, and painted brick can be submitted for review on a case-by-case basis. Refer to Page 71.
- Same for same paint color or stain color falls under maintenance and no approval is needed.

## **SUBMITTAL REQUIREMENTS**

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

## **DECKS/PATIOS/PATIO EXTENSIONS**

- Deck/patio extension plans must allow for 70% permeable surface in the rear yard, not to include driveways.
- Deck shall be of redwood, cedar, composite material similar to Trex or other material approved by the Reviewing Body. Pressure treated pine is permitted for the nonexposed structure only.
- Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the Reviewing Body. Concrete decks must be 4" thick.
- For patios and decks no encroachment will be allowed on easements. No encroachments are allowed on front, rear, or side building setback lines, or on golf course reserve easements.
- The new deck/patio shall not alter the drainage patterns established.
- Decks/Patio improvements shall not impede any "view zone" requirements established for the lot.
- Decks and patios must be inside or rear yard behind perimeter fence.
- Maximum height of the walking area of a deck is eighteen (18) inches from slab level. Multi-level decks are permitted but the highest level must be at or below eighteen (18) inches. Built in benches and/or railings may exceed this height.
- Upper-Level Deck height cannot exceed the height of a normal second story level, nor extend beyond the building lines.

## **SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the existing and proposed deck/patio extension, easements, and property lines.
- ❖ Building plans, including railing, bench, screening, and other details.
- ❖ Photographs of the existing house showing where the proposed deck/patio extension will be located.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.
- ❖ Neighbor Comment Form may be required.

## **DOORS**

- **Front doors must be of wood, fiberglass, or metal construction and shall be free of excessive ornamentation.**
- **Replacement doors shall match or complement the existing color scheme of the home. Colors shall fall within the color scheme listed on the Color Changes section of this Design Guidelines.**
- **The Reviewing Body shall have the right to review and approve exterior storm doors, and security gates and bars as exterior residential materials.**
- **Storm doors shall have a nine (9) inch maximum wide frame (12-inch maximum kick plate at the bottom of the door is allowed), which shall be finished to match or complement the window mullions or the house trim.**
- **Storm doors installed on the front elevation or on side elevations facing a street or public view shall have transparent glass. Only full view storm doors are permitted. Full view shall be defined as a solid glass panel. There shall be no cross members, decorative grills, or opaque panels.**
- **Screen doors are prohibited.**
- **Any deviation must be approved on a case-by-case basis.**

## **SUBMITTAL REQUIREMENTS**

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

## **DRIVEWAY GATES (METAL)**

- The gate shall not be excessive in ornamentation.
- All gate equipment must be located inside the gate and screened from public view.
- Gates are not permitted to swing out into the street or alley.
- Wooden driveway gates are prohibited.
- A driveway gate unit shall not impact the function of any drainage easement. All fencing must be installed on the high side of any retaining walls. Check your service area design guidelines for fencing requirements if fencing sections are attached to your gate.
- Unless otherwise specified in the Service Area's Supplemental Declaration, driveway gate location must comply with the fence setbacks and restrictions outlined on pages 41-42.

## **SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the proposed gate across the driveway and showing the property lines.
- ❖ A brochure, photograph or drawing of the proposed gate and columns with the materials, color and dimensions listed.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.



## **DRIVEWAYS/DRIVEWAY EXTENSIONS/DRIVEWAY STAIN/FLATWORK/PODS (Temporary Storage Containers)**

- Driveways, parking pads, and other flatwork additions shall match or complement the texture, color, and material of the existing flatwork to be extended or as approved by the Reviewing Body on a case-by-case basis.
- All driveway resurfacing must be approved at the discretion of the Reviewing Body and shall not be added over public sidewalks.
- The max number of curb cuts (driveway approaches) allowed per lot shall be no more than two (2).
- Driveways, driveway extensions, and other flatwork will be reviewed on a case-by-case basis.
- Driveway Extensions
  - Maximum extension width is 3' (feet).
  - A minimum of 2' (feet) of green space must be maintained between the extended driveway and the property line.
- Plain concrete exposed vertical edges shall not exceed four (4) inches in height.
- Semi-transparent concrete stain (gray and tan hues only- reds are prohibited) must be submitted for and approved by the Reviewing Body. Solid concrete stain and concrete paint are prohibited.
- PODs or any temporary storage container may be permitted in a driveway for 14 days if the owner notifies the Association. Any time longer than 14 days will be reviewed on a case-by-case basis.

## **SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating location, dimensions and setbacks, samples, patterns, colors, and textures of driveways, parking pads.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **FENCING- WOOD (RESIDENTIAL)**

### **INTRODUCTION**

The street side of all solid fences will be required to be landscaped. Must meet all landscaping guidelines outlined in this document and including the service area guidelines.

### **CRITERIA**

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

#### **A. Heights**

1. A wooden fence height shall not exceed eight (8) feet in height.
  - a. Signed neighbor agreement form(s) required for any owner requesting a height change from six (6) feet to eight (8) feet.

#### **B. Design**

1. Fences shall “step” up or down to higher or lower connecting fences or columns. Each step shall have a maximum of one (1) foot allowed and shall be consistent with the grade.
2. All wooden fencing may include a single kickboard not to exceed 2”x8”. Multiple kickboards are prohibited. Kickboards should be pressure-treated material.
3. Wooden privacy fences must be constructed in one of two types, board on board or board beside board. All other fence styles (shadowbox fencing, horizontal picket fencing, etc.) are prohibited.
4. Posts shall be a maximum of eight feet (8’) apart.
5. Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut outs, wagon wheels, etc.

- **Board on Board Fencing:**

- Board on board fencing must be constructed with 1”x4” or 1”x6” pickets. A single 1”x4” trim cap and a single 2”x6” top cap are required.
- Board on board fencing must use a single row of pickets.

- **Board Beside Board Fencing:**

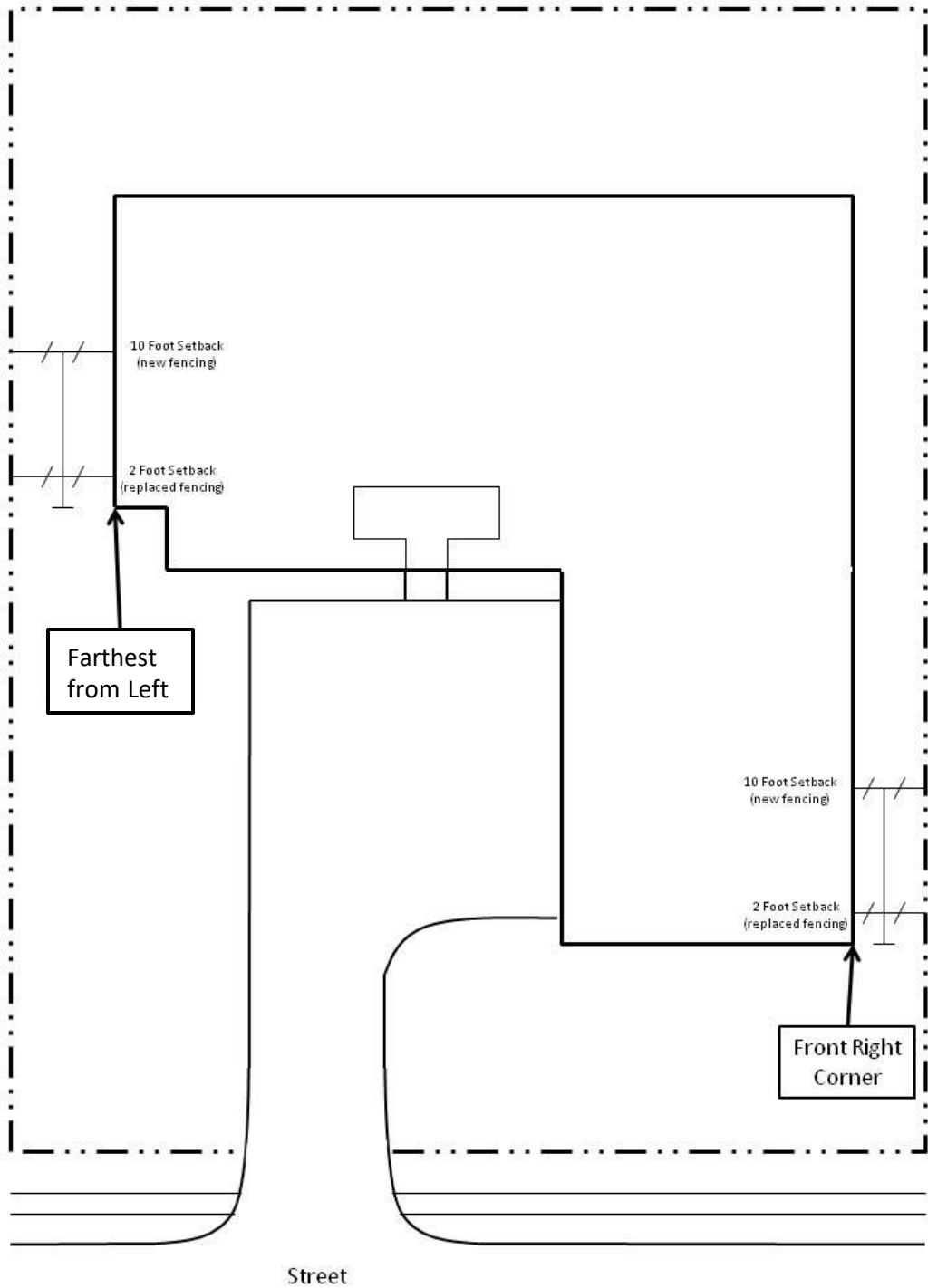
- Board beside board fencing must be constructed with 1”x4” or 1”x6” pickets. A single 1”x4” trim cap is required.
- Board beside board fencing must use a single row of pickets with no space between pickets.

#### **C. Location**

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

1. Fencing (in its entirety) is solely restricted to the owner’s property. Fences shall not encroach into any public street right-of-way (ROW) or designated open spaces.
2. Fencing shall not be placed beyond the front yard building line and must comply with the City of McKinney Ordinances on a side yard building set back on corner lots with secondary street frontage.

3. Pickets are to be placed on the exterior face (or Public side). Posts must be steel pipe columns. Steel pipe columns may be encased in matching cedar or redwood material.
4. Double fencing (one fence installed next to another creating a non-maintainable area) and stand-alone fences are prohibited.
5. Fences at sloped areas shall be stepped a maximum of one (1) foot to be made level (page 37) and not be sloped to follow grade.
6. Fencing installed along property lines where retaining walls exist shall be located on the high side of the wall.
7. All fencing must be set back a minimum distance of ten (10) feet from the left and right-side front corner (i.e. farthest back front façade) of the dwelling unless the service area guidelines are more restrictive. Any replacement fencing which was originally located forward of the 10 ft. setback may be replaced only in its original location or further back and must be setback at least 2 ft. from the front right and left corner of the dwelling. Reference Example "A" below.
8. Fencing may not be placed within three (3) feet of the neighbor's air conditioning unit.
9. No front yard fencing is allowed.



**Example A**

**D. Materials**

1. Depending upon proximity to the dwelling, it may be preferable for the fence, in terms of appearance, to be an architectural extension of the dwelling. The fence shall have sufficient strength to assure that it remains plumb and true to its original alignment. The fence shall be sufficiently durable so as to be resistant to decay and deterioration due to insects and the elements.
2. Required Materials
  - a. Wood (1" x 4" or 1" x 6" pickets to meet standard design(s) of board on board or board beside board).
  - b. Metal Posts- Mandatory.
3. Unacceptable Materials (not all inclusive)
  - a. Lattice panels
  - b. Chain link
  - c. Wire, wire mesh (exception when used as dog bars along the bottom of the fence) or wire-bound pickets
  - d. Sheet or expanded metal and stamped metal posts
  - e. Plastic or fiberglass (corrugated, flat, or woven)
  - f. Rope, bamboo, or reed.
  - g. Solid landscaping being used as a substitute for a perimeter or a return fence.

**E. Color and Finish**

When replacing or repairing wooden fences, all pickets are required to be treated through staining. All treated fences must be properly maintained to create a uniform appearance. Any finish requires approval and must be of muted earth tones in semi-transparent stain (tans, browns, or grays). Any repairs made to a treated fence shall result with the entire fence blending in appearance. Metal must be properly prepared, primed, and painted flat black. Extension of existing Common Area fences must be stained the same color as the existing Common Area fence.

- F. *SPECIAL RESTRICTION- The Settlement- All fences must be constructed from wrought iron or a living screen (landscaping) or a combination thereof. No wooden fences are permitted.***

**ADDITIONAL CRITERIA**

- A. Easements: If easements occur within a property, it is to be maintained by the property owner. Fence construction within any easement is at the risk of the homeowner. Fences shall not obstruct lot drainage easements.
- B. Swimming Pools, Spas, Hot Tubs: Fencing requirements of the City shall also be incorporated.
- C. Tree Preservation: Fence lines shall adjust to existing trees or stands of trees by weaving among, jogging around, or abutting to the tree. A fence may not be attached to a tree. Fences shall not encroach beyond the property line to encompass a tree.
- D. Fence Repair

Minor fence repair may be completed without prior approval provided all work falls within the current guidelines listed. Fence repairs in which more than eight (8) feet of fencing is replaced shall be considered a replacement and an approved application is required prior to the work.

**E. Fence Replacement**

Replacement fences must meet all current fencing types and guidelines. When a cedar or redwood fence needs to be replaced the pickets shall face the same way as originally installed.

In accordance with Chapter 7.5 of the Amended and Restated Community Charter for Craig Ranch, “(a) Each wall [or] fence... built as part of the original construction to serves and/or separate two adjoining Parcels shall be considered a party structure. The cost of reasonable repair and maintenance of a party structure shall be shared equally by the Owners who use the party structure.”

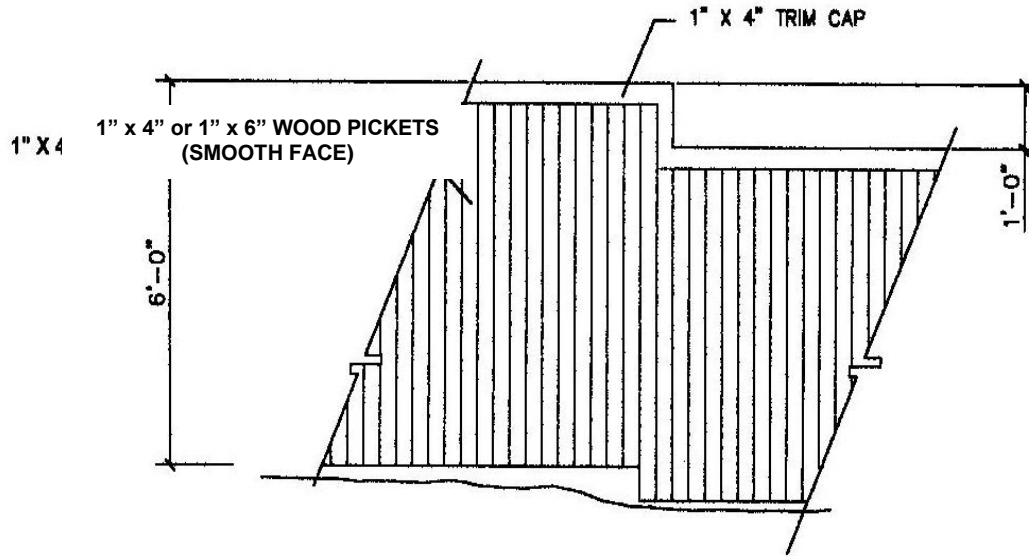
- F. All dog bars and fine black mesh must be submitted when installed in the bottom 24 inches of the fence. Refer to page 48.**
- G. Once a perimeter fence is placed on the lot, it may not be permanently removed.**
- H. Homeowner fencing shall not utilize poles or any portion of Common Area fencing.**
- I. Handrails on walkways will be considered on a case-by-case basis and must be constructed of wrought iron.**

**SUBMITTAL REQUIREMENTS**

- ❖ **Property survey (usually found in Closing Documents) highlighting/indicating existing structures, proposed fence location, type of materials, finish stain or color, and height.**
- ❖ **City permit required for all fence line location changes.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**
- ❖ **Neighbor Comment Form will be required for height changes to, color changes to, and replacement of “party fences” which are shared responsibility in accordance with Chapter 7.5 of the Amended and Restated Community Charter for Craig Ranch.**

**TYPICAL FENCE AT SLOPE – EXTERIOR VIEW**

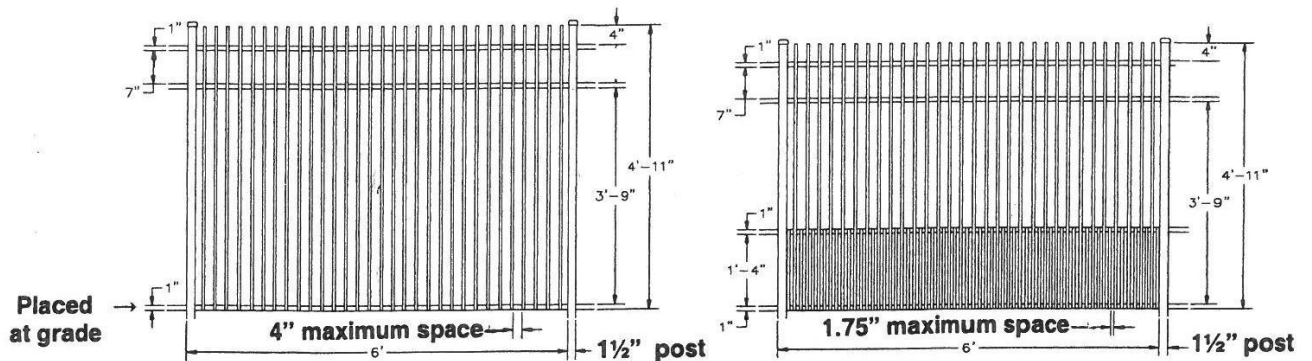
**REQUIRED INTERIOR PROPERTY LINE PRIVACY FENCE – PLAN VIEW**



**TYPICAL FENCE AT SLOPE - EXTERIOR VIEW**

## **FENCING- IRON (RESIDENTIAL)**

### **WROUGHT IRON FENCING**



### **Metal Fence: Elevation Metal Fence including dog bars in the bottom 18-24 inches of the fence.**

- Metal, wrought iron, and aluminum fencing will have a minimum allowable height of four feet (4') and a maximum allowable height of six feet (6').
- Must be painted black.
- Metal pickets must be a maximum of four inches (4") on center.
- No decorative elements, other than spear tops, are permitted.
- If metal fencing is used to enclose a pool, all applicable City laws must be followed.
- Screening for privacy along open metal fences must be made of approved live landscaping or approved screening material.

### **WROUGHT IRON FENCE SCREENING**

The following guidelines apply to all CRCA communities:

- Attaching live or artificial vines, ivy/plants, burlap, bamboo, or other such material directly on the wrought iron fence is strictly prohibited.
- Screening may not obstruct fence gates in a manner which inhibits the gate's intended operational use.
- Screening materials are not permitted for use on front porches or balconies.
- Corner lots may not utilize or attach any screening material on wrought iron fences. Privacy can be achieved by planting approved live trees, shrubs, or plants on the interior side of the fence. Additional design guidelines, specific to an individual neighborhood, may be applicable and can be found in that service area's Supplemental Declaration of Covenants, Conditions and Restrictions or similar documents.



- Wrought Iron fencing along alleyways & roadways, utilizing approved trees, shrubs, or plants as screening may not interfere or obstruct visual sight lines of the right-of-way. The use of vegetation for screening in these locations must comply with all government ordinances and requirements. Resident applicant is solely responsible for reviewing such ordinances and any applicable government requirements to ensure any plant or screening does not obstruct visual sight line of right-of-way or otherwise. All owners are strongly encouraged to check with the City of McKinney and any other applicable government agency for further information.
- To enclose the gap between the base of the wrought iron fence and ground for the purpose of keeping animals in or out of a yard, garden edging may be utilized. Edging (puppy bars) must be a black powder coated galvanized steel, only straight vertical bars going the same direction as the bars on the wrought iron fence (decorative scroll designs are not permitted), and maximum height of 18 inches. Placement must be on the interior of the fence, close together with no gaps so it appears as one continuous line as illustrated in Wrought Iron Fence Screening Exhibit A attached hereto.
- To enclose the gaps in the wrought iron fencing for the purpose of keeping animals in or out of a yard, mesh can be used provided it meets to requirements below:
  - Mesh must be black, powder-coated metal.
  - Must be manufactured to not exceed 24” (inches) in height. (DIY cutting of mesh material is not permitted.)
  - Must be pulled taught and align with the wrought iron fence.
    - Approved mesh will not hang below the bottom of the fence line.
  - Black Zip Ties should be used to attach to fence and the tails cut once attached.
- Damage that may occur to wrought iron fences as result of adding additional screening, is the owner’s responsibility to repair.

***Additional Screening Criteria:***

Owners are responsible for ensuring screening criteria for their individual community are met. By way of example, the following additional screening criteria applies to each of the respective CRCA communities identified below, in addition to the General Guidelines set forth above. To the extend any of the criteria set forth below is inconsistent or in conflict with the General Guidelines set forth above, these Additional Screening Criteria control:

***Southern Hills, Estates, Settlement, Settlement Townhomes, Chateaus, Trails, Westminster and North***

- In these specific communities, wrought iron fences in public view may only use live shrubs/plants material for screening. Live shrubs/plants must be planted in the ground on the interior side of the fence. Plant material must be well maintained and not protrude onto neighboring properties nor impair the use of sidewalks or public rights-of-way. If planting near sidewalk vegetation must be trimmed to allow 4 ft. clearance between edge of shrub and sidewalk/ right-of-way.
- Homes with wrought iron fencing along alleyways may only plant on the interior side of the fence and vegetation must be trimmed to allow 4 ft. clearance between edge of shrub right-of-way.

- The Trails Community permits wood fencing on a limited portion of the side yard courtyard. Criteria can be found in The Trails Supplemental Declaration of Covenants, Conditions and Restrictions, Appendix D17, section B2.

*Hemingway*

- Portions of fence in public view facing street/ alleyway must remain unaltered. Only live plants are permitted as natural screening. Plants used as screening are only permitted on the interior side of wrought iron fence.
- Fences that run parallel to the length of the building located between two building structures may use one of the two approved privacy screens: black vinyl lattice work, as illustrated in Wrought Iron Fence Screening Exhibit B attached hereto or fiber fencing panels, as illustrated in Wrought Iron Fence Screening Exhibit C attached hereto, in either beige or black in color. Fiber fencing is commercial grade mesh fabric panels with finished edges and grommets. Material is to be fade resistant.
- Screening materials cannot exceed the height or width of the rails of fence posts of the existing wrought iron fence. Screening materials must be customized for fit the full width and length of the fence. Screening material may only be placed on the interior side of the existing fence. Screening materials must be properly secured to existing fence with black zip ties, in a tight fashion so no ripples or visual gaps appear.
- Owner is responsible for maintenance and replacement of material when it becomes faded, damaged, warped, or ripped.

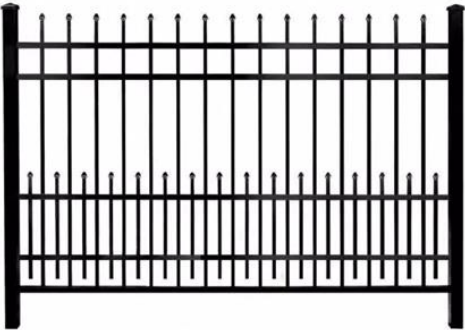
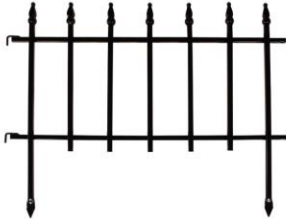
*Spicewood*

- Only black vinyl lattice work, as illustrated at Wrought Iron Fence Screening Exhibit B attached hereto, is permitted for additional screening on wrought iron fences.
- Screening materials cannot exceed the height or width of the rails and posts of the existing wrought iron fence. Screening materials must be customized for fit the full width and length of the fence.
- Screening material may only be placed on the interior side of the existing fence. Materials must be properly secure to existing fence with black zip ties, in a tight fashion so no ripples or visual gaps appear.
- Owner is responsible for maintenance and replacement of material when it becomes faded, damaged, warped, or ripped. Should any additional screening be needed at the base of the fence to keep household pets in a yard an additional strip of black lattice work may be added in this location but must be attached in a manner that appears to one continuous panel of lattice work. Corner lots may only utilize live plants, shrubs, or trees on the interior of the fence for screening.

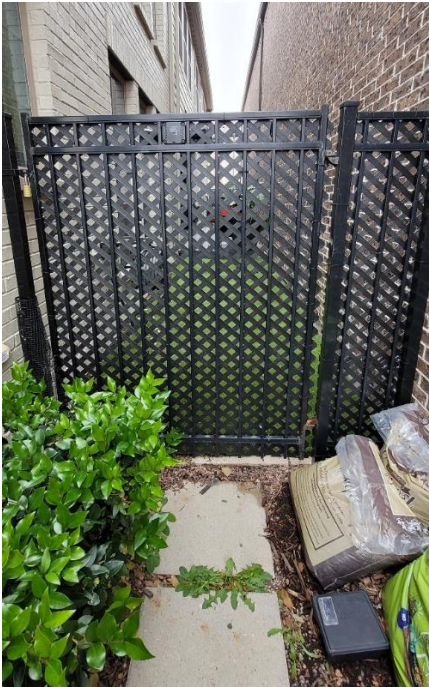
**SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating existing structures, proposed fence location, type of materials, finish stain or color, and height.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

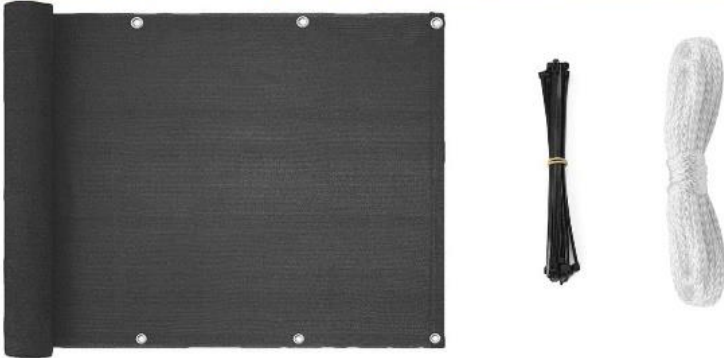
**Wrought Iron Fence Screening Exhibit A**

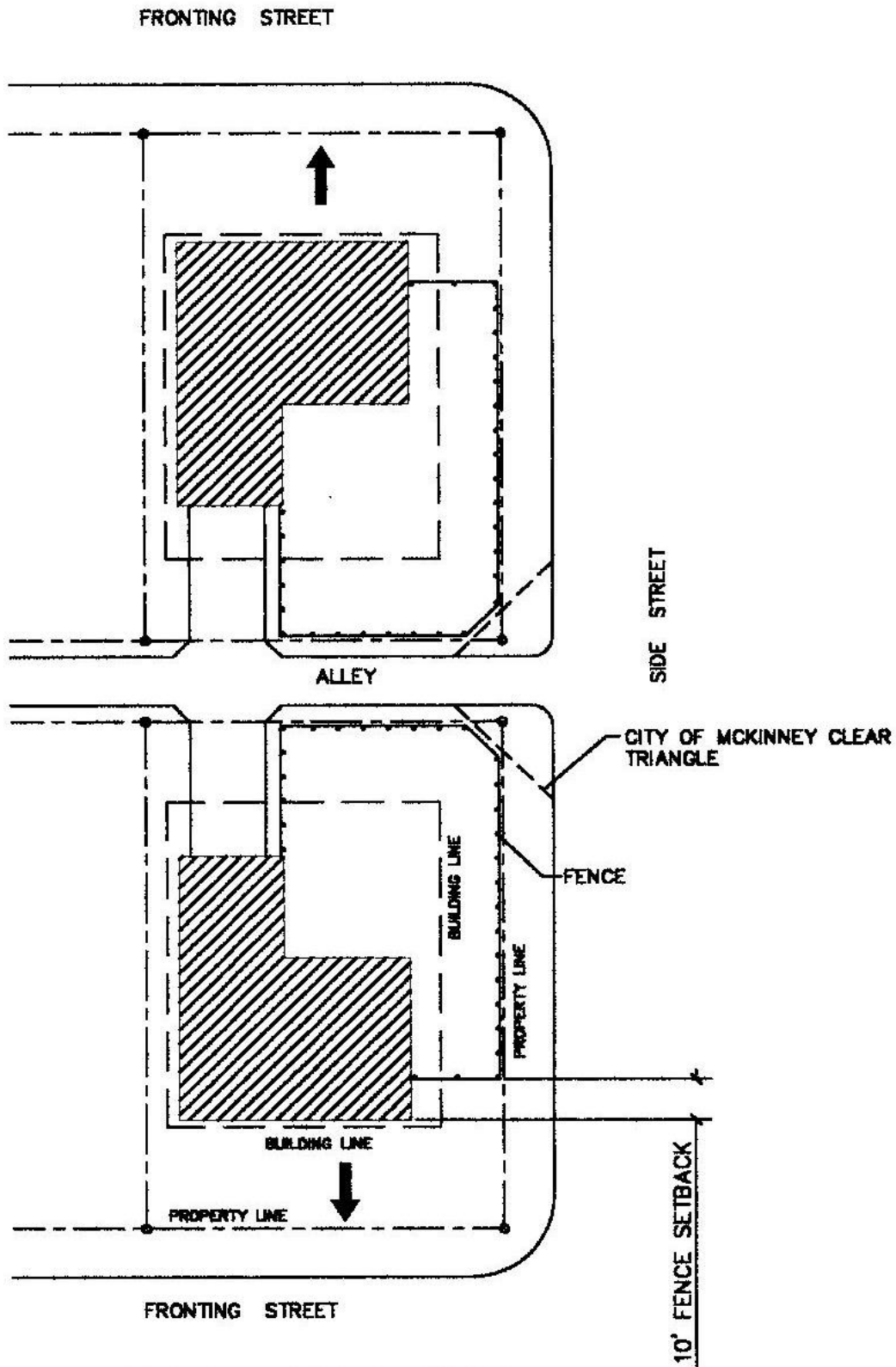


**Wrought Iron Fence Screening Exhibit B (Hemingway and Spicewood)**

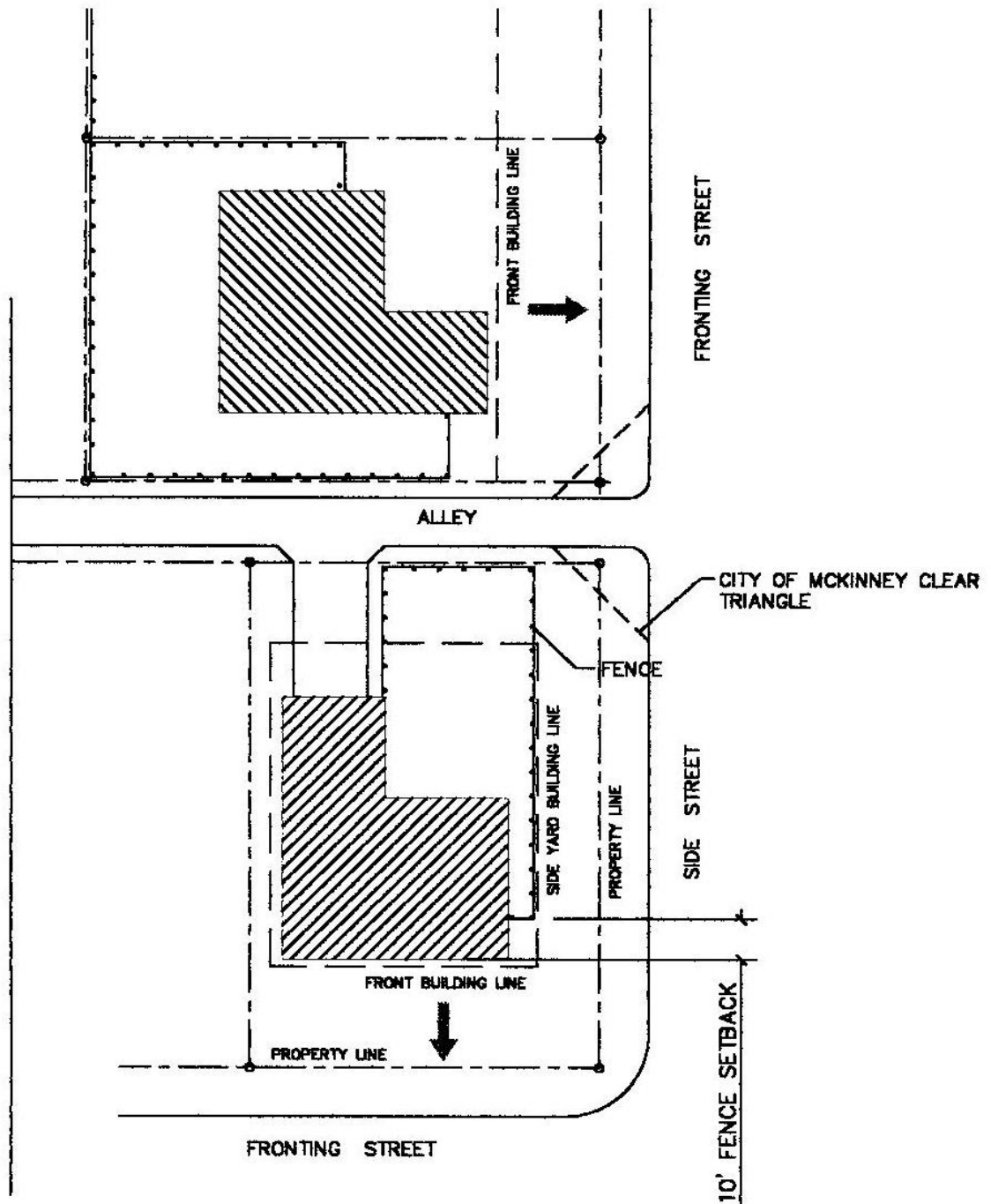


**Wrought Iron Fence Screening Exhibit C (Hemingway)**

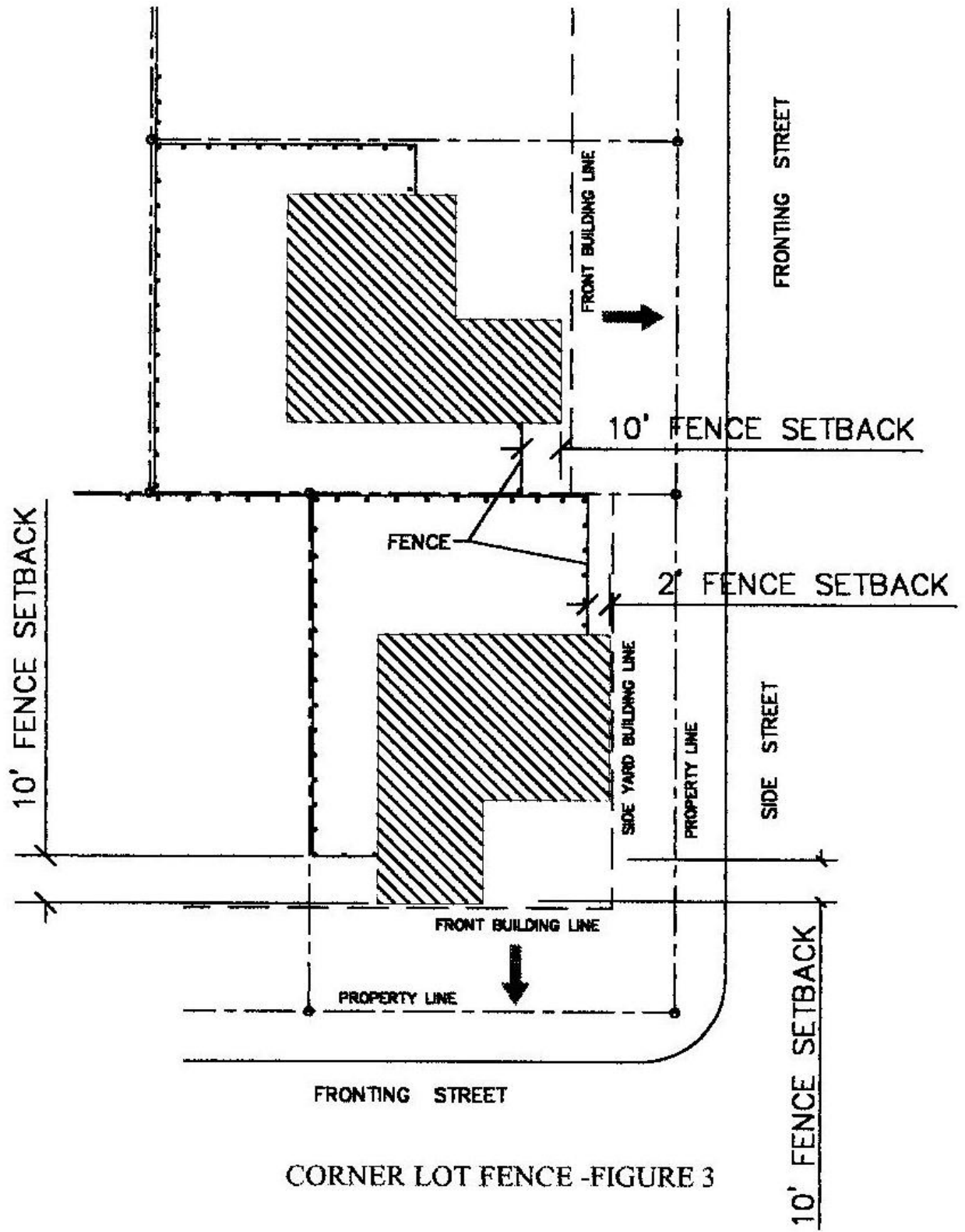




CORNER LOT FENCE -FIGURE 1

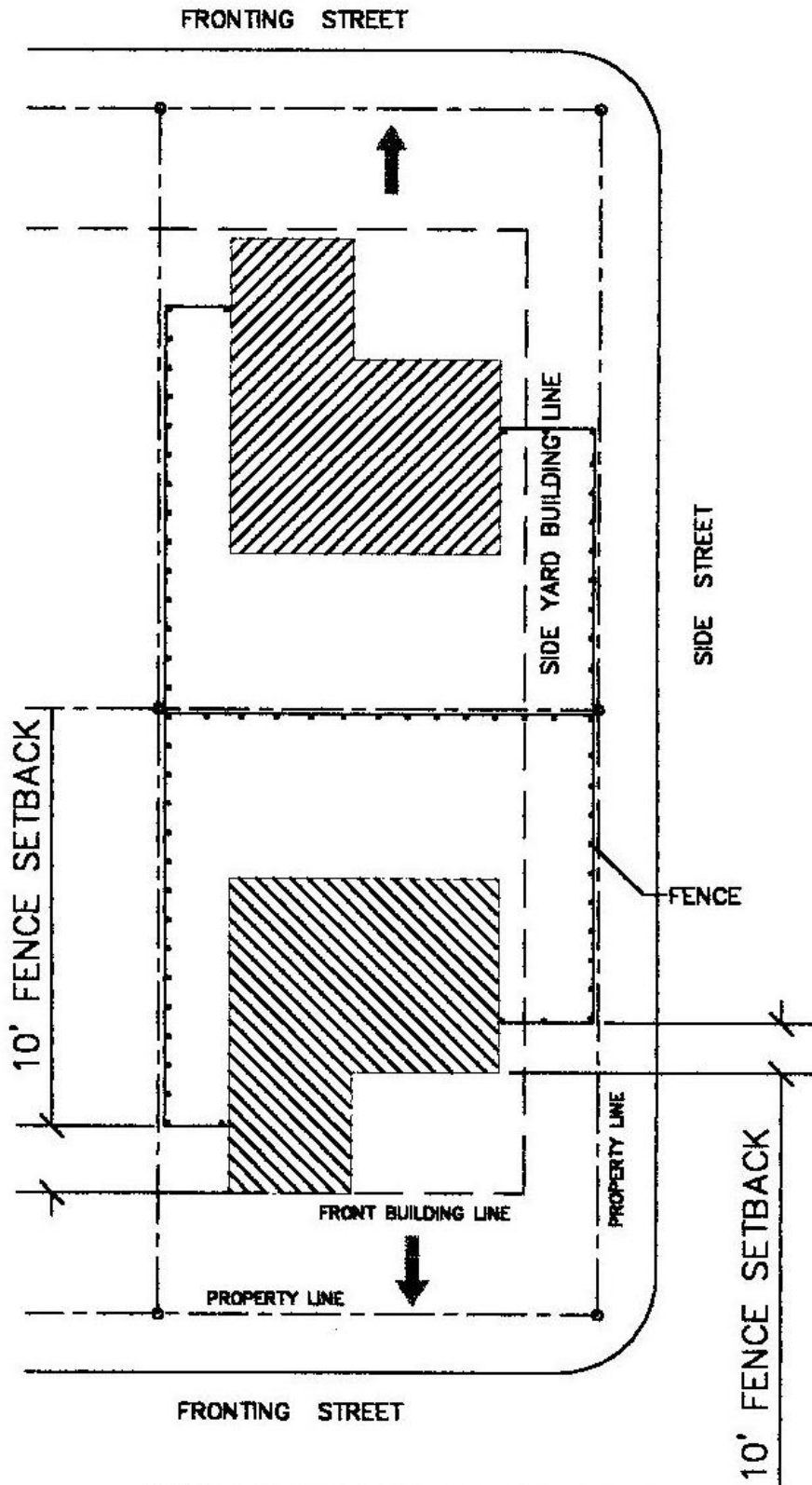


CORNER LOT FENCE -FIGURE 2



CORNER LOT FENCE -FIGURE 3





CORNER LOT FENCE -FIGURE 4



## **FLAGPOLES/FLAGS**

- A. An Owner or resident may display:**
- 1. The flag of the United States of America.**
  - 2. The flag of the State of Texas.**
  - 3. An official or replica flag of any branch of the United States armed forces which includes the Army, Marine Corps, Navy, Air Force, Space Force and Coast Guard. The Army National Guard and the Air National Guard are reserve components of their services and operate under the same authority.**
  - 4. A sports team flag may be flown, but only during the season of play.**
  - 5. College or university flag.**
  - 6. Political flag, as long as it meets the flag size, as outlined below. Additionally, they can only be flown 90 days prior to an election and 10 days after the election day. Flag can be flown for one political party.**
- B. An Owner may only display a flag in A. above if such display meets the following criteria:**
- 1. A flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10.**
  - 2. A flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.**
  - 3. A flagpole attached to a dwelling, or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.**
  - 4. A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag must be replaced or removed.**
  - 6. Owners must maintain the flagpole in structurally safe conditions.**
- C. The Association hereby adopts the following additional restrictions on the display of flags on an owner's lot:**
- 1. An owner may install one freestanding flagpole or two house-mounted flag poles (in accordance with D1 listed below). Freestanding flagpoles may display two flags from section A listed above.**
  - 2. An owner may not install a flagpole which is greater than twenty-five feet (25') in height as measured from grade, and the pole location must be within 15 feet of the house.**
  - 3. An owner may not install more than one in-ground flagpole on an owner's property. Only two flags per in-ground flagpole will be allowed.**
  - 4. An owner may not install more than two permanent house mounted flagpoles on an owner's property. Only one flag per house mounted flagpole will be allowed.**
  - 5. Any flag displayed must not be greater than 3' x 5' in size but must be in proportion to the height of the pole.**
  - 6. Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered, or "Quiet Halyard" flag snaps installed.**
  - 7. An owner may install lights to illuminate a displayed flag. If the installed lighting is determined to be a nuisance to the neighbors due to light spillage or otherwise does not meet local or state guidelines the Association may require the lighting to be removed.**
  - 8. Without prior approval from the Association an owner may not locate a displayed flag or flagpole on property that is:**
    - a) owned or maintained by the Association; or**
    - b) owned in common by the members of the Association.**
  - 9. Any permanent flagpoles must be installed in concrete.**

- D. 1. House mounted flags shall be flown from a professionally designed permanent house mounting (3' x 5' flagpole kit with steel holder and brackets).

#### **SUBMITTAL REQUIREMENTS**

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

## **FOUNTAINS/STATUARY/OUTDOOR FURNITURE/OUTDOOR ART/POTTED PLANTS**

- CRCA has the right to determine if any of the following items are excessive and not in keeping with a first-class community.
- Fountains, statuary, and outdoor art are normally limited in height to three (3) feet.
- Fountains may exceed three (3) feet in height only if the Committee determines that it blends into the architectural scale of the house and property.
- Shall be limited to a total of three (3) items of a fountain, statuary, furniture, or art if located in the front yard.
- One small decorative bench may be incorporated into the landscape, permitted on a case-by-case basis.
- All outdoor furniture must be located in the rear or side yard behind the perimeter fence.
- Free standing (not incorporated into landscaping) yard items are not permitted in the front yard.
- Outdoor furniture in front yard is limited to front porches and must be in the appropriate size and scale for porch. Porch furniture that is required to be hung from the roof is permitted.
- Swings are not permitted in front or side yard outside perimeter fence.
- Potted plants may be placed up on the porch, up against the house or garage, or within the landscaping beds. Potted plants are not an acceptable alternative to required plantings in landscape beds. Pots must be maintained with appropriate plant material; otherwise, they should be removed from public view.

## **SUBMITTAL REQUIREMENTS**

- ❖ None required provided you comply with the above guidelines, unless you are submitting for a fountain or a decorative bench.
- ❖ Fountains over three (3) feet must submit a property survey (usually found in Closing Documents) highlighting/indicating proposed location, drawings or pictures, height, color, and material.
- ❖ Fountains three (3) feet and under are not required to submit provided you comply with the above guidelines; however, submittal is required if you are requesting more than two. A scaled site plan with location, drawings or pictures, height, color, etc. is required.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **GUTTERS/DOWNSPOUTS**

- Trim, gutters, and siding colors must complement the masonry color on the house. Color selections must fall within the same color palette: off-white, brown, beige, or gray and derivatives thereof with Light Reflective Value (LRV) range 20%-90%, All colors which do not fall within the palette must be submitted. Bright primary and secondary colors, black and white colors, and pastels are prohibited.
- Downspouts must be the same color as the gutter. On a case-by-case basis may match either the painted siding, or masonry.
- Downspouts must not direct water onto adjacent properties. Water from your property must “sheet flow” before it enters into the drainage easements. No piped drains are allowed to have an outlet which directs water to adjoining lots, open space, or golf course. The outlet for piped drainage shall terminate into the street gutter.

## **SUBMITTAL REQUIREMENTS**

- ❖ None required provided you comply with the above guidelines.
- ❖ Sample of paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photo of existing house showing current paint/stain, brick, stone, or stucco color.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **HOLIDAY DECORATIONS/SPECIAL OCCASIONS**

- **Christmas/Winter Holiday Season-** Lights on house, entry ways, landscaping may be lit on November 1<sup>st</sup> and all other decorations (wreaths, snowman, candy canes, decorative trees, etc.) may be installed on November 1<sup>st</sup> and must be removed by January 5<sup>th</sup>.
- **Halloween decorations** are permitted on October 1<sup>st</sup> and must be removed by November 10<sup>th</sup>.
- **All Other Holidays** including but not limited to Easter, Fourth of July, Thanksgiving, Hanukkah, Valentine's Day, and St. Patrick's Day- Decorations may be installed 14 days before and must be removed 10 days after.
- **All holiday décor** should be tasteful and not excessive.
- **Spotlights** must be directed in such a way that prevents light spillage to adjacent properties, homes, or streets.
- **Birth and Graduation Announcements** may be placed in the yard for 1 week following birth.
- **Birthday decorations** may be placed on the exterior on the birthday as well as the day of and 1 day following the birthday celebration.

## **SUBMITTAL REQUIREMENTS**

- ❖ **None required** provided you comply with the above guidelines.

## **HOT TUBS AND SPAS**

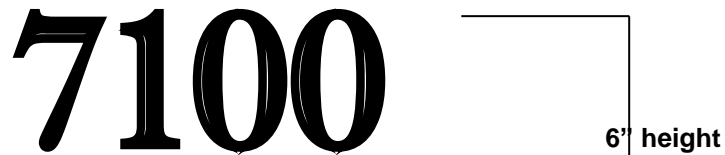
- May be in ground or self-contained above ground models.
- Hot tubs and spas shall not protrude more than 42” above grade.
- Hot tubs and spas shall not exceed 100 sq. feet in size.
- Concentrated drainage (i.e., pipes) to the golf course, common areas, or neighboring properties is not allowed.
- Above ground spas and hot tubs are limited to side or rear yards only and must be located behind the perimeter fencing of the lot and screened from public view.
- Only one spa or hot tub is allowed per lot.
- Homeowners should consult the City of McKinney for fencing requirements around hot tubs and spas. Submittal required for any fencing to be installed.
- All hot tub/spa equipment must be fully screened on all sides with live screening or an approved privacy fence.
- Spas and hot tubs shall maintain a five (5) foot side yard setback and a five (5) foot rear yard setback unless adjacent to a golf course, water body, open space, or Common Area and then a ten (10) foot setback is required or as required by the subdivision guidelines. Spas and hot tubs may not be located within any drainage, utility, or maintenance easement.

## **SUBMITTAL REQUIREMENTS**

- ❖ A catalogue clipping, photograph, description, color, material, and dimensions of the improvements.
- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the equipment, existing structures, and property.
- ❖ Detailed drainage plan including overflow or pipe drainage and termination point.
- ❖ Photo of proposed location.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **HOUSE NUMBERS**

- House numbers shall be located on the residence.
- House numbers shall be wood, metal, ceramic, or stone.
- Must be permanently attached with nails or screws. Glue type adhesive is not permitted.
- Maximum size shall be six (6) inches in height.
- Wood numbers may be painted black, white, or the color of the house trim. Fluorescent or brightly colored numbers are not allowed.
- House numbers must be visible from the street and cannot be obstructed by shrubs, trees, etc.



## **SUBMITTAL REQUIREMENTS**

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

## **LANDSCAPING**

Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native or those commonly found and successfully grown in the North Texas area. No plants with sharp spines or high toxicity are allowed. Examples of those plants are Oleander Century plant, Prickly Pear, Spanish dagger, and Castor bean. Bamboo or any other invasive planting are prohibited. Artificial materials for trees, plants, flowers, and shrubbery are not permitted.

- All improved landscaped areas shall have an appropriately designed automatic irrigation system.
- Landscape improvements shall not impact the function of any drainage easement.
- Landscaping shall not impede sight lines needed for safe vehicular traffic movement.
- Refer to your Service Area guidelines for the minimum requirement.
- Each lot is required to install and maintain caliper trees, foundation shrubs, and/or ornamental trees based on their Service Area guidelines.
- Yards visible to the public shall be solid sod if not in planting beds.
- All Xeriscaping plans must be submitted for approval.

### **Trees**

1. Tree Poles/Straps are meant to help support newly planted trees while the root system has an opportunity to establish itself. When the roots have developed enough to support the tree independently (usually one year), the poles/straps must be removed.
2. There shall be a minimum of two (2) yard trees from the approved tree list located at each property.
3. Removal of any required caliper tree shall have prior written approval by the Reviewing Body. If a tree is removed without the written approval of the Reviewing Body, the homeowner will be required to “replace” the tree with one of like size and quality at the homeowner’s expense. (The Reviewing Body will decide what is “like size” and quality). All required landscape per the Association guidelines must be maintained and replaced when needed using the highly recommended or acceptable (when denoted) plant material of the appropriate palette.
4. Minimum tree size requirement for parkway trees is caliper size 3 ½” OR 65 gallons for all communities in Craig Ranch and all Service Areas. (Caliper is the diameter of the tree trunk and is measured 4-5 feet from ground level.)
5. Minimum tree size requirement for yard trees is caliper size 2 ½” OR 40 gallons for all communities in Craig Ranch and all Service Areas. (Caliper is the diameter of the tree trunk and is measured 4-5 feet from ground level.)



## Landscaping Beds

- **Plant Bed Design:** Shrubs and ground cover shall be grouped in masses in formal rows/curves or in-formal beds. Wide spacing of a variety of plants in “polka dot” fashion is not permitted.
- **Bedding Material:** There are two approved categories of bedding material. The first is plant material or mulch such as natural pine straw, chopped or shredded cypress, hardwood mulch and pine bark in a color that complements the property. The second category is stone such as lava rock, crushed natural granite, river rock (size must be maximum of 4 inches and minimum of 1 inch and color must be gray, brown, cream, beige, or tan) and earth tone gravel (brown or tan). White landscaping rocks are prohibited.
- Plants in the beds must be a minimum of (5) five gallon in size. Larger plants may be required when replacing older, taller, mature plants.
- One row of evergreen foundation shrubs must be planted, should be a minimum height of eighteen inches (18”), and should provide a continuous line of coverage.
- Groundcover or border plants shall be one (1) gallon containers, planted twelve inches (12”) on center or split and planted six inches (6”) on center depending on the species.
- Plant material in landscaping beds should be evergreen.
- Shrubs in front beds must be maintained 4 feet or lower. Hedgerow shrubs in the front beds must be maintained 4 feet or lower.
- **Landscape Bed Edging/Borders:** Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds but is not required.
  1. Natural border plants, such as monkey grass, liriopie or jasmine, are strongly encouraged.
  2. Acceptable edging materials include steel/metal, stone or brick.
  3. Acceptable steel/metal colors are green, bronze, and black- silver is not permitted.
  4. Steel/metal edging not to exceed 1 inch above adjacent turf height. (Does not require an ACC submittal.)
  5. Stone may be laid flat as accent material.
  6. Stone should be cut in uniform, rectangular shapes and color should complement the house.
  7. House bricks are an inappropriate material and cannot be used for landscape borders.
  8. In no instance shall any holes in the brick be visible to the public.
  9. Landscaping bricks/stones shall complement the house brick/stone and it is recommended that the bricks not be laid loose but be set securely into the ground either horizontally or vertically.

10. **Colored brick or concrete scalloped borders shall be securely set into the ground.**
11. **Two or more layers of stone/brick should be mortared together. (Mortared together landscaping materials should be on level concrete foundation.)**
12. **Colored or poured reinforced concrete border/curbs are acceptable but must complement the exterior color scheme of the residence.**
13. **Natural stone boulders are set in a single layer pattern. The boulders' edging shall not exceed 12 inches in height at the top of the grade and may increase in height as necessary throughout the grade to provide a uniform level appearance. Color shades of dark brown, rust or moss boulders are acceptable.**
14. **Black plastic or rubber edging material is not allowed.**
15. **All edging material must be maintained.**

\*\* The Reviewing Body is authorized to grant variances for replacement of Large Canopy Trees, in all Service Areas, with one of these Small Canopy Trees when the Committee feels that the size of the front yard is not large enough to facilitate replacement with a Large Canopy Tree. The Reviewing Body is authorized to grant a variance on the number of required trees, when the Committee feels that the lot is not large enough to accommodate the required number and type of trees.

### **SUBMITTAL REQUIREMENTS**

- ❖ **Property survey (usually found in Closing Documents) highlighting/indicating the location of the landscaping changes/additions to be made.**  
  
-Property survey is NOT required for changes to the front landscaping bed Only, but a current photo is required with marked indication of changes to the front bed.
- ❖ **Description and pictures of materials to be used.**
- ❖ **Current picture of area being modified.**
- ❖ **Sample picture/diagram of what completed project will emulate (landscaping borders, landscaping bed plant material changes, etc.)**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## Landscape Palette

**SHADE TREES-** Some suggested, pre-approved shade trees are as follows:

Ash	Bald Cypress
Cedar Elm	Chinese Pistache
Live Oak	Japanese Oak
Maple	Mexican Sycamore
Oak	Red Cedar
Red Oak	Silver Maple

\*Fruit trees in public view are prohibited.

**ORNAMENTAL TREES-** Some suggested, pre-approved ornamental trees are as follows:

Coral Bark Maple	Crape Myrtle
Dahoon Holly	Desert Willow
Eve's Necklace	Foster Holly
Golden Rain Tree	Japanese Maple
Magnolia	Redbud
Rusty Blackhaw Viburnum	Savannah Holly
Texas Mountain Laurel	Vitex
Wax Myrtle	

**SHRUBS-** Some suggested, pre-approved shrubs are as follows:

Azaleas	Boxwood
Burford Holly	Dwarf Burford Holly
Dwarf Chinese Holly	Dwarf Yaupon Holly
Elaeagnus	Junipers
Nandina	Nellie R. Stevens Holly
Sunshine Ligustrum	Waxleaf Ligustrum
Wilson Holly	

**TURF GRASSES-**

- St. Augustine
- Bermuda
- Zoysia (performs better in low-sunlight areas)

## **LIGHTING (Exterior)**

- All exterior lighting must be installed in a way to Minimize the amount of spill light that shines on adjacent properties, homes, or streets. Lighting fixtures must be adjusted so that they illuminate only the owner's property or house.
- Acceptable Types of Outdoor Lighting
  - High-pressure sodium fixtures, not to exceed 75 watts.
  - Incandescent floodlights, not to exceed 150 watts.
  - Gas lights.
  - Low voltage landscape lighting.
  - Florescent lights with wattage not to exceed 150 watts.
- Location
  - Lights installed on the first story of the property should be of low enough intensity to prevent light spillage.
  - Lights mounted above the garage should not be used to illuminate the entire driveway.
  - All outdoor lights must be installed on the body of the house or garage. The only exception is low voltage landscape lights and lampposts located in the front yard (see below).
- Lighting installed to delineate the perimeter of one's lot is prohibited.
- Low Voltage Landscape Lighting
  - May be located at ground level on the lawn or in flowerbeds.
  - Landscape lighting should not be used to outline driveways or sidewalks in such a way as to resemble "Christmas Lighting".
  - Landscape lights visible to the street much be white.
  - Landscape lights along a front walkway may be permitted upon review (such as when the walkway is a step-up design).
- Additional security, accent or other lighting will be reviewed on a case-by-case basis.

### **Permanent Lighting-** Lighting installed under the eaves of your home, out of public view.

- Non- Holiday:
  - Lights must be white only; colored lights are not permitted for any time other than Halloween and the Christmas/Winter holiday season (see below for more details).
  - White lights must be programmed to have 3 feet of Unlit space between the lights that are lit to manage the level of brightness.
  - For 2-story homes, only one level of lights should be used during non-holiday periods.
  - Lights along the side of the home must remain Unlit unless the ACC submission includes approval letters from neighbors on both sides of the home. (This is designed to prevent light spillage which may be a nuisance to neighbors.)
- Holiday:
  - Halloween and Christmas/Winter Holidays are the 2 times of year where colored/multi-colored lights are permitted and there is not a "spacing" requirement in between each of the active lights.

- **The timeline for which colored, full lighting is permitted must meet the guidelines and restrictions outlined in the Craig Ranch Governing Documents. (For example, during the Christmas/Winter Holidays, the permitted dates are November 1<sup>st</sup> through January 5<sup>th</sup> and for Halloween, the permitted dates are October 1<sup>st</sup> through November 10<sup>th</sup>.)**

#### **SUBMITTAL REQUIREMENTS**

- ❖ **None required provided you comply with the above guidelines, unless you are submitting for additional security, accent, and other lighting.**
- ❖ **PERMANENT LIGHTING MUST BE SUBMITTED FOR AND APPROVED.**
- ❖ **Neighbor Comment Form may be required.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## **MAILBOXES**

- **Mailboxes requiring replacement should be like-for-like with existing mailbox.**

## **SUBMITTAL REQUIREMENTS**

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

## **OUTDOOR FIREPLACES / FIRE-PITS / OUTDOOR KITCHEN AREAS**

- **Must be finished with masonry that blends with that on the house. Brick shall match the house brick blend. Stone should complement the existing colors on the property.**
- **Shall be located in rear yard locations only behind the perimeter fencing for the lot.**
- **Shall not be located closer than five (5) feet to any property line.**
- **When located adjacent to a Common Area shall maintain the ten (10) feet side yard and ten (10) feet rear yard setback.**
- **May not encroach on any easements or alter the surface drainage on the lot.**
- **Outdoor Fireplaces shall be in scale with and integrated into the design of the house structure, deck and/or landscape areas and shall be sited in consideration of neighboring properties. Height of the total structure shall not exceed thirteen (13) feet. Height may be higher on a case-by-case basis to meet city building requirements.**

## **SUBMITTAL REQUIREMENTS**

- ❖ **Property survey (usually found in Closing Documents) highlighting/indicating the location of the outdoor fireplace, fire-pit or outdoor kitchen and the distance to the property lines.**
- ❖ **City permit(s) required.**
- ❖ **Description of materials and dimensions of the structure with drawing.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## **PAINTED BRICK**

- Colors are limited to neutral muted earth tones, shades of off-white, tan and gray. Bright primary, pastel, bright white dark grays, and black are not allowed. Colors must fall within the LRV range (30%-68% Light Reflective Value)
- Painting of brick must be in accordance with the selected painting manufacturer's specifications, which typically include surface preparation and primer requirements.
- Painted brick must be properly maintained, and homeowners should expect to repaint every 3-5 years.
- The selected paint should be porous to allow the substrate to breathe (i.e., allow entrapped moisture to escape). Nonpermeable paints are not allowed.
- Trim, siding, gutters, downspouts, etc. must be painted to coordinate with the overall color palette of the home. (LRV 20% - 90%) Color sample with LRV number required.
- Painting of stone is not permitted.
- Limewashing of stone or brick is permitted and must be submitted for approval.
- Painting of brick or limewashing of stone/brick must be completed by a professional.

## **SUBMITTAL REQUIREMENTS**

- ❖ Sample of paint color, manufacturer, color specifications (color name and number), and Light Reflective Value (LRV) number.
- ❖ Photos of each elevation of the house.
- ❖ Photos of the two houses to the left, two houses to the right, and the house across the street from the home.
- ❖ Documentation of the process in which the painting will be completed, and the contractor contact information.
- ❖ Additional information may be requested by the Modifications Committee.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.



## **PLAY EQUIPMENT/TRAMPOLINES/SWINGS/PLAYHOUSES**

- Play equipment structures shall not be taller than thirteen (13') feet.
- Play equipment structures and playhouses are allowed only in side and rear yards and must maintain a six (6') foot setback from the rear property line and a twelve (12') foot setback from side property lines.
- Wood play structures must be of redwood, cedar, pressure treated pine, or treated hardwood and must be assembled and maintained. Plastic or resin play structures in earth tones colors are permitted.
- Rigid roofs should match the shape, slope, and materials of the house or garage.
- Tarp roofs, awnings, or covers must be beige, brown, dark green, or dark blue. Striped and multi-colored tarps are not permitted. Tarps must be replaced if torn or discolored.
- Trampolines with Safety Nets must maintain a ten (10) foot setback from any property line, must be anchored in place, and must be screened from public view. Trampolines without Safety Nets, and which are below fence level or hedgerow, do not require submittals.
- Swings are allowed only in the side and rear yards behind the perimeter fencing for the property.
- Tree playhouses are not permitted.
- No electrical, plumbing or air conditioning may be installed in the interior or exterior of the playhouse.
- Playhouses must be of wood, plastic, or resin construction. (Plastic playhouses without foundations are considered toys, i.e., "Lil Tikes").
- Playhouses must be painted to match or complement the house. Playhouse roofing shall match or complement that of the house.
- Only one playhouse is allowed per lot. Playhouses shall be no taller than nine (9) feet at its tallest point and shall not exceed 75 square feet.

## **SUBMITTAL REQUIREMENTS**

- ❖ A description of the play equipment with its dimensions and colors (photographs where available). No submittal for a trampoline is required if the guidelines are met.
- ❖ If playhouse/play structure height exceeds the fence height, Neighbor Acknowledgement Form is required.
- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the location of the play equipment, adjacent buildings, and property lines.
- ❖ Special pine play equipment must be shown to have at least a 15-year warranty and stained cedar. The manufacturer's name must be stated, and a brochure supplied. Each application will be reviewed on a case-by-case basis.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **POOLS/POOL EQUIPMENT/PONDS**

- All swimming pools, ponds and associated decks shall be located in the side and rear yards. They may not be located in easements or within five (5) feet of any property line as measured from the edge of decking and outside face of the pool grade beam.
- Pools must be screened from public view. For properties with wrought iron fencing, live landscaping must be used for screening purposes.
- Pool/pond equipment must be fully screened on all exposed sides with live landscaping or a privacy fence enclosure with a height minimum of four (4') feet and a maximum of six (6') feet. Pool equipment screening fence must be separate from the perimeter fencing of the lot and must match the existing fence in style and color. The equipment must be located adjacent to the house unless otherwise specifically approved by the Reviewing Body.
- Above ground pools are not allowed.
- Construction access must be across applicant's property and approved prior to commencement of any work. Excess soil must be removed to an approved waste disposal site.
- Pneumatic pool enclosures are not permitted.
- Pool/pond overflow/drainage may not be directed onto adjacent properties or any common area. Drainage plan must be submitted showing internal drainage or a system must be put in place that allows pool to drain out onto the street. Finished grades shall follow the City of McKinney approved grading plans.
- Pond pumps of the SILENT self-priming, sequence water garden type are permitted adjacent to the pond if the filter/pumping system is not visible. The pump and filter system must be confined in an area to monitor noise control and must be shielded from view with 5-gallon non-deciduous shrubs.
- Koi/nature ponds will be considered on a case-by-case basis and are limited to 100 square feet. One per lot.
- **Common Area Access**
  - If access through any landscape reserves, green belts, common areas, or golf course is necessary, written permission will have to be requested and *granted before approval can be given.*
  - Application must show the location the Contractor will use for accessing the rear yard. Common Area access requests must be made in writing.
  - Upon approval, owners must sign an "Access Agreement" form stating they acknowledge any common area damage will have to be repaired by the homeowner to the satisfaction of the Association. If the homeowner does not make the needed repairs, or the repairs are not up to the expected standards, the Association will complete the necessary work and then charge the homeowner back at the Association's cost plus 20%.
  - **WHEN COMMON AREA ACCESS IS REQUESTED, A DEPOSIT OF \$2,500.00 IS REQUIRED PRIOR TO APPROVAL.** The deposit will be held until a final site inspection is performed by the Association. Only if the access area is determined to be in a condition acceptable to the Association will the full deposit be refunded. This deposit does not absolved the owner from paying any and all costs above the \$2,500.00 if the Association makes repairs to the common area.

### **SUBMITTAL REQUIREMENTS**

- ❖ **Property survey (usually found in Closing Documents) highlighting/indicating the proposed pool or pond, construction access, decking, fencing, existing structures, and property lines. (Show 5' RC easement.)**
- ❖ **Detailed drainage plan including overflow or pipe drainage and termination point.**
- ❖ **The location and description of all mechanical equipment, lighting, etc., and type of screening to be provided. Include rear elevation photo of house and photo of current fencing. Add drainage arrows in red showing drainage pattern on scaled site plan page.**
- ❖ **Construction plans drawn to scale, type of materials used for a pond, and a landscape plan.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## **RAINWATER COLLECTION DEVICES**

- A. An Owner may not install a rain barrel or rainwater harvesting system if:
  - a. such device is to be installed in or on property:
    - i. owned by the Association.
    - ii. owned in common by the members of the Association; or
    - iii. located outside the fenced area of the owner's lot.
  - b. the barrel or system:
    - i. is of a color other than a color consistent with the color scheme of the owner's home.
    - ii. displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- B. The Association may regulate the size, type, and screening of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another Lot, or a common area if:
  - a) the restriction does not prohibit the economic installation of the device or
  - b) appurtenance on the owner's property; and
  - c) there is a reasonably sufficient area on the owner's property in which to install the device or appurtenance.
- C. Plans and specifications must indicate the screening method and detail.
- D. Maximum size of any single container should be limited to 50 gallons.
- E. Collection device must be properly maintained in a sanitary, safe, and working condition. Discharge of collected rainwater must be within the boundaries of the owner's lot without detrimental effect on neighboring properties.
- F. In order to enforce these regulations, an owner must receive written approval from the review committee prior to installing any rain barrel or rainwater harvesting system. The plans and specifications must show the proposed location, color, material, screening devices, size and type of such system or device (and all parts thereof). The plans must also identify whether the device or any part thereof will be visible from any street, other lot or common property or greenway frontage.

## **SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating the proposed location for rain barrel or rainwater harvesting system.
- ❖ Size, color, material, type of such system or device, and screening plan (if applicable) for the device.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **ROOFING MATERIALS**

- A. The Association may not prohibit or restrict an owner who is otherwise authorized to install shingles that:
- Are designed primarily to:
    - a) be wind and hail resistant.
    - b) provide heating and cooling efficiencies greater than those provided by customary composite shingles.
    - c) provide solar generation capabilities; and
  - When installed:
    - a) resemble shingles used or otherwise authorized for use on property in the service area; in profile, color, etc.:
    - b) are more durable than and are of equal or superior quality to the other shingles used or approved to be used on other property.
    - c) match the aesthetics of the property surrounding the owner's property.
- B. In order to enforce these regulations, an owner must receive written approval from the Board or the architectural control or review committee prior to installing any shingles. Accordingly, prior to installation, an owner must submit the manufacturer, color, and warranty of the shingle.
- C. Any proposed composition roof materials must be a minimum of 25 year or 230# weight.
- D. Roofing with primary, pastel, or white colors, or with a speckled appearance (high contrast roofs with a "checkerboard" appearance) will not be approved. All other roofing colors shall be approved on a case-by-case basis.
- E. Whole solar roofs (i.e. Tesla roof) will be considered on a case-by-case basis.
- F. ***SPECIAL RESTRICTION- The Settlement- No composition roof materials are permitted. Each roof shall be constructed from metal, slate, tile, or other material approved by the Design Review Committee.***

## **SUBMITTAL REQUIREMENTS**

- ❖ Provide the manufacturer, color, and warranty of the shingle. Include front elevation photo of home.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **SATELLITE DISHES**

- **Size:** Diameter of the dish is not to exceed one meter (39 inches).
- **Color:** Dark bronze, dark gray, dark green or black. Other colors may be used provided the color of the dish blends with the color of the surface the dish is to be mounted on.
- **Location:**
  - 1) Placement of the dish shall be in the least obtrusive location, preferably in the rear yard or side yard behind the primary front elevation of the house that faces the street.
  - 2) Dishes shall not be placed in prominent visual locations, such as on top of a chimney, fence, balcony railing or roof ridge, and may not be located on roof surfaces that directly face the street.
  - 3) Dishes may not encroach upon any public right-of-way, common area, golf course or adjacent property, or be located on the “zero” side of a house (excluding the roof) in a zero-lot line subdivision and may not be located on roof surfaces that directly face the street.
- **Safety Considerations:** Safety precautions related to maintenance, installation, distances from utility lines, grounding requirements, etc., are the sole responsibility of the property owner.
- **Variances:** Variances to these restrictions may be granted by the Reviewing Body provided the Property Owner can provide evidence that the above restrictions would impair signal reception, cause an unreasonable increase in the cost of installation, maintenance, or access of the device, or would cause a legitimate safety concern.
- **All wiring should be concealed from public view as much as possible.**

## **SUBMITTAL REQUIREMENTS**

- ❖ **None required provided you comply with the above guidelines. Submission and approval are needed if a location variance is being requested.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## **SCREENED PORCH ENCLOSURES**

- Screened porch enclosures must be in the rear or side yard only and may not be located within any drainage, utility, or maintenance easement.
- Shall be located in the side or rear yard locations only behind the perimeter fencing for the lot.
- Screened enclosure height should match that of the house/roof to which the screened enclosure is attached.
  - Screened enclosure may not exceed 12' (feet) in height.
- Materials must match or complement existing house including roof material. Pine is not permitted.
- Patio screening must have a screen mesh with an even transparent look. Screens must be of the standard black or gray coloring to match the house.
- At a minimum, the bottom eighteen inches of the patio screening shall be constructed of building materials to match the house (cementitious siding, brick, stone, etc.).
- Screen doors must follow guidelines for Doors.

## **SUBMITTAL REQUIREMENTS**

- ❖ A set of floor plans, elevations, and other construction drawings, drawn to scale which adequately describe the construction proposed. Property survey (usually found in Closing Documents) highlighting/indicating proposed location of screened porch.
- ❖ Set of manufacturer specifications including materials, style, colors, etc.
- ❖ Proposed exterior color and materials.
- ❖ A current picture of the existing house and patio.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **SIGNS**

- “For Sale” signs must be professionally manufactured. Only ONE sign permitted per lot.
- “For Lease”, “For Rent”, “Garage Sale”, and “Open House” signs are expressly prohibited.
- Political sign area cannot exceed 6 square feet and signs are prohibited on any dedicated right-of-way, CRCA facilities, or CRCA common areas. Signs should not be mounted on any exterior part of home (garage, patio, fence, or wall). Political signs should comply with the size in accordance with the state law: Election Code, Title 15, Chapter 250, Political Signs.
  - Only one (1) sign shall be permitted for each candidate or issue.
  - Such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within ten (10) days after the election.
  - Signs must be ground mounted.
- ET Controller signs are required by the City of McKinney and permitted in the front yards to acknowledge the watering day exemption.
- Only one security/alarm sign is permitted in the front yard. Maximum size shall not exceed 12” (inches) in the largest dimension. Sign shall not exceed 15” (inches) above ground when installed. Sign shall be placed not more than 5’ (feet) from the front foundation of the home.
- Contractor signs are prohibited.
- Homeowner’s children’s school (private or public) affiliation signs are permitted. One (1) sign per child is allowed in the front yard. Sign area should not exceed 4 square feet. Sign may be placed in front landscaping bed.
- All other signs are not permitted unless otherwise approved by the Reviewing Body.
- No sign shall be attached to any structure, fence, landscaping, or displayed in windows, except for pet notification signs no more than 8” x 6”.

## **SUBMITTAL REQUIREMENTS**

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



## **SOLAR PANELS/SOLAR ENERGY DEVICES**

### **A. An owner may not install a solar energy device that:**

1. Is in violation of any law.
2. Is on property owned or maintained by the association.
3. Is located on property in common areas.
4. Is located anywhere but on the owner's roof or in his fenced yard or patio, or any structure allowed under a dedicatory instrument.
5. If mounted on the roof of the home, is installed on the roof facing the front street, extends beyond the roof ridge of the section of roof in which it is installed, does not conform to the slope of the roof, has a top edge that is not parallel to the roofline on which it is located, and/or does not conform to certain allowed design guidelines.
6. If located in a fenced yard or patio, is taller than the fence line.
7. Is installed in a manner that voids material warranties.
8. Is installed without prior approval by the association or its designated architectural committee.
9. Would "substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities."
10. A court determines it threatens public health or safety.

### **B. Aesthetic requirements:**

1. Frames, support brackets, or any visible piping or wiring must be a color which blends with the roof color.
2. Panels must blend to the greatest extent possible with existing roof color.
3. The height clearance off the roof should be the minimum allowed by the manufacturer.
4. The device shall not cause glare or reflection that may be objectionable to other property owners.
5. Solar panels must be maintained at all times or be removed by the owner.

## **SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents).
- ❖ The size, height, width, color, and location of any materials to be used.
- ❖ Manufacturer literature including panel location layout for solar roof panels. Ten percent letters must have the seal of electrical engineer.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **STANDBY ELECTRIC GENERATORS**

### **INTRODUCTION**

In accordance with Section 202.0019(c) of the Texas Property Code, qualified residential standby electric generators are permitted (“SEG”) and which by statutory definition is limited to mean:

- A. A device that converts mechanical energy to electrical energy.
- B. Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen.
- C. Is fully enclosed in an integral manufacturer supplied sound attenuating enclosure.
- D. Connects to the main electrical panel of the residency by a manual or automatic transfer switch.
- E. Is rated for a generating capacity of not less than seven (7) kilowatts.

### **INSTALLATION**

A SEG that qualifies under the Introduction must be installed and maintained in compliance with:

- A. The manufactures specifications.
- B. All applicable governmental health, safety, electrical, and building codes.
- C. All electrical, plumbing and fuel line connections are to be installed only by licensed contractors.
- D. All electrical connections may be installed in accordance with applicable governmental health, safety, electrical and building codes.
- E. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be installed in accordance with applicable governmental health, safety, electrical and building codes.
- F. All liquefied petroleum gas fuel line connections must be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other governmental health, safety, electrical, and building codes.
- G. All non-integral standby electric generator fuel tanks are to be installed and maintained to copy with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- H. The SEG and all of its electrical lines and fuel lines are to be maintained in good condition.
- I. The owner must repair, replace or remove any deteriorated or unsafe component of a SEG, including electric and fuel lines.
- J. A SEG must be otherwise kept in good physical condition and esthetically maintained to ensure it is in harmony with the community and surrounding residences.

### **LOCATION**

- A. A SEG must be adjacent to the house unless otherwise specifically approved by the Reviewing Body. The SEG may not be located in easements or within five (5) feet of any property line.
- B. A SEG may only be located in the rear or side yard of the residence and approved by the Reviewing Body based on the information submitted by the owner prior to construction.
- C. A SEG may not be located on the Association’s Common Area.
- D. A SEG may not be located adjacent to a neighbor’s window.

In all Service Areas a SEG must be fully screened on all sides with live landscaping or a four (4) to six (6) foot cedar privacy fence.

#### **CRITERIA**

- A. Periodic testing of a SEG must comply with and will be limited to the manufacturers' recommendations and may only be conducted between the hours of 10:00 a.m. and 4:00 p.m. local time.
- B. A SEG may not be operated or used to generate electrical power (other than for period testing in compliance with subpart A herein above) unless and except in the limited circumstances where a utility service provider's generated electrical power to the residence is not available or is intermittent (as objectively determined by the Association).
- C. Only one SEG per lot is allowed.
- D. The total decibel level for the SEG shall not exceed the allowed City requirements for the appropriate residential category.

#### **SUBMITTAL REQUIREMENTS**

- ❖ Property survey (usually found in Closing Documents) highlighting/indicating locations and dimensions to property lines.
- ❖ Specification literature from the manufacture for the SEG, sound attenuating enclosure and other hardware and lines to be used in connection with the installation of the SEG, and photo of the area of house for proposed location.
- ❖ If not included in the specification or manufacture's submitted documentation, documentation of the sound abatement or sound attenuating levels for the enclosed SEG.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **STORAGE STRUCTURES/STORAGE OF ITEMS**

- **Storage structures are prohibited on properties with wrought iron fencing.**
- **Storage structures must be located behind a wooden privacy fence. Storage structures at their tallest point, must not exceed the height of the wooden privacy fence.**
  - **Maximum height of 8 feet if the wooden privacy fence is 8 feet; maximum height of 6 feet if the wooden privacy fence is 6 feet.**
- **Storage structures cannot exceed a total maximum square footage of 120 square feet unless otherwise specifically approved by the Reviewing Body on a case-by-case basis depending on the yard area and proposed location. Two side-by-side sheds are permitted if the total maximum square footage does not exceed 120 square feet.**
- **Metal storage sheds are not allowed.**
- **Storage structures shall be of wood, plastic, or resin and/or masonry construction. Color shall match or complement that of the house.**
- **Storage structures on common area adjacent lots are restricted to a side yard not adjacent to a common area.**
- **Storage structure roofing must match or complement that of the house.**
- **Storage structure roofs shall have simple gabled ends. “Lean-to” style sheds are prohibited. The pitch of the roof will be determined by the Reviewing Body on a case-by-case basis.**
- **Storage structures must have a five (5) foot minimum clearance from any side yard or back alley and ten (10) foot clearance from any rear yard fence or property.**
- **Storage of firewood, trash, debris, building materials (bricks, stones, etc.), non-outdoor furniture, bags of mulch/landscape material, etc. in public view is strictly prohibited. This includes, but is not limited to, driveway, front porch, side yard, and backyard/back porch without wooden perimeter fencing.**

## **SUBMITTAL REQUIREMENTS**

- ❖ **Property survey (usually found in Closing Documents) highlighting/indicating the location of the shed, existing structures, and property lines.**
- ❖ **A description and the dimensions of the shed (i.e., construction drawing, specs, etc.)**
- ❖ **A description of materials and color for the shed and those of the house.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**

## **SUNSCREENS/WINDOW FILM**

- Sunscreen shall be integral to the window or the screen and shall be consistent in appearance for each elevation of the house.
- Sunscreens shall maintain the gridding pattern of any windows with a gridding pattern.
- Reflective film on windows shall meet the following guidelines.
  - a. Visible light reflection (exterior) shall not be more than 35 percent.
  - b. The product shall be warranted for adhesion and anti-fogging.
  - c. Windows of each elevation shall be consistent in appearance.
  - d. If delaminating occurs, corrective action shall be taken by the homeowner.
  - e. Window film colors shall be gray, charcoal, or crystal/light silver clear film.
  - f. Mirrored, fully reflective bronze, or any other colored film or foil like material is prohibited.

## **SUBMITTAL REQUIREMENTS**

- ❖ None required provided you comply with the above guidelines.
- ❖ Film samples and warranty shall be submitted for review and approval of reflectance.
- ❖ If there are questions with the interpretation of the above guidelines, please contact the Association office.

## **TRASH TOTE/RECYCLE/CHARITABLE COLLECTION BINS**

- **Trash Tote/Recycle Bins shall not be viewed from the street (as viewed from property line to property line of your home) and shall be stored in the following locations:**
  - a. **In the garage.**
  - b. **Behind a Trashcan Enclosure as outlined below.**
  - c. **In the backyard of properties with wooden fences.**
  - d. **Behind your front building line and screened by large dense evergreen shrubs. The density of the evergreen shrubs must provide appropriate screening of the totes as viewed from the street.**
- **Trash Tote/Recycle Bins may not be stored in the driveway of any property.**
- **Trash Tote/Recycle Bins can be placed out ready for pick up no earlier than 6pm on the day prior to the trash pickup day and must be properly stored by 7:00 am the day following trash pickup.**
- **Charitable Collection Bins, Food Pantries, etc. are not permitted.**

## **SUBMITTAL REQUIREMENTS**

- ❖ **None required provided you comply with the above guidelines.**

## **TRASHCAN ENCLOSURES**

When space limitations prohibit this storage option, trash container enclosures may be permitted.

### **Criteria:**

- Trash Enclosures shall not encroach into any public street right of way, designated open spaces, or common areas.
- Fencing shall not be placed beyond the front yard building line and owner is responsible for ensuring compliance with the City of McKinney Ordinances, including side yard building set back on corner lots with the secondary street frontage.
- Trash Enclosures should be located on the side of the home where the garage is located. Unless the owner can prove a hardship requirement based on utility meter location, the enclosure must maintain a minimum setback distance of two feet (2') from the left-side front corner or the right-side front corner of the dwelling unless the service area's guidelines are more restrictive. The same restrictions apply to rear entry garages. The owner is responsible for ensuring utility meters remain accessible.
- Trash enclosure may be built on pavers or a level cement pad 3" minimum in thickness. Pavers nor cement pad shall not interfere with drainage.
- Trash enclosures must be made of treated cedar, redwood or other approved wood pickets that match or closely resemble existing wood fencing material on the lot and with a minimum height of 4' (feet) and a maximum height of 6' (feet). A trashcan enclosure that is vertical side-by-side or board on board is acceptable. All pickets must be installed vertical to the ground.
- Trashcans must be completely enclosed on four sides, with a gate and black hardware matching yard fence. If the enclosure sits against a retaining wall where the adjoining lot sits above owner's property, fencing must be installed on the retaining wall so that the top of the enclosure is level to the ground level pickets. If the enclosure sits against the house, the built enclosure will consist of 3 sides.
- If the existing yard fence is wood, then trash enclosure should replicate the same look, material, and style, including matching stain color. Yards with wrought iron fencing may only use wood fencing for the sole purpose of screening trash containers. A top cap is permitted. If there is not a top cap the pickets on the trash enclosure must be dog eared.
- On the internal side of the fence enclosure there shall be three rails with 2" x 4" treated pine or cedar rails with 2 3/8" in diameter galvanized metal posts. Each galvanized steel post will have a top cap in like material, not visible to the public. Each fence rail shall be attached to the galvanized metal post by galvanized pipe grip tie. All fence pickets will be attached with a minimum of two ring shank nails or comparable screws per rail. Nail or screws should be rust proof such as hot-dipped galvanized or stainless steel.
- Owner is responsible for routine maintenance of the fence, including stain and replacing broken or loose pickets.

### **Additional Trash Enclosure policy specific to neighborhoods**

- *Chateaus, Hemingway, Settlement Townhomes and Wessex Townhomes* are prohibited from having trash enclosures.

- ***Spicewood* may only have trash enclosures on the internal side of the wrought iron fence. Enclosures must not exceed the height of the wrought iron fence and the wrought iron screening policy applies.**
- ***Trails* permits trash enclosures in the rear of the home. Enclosures must be installed either on the side of the home if space allows, otherwise enclosures can be installed in front of the garage, but as close of possible to the garage. Enclosure must be stained to match garage door. Height not to exceed 5' (feet). House numbers must remain clearly visible to the roadway.**

### **SUBMITTAL REQUIREMENTS**

- ❖ **Property survey (usually found in Closing Documents) highlighting/indicating proposed location, scaled drawing of structure or example photo, and photo of home.**
- ❖ **All colors and materials shall match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.**
- ❖ **If there are questions with the interpretation of the above guidelines, please contact the Association office.**



## **VEGETABLE GARDENS/PLANTER BOXES**

- **Permitted only behind wooden perimeter fence. Vegetable gardens are prohibited for properties with wrought iron fencing.**
- **Planter boxes are prohibited for properties with wrought iron fencing.**

## **SUBMITTAL REQUIREMENTS**

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

## **WINDOWS/WINDOW TREATMENTS**

- **Windows must be consistent in appearance for each elevation of the house.**
- **Any window replacement must result with the entire elevation blending in appearance. Window replacement should maintain the gridding design unless submitted for and approved by the Design Review Committee**
- **Windows must be constructed in accordance with service area guidelines/ building requirements.**
- **All shades, drapes, or any type of window treatment visible from the outside must be white or off-white in color and must be permanent. Temporary shades are not permitted.**

## **SUBMITTAL REQUIREMENTS**

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



**Exhibit "F-200"**

**GUIDELINES FOR ADDITIONS AND RENOVATIONS**

**Comment Sheet from Adjacent Property Owners**

The purpose of this form is to notify the adjacent property owner(s) of the proposed Addition/Renovation due to its significance. The Design Review Committee will take into consideration any comments received; however, it is within their sole discretion whether to approve the proposed Addition/Renovation.

Property Proposing Addition/Renovation \_\_\_\_\_

Comment Sheets required as follows:

Addition/Renovation on FRONT: Property owners on both sides and across the Street

Addition/Renovation on SIDE: Property owner on applicable side

Addition/Renovation on REAR: Property owners on both sides and to the rear

\_\_\_\_\_

I own the property at \_\_\_\_\_ adjacent to the above-listed property and I have been made aware of the proposed Addition/Renovation.

Name: \_ \_ \_ \_ \_ Signature : \_ \_ \_ \_ \_ My

comments are as follows: \_\_\_\_\_

I have no comments: \_ \_ \_ \_