

Design Guidelines
Craig Ranch Community Association

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201



**FIFTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF ASSOCIATION DOCUMENTS FOR
CRAIG RANCH COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTIES OF COLLIN §

The undersigned, as attorney for the Craig Ranch Community Association, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- (a) *Construction Site Policy (Exhibit "A-1"); and***

- (b) *Builder Qualification Policies and Procedures (Exhibit "A-2").***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments until amended by the Board of Directors.

IN WITNESS WHEREOF, the Craig Ranch Community Association, Inc. has caused this Fifth Supplemental Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Collin County Clerk and supplements that certain Certificate and Memorandum of Recording of Association Documents for Craig Ranch Community Association, Inc., filed on December 28, 2005, and recorded as Document No. 2005-0180700 in the Land Records of Collin County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Craig Ranch Community Association, Inc., filed on January 20, 2006, and recorded as Document No. 20060120000086090 in the Land Records of Collin County, Texas; and that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Craig Ranch Community Association, Inc., filed on March 24, 2006, and recorded as Document No. 20060324000386870 in the Land Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Craig Ranch Community Association, Inc., filed on May 8, 2006, and recorded as Document No. 20060508000620030 in the Land Records of Collin County, Texas; and that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Craig Ranch Community Association, Inc., filed on October 22, 2007, and recorded as Document No. 20071022001446020 in the Land Records of Collin County, Texas.

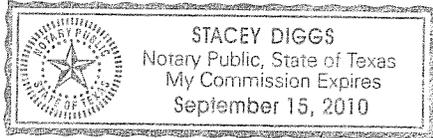
CRAIG RANCH COMMUNITY
ASSOCIATION

By: J.J.M.C.
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Thomas L. McCracken, attorney for the Craig Ranch Community Association, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 20th day of August, 2008.



Stacey Diggs
Notary Public, State of Texas



Construction Site Policy (Effective 08-08)

*Resolution of the
Craig Ranch Community Association, Inc.
Board of Directors
Regarding Community Wide Standards for Construction Sites*

WHEREAS, the Community Charter for the Craig Ranch Community Association, Inc. (Association) grants the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, the Board desires to adopt and set forth various criteria and elements of the Community Wide Standards as such term is defined within the Charter, with respect to the maintenance of construction sites throughout the Association;

NOW, THEREFORE BE IT RESOLVED, that the following Community Wide Standard for construction sites shall be established as written below and that level of installation, maintenance and repair necessary to maintain a clean, attractive and sanitary appearance throughout the community and at a level which is generally consistent with other first-class communities in the area. The standards are adopted to address specific elements of the Community Wide Standard in order to provide guidance to Builders, but such description is not all-inclusive. The Board may expand the foregoing description through subsequent resolutions to address other areas, modification of the design guidelines, or amendment of the governing documents. The omission of any such description shall not preclude the enforcement of the Community Wide Standard for Construction Sites, as to areas not specifically addressed by this resolution.

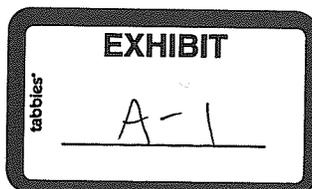
These standards will apply to all Builders:

CONSTRUCTION DEBRIS

The day to day cleanliness of each job site, and lot, is paramount to the appeal of our community to potential homebuyers. We require each job site be kept in a clean and orderly manner. Unsightly job sites and lots will not be tolerated.

Upon the completion of each of the following phases of home construction, each lot and appropriate surrounding areas and streets shall be fully cleaned:

1. Framing
2. Roofing
3. Bricking
4. Sheetrocking



CRCA Community Wide Standard – Construction Sites

5. Final Construction

This includes the removal of all debris, such as scrap material, wood, shingles, bricks, sheetrock and concrete curbing, etc.

Enforcement:

If a Builder fails to clean the lot at the end of each phase, a "Craig Ranch Site Policy Violation Memorandum" (Attachment A) will be placed on the job, mailed or faxed, or a courtesy call may be placed to a Builder's representative. The Builder will be given 72 hours to clean the lot following notification. If the lot is not cleaned, Craig Ranch Community Association "CRCA" (the "HOA") will hire a cleaning company to clean the lot. The Builder will be invoiced for the actual cleaning cost incurred, plus an administrative fee to the HOA of \$ 50.00; however, the minimum charge shall be \$ 200 per lot.

BLOWING TRASH AND TRASH RECEPTACLES

Each Builder will insure that blowing trash such as paper wrappers, soft drink cans and construction material is picked up on a daily basis. A trash barrel or trash pen is required to be provided by the Builder for each lot with a house under construction.

Enforcement: Upon inspection of the lot, if a construction site violation exists, a violation notice will be faxed to the appropriate Builder representative. The Builder will then be given 72 hours to clean the lot. If the lot is not cleaned, the HOA will then send out a **first offense warning notice**.

The Builder will be considered in violation of the construction policy **a second time** if the lot has not been cleaned within **72** hours and a fine of \$ 75.00 will be levied.

Each additional violation for the same lot will then warrant an additional \$ 50.00 fine. After the fourth violation, the HOA will correct and then invoice the Builder for the actual cleaning cost.

SNOW / SILT / CONSTRUCTION FENCES

Applicable Lots:

Residential lots which abut common green space such as a golf course, lake or creek, or a completed residential house, shall install a snow / silt/ construction fence on the lot line that abuts common green space or completed residential house.

When:

The fencing shall be installed prior to placing foundation forms and remain throughout construction until landscape installation commences.

Responsibility for Fencing:

It is the Builder's responsibility to obtain and install all fencing.

Installation Location:

The fencing shall be installed to confine trash to the construction site, utilizing the lot perimeter in most cases.

The fencing requirements are not intended to replace or conflict with any local municipal requirements (i.e., silt fencing), but are intended to complement the efforts to maintain clean construction site activity and prevent unnecessary debris from leaving each construction site.

Enforcement

If a Builder commences construction without the installation of the fencing or fails to maintain a standing fence, a “Craig Ranch Site Policy Violation Memorandum” will be placed on the job, mailed or faxed and a Builder’s representative may be contacted by phone. The Builder will be given 24 hours to correct the problem. If not corrected, the HOA will correct and then invoice the Builder in the following amounts.

1. Install Fence - If the HOA must install the fence, the charge will be \$ 200.00 plus appropriate deposit.
2. Correct Fence - The charge will be \$ 100.00

HOURS OF CONSTRUCTION

Weekdays - Construction activities shall not occur prior to 7:00 AM nor continue past 9:00 PM in accordance with City of McKinney ordinances.

Saturdays - Construction activities shall not occur prior to 8:00 AM nor continue past 5:00 PM in accordance with City of McKinney ordinances.

Sundays - Construction activities shall not occur prior to 1:00 PM nor continue past 5:00 PM in accordance with City of McKinney ordinances. Construction is to be confined to a scope that is not noisy (i.e., noisy - framing, masonry, roofing, etc.; non-noisy - painting, wallpapering, cleanup, etc.). No loud radios will be allowed.

Enforcement:

If a Builder fails to honor allowable construction start and stop times the following shall occur:

First Offense	Warning
Second Offense	\$ 75.00 Fine
Third Offense	\$ 50.00 Additional Fine
Fourth Offense	\$ 50.00 Additional Fine

Habitual offenders will be handled on a case by case basis with the HOA.

MISCELLANEOUS CONCERNS

The golf course, lakes, and improved Homeowner Association common areas are strictly off limits. The Builder or his construction team shall not damage the golf courses, lakes, or common areas in any way. Any damage to the golf courses, lakes, or common areas by the Builder or his construction team shall be repaired by the HOA at the Builder’s expense.

All construction traffic will drive at or below posted speeds. Violators will be reported and prosecuted.

No hunting, fishing, consumption of alcoholic beverages, narcotics or loitering is allowed on any part of Craig Ranch at anytime. Violators will be reported and prosecuted.

Radios that become an annoyance will not be permitted to remain in operation.

If the drivers of concrete trucks choose to dump remains and/or wash down their equipment, it must be done only at the designated concrete wash-out location within the village where construction is occurring. The site signage and instructions at this location are clearly set forth and must be adhered to strictly. Any dumping or washing out at other sites on Craig Ranch by the Builder or his construction team is prohibited and will be corrected by the HOA at the expense of the Builder, plus an administrative fee of \$ 50.00 will be added to direct cost incurred.

No equipment or vehicles will be allowed to park on parkways, medians, or any property that is not either public r.o.w. or the Builder's own property. Streets cannot be blocked for an unreasonable length of time.

Erosion onto adjacent properties (other residential lots, golf courses, creeks, lakes or streets) is strictly prohibited and must be prevented by using hay bales, temporary retaining walls or other appropriate measures. If erosion occurs, the HOA will clean the property that the erosion occurred upon, temporarily retain the lot from future erosion, and invoice the Builder for such costs.

The Builder and his construction team must take special care not to damage above ground features such as entry monuments, screening and retaining walls, concrete curbs, pavement, sidewalks, fire hydrants, warning signs, street and traffic signage, utility pedestals, transformers and switchgears, hike and bike trails, trees, landscaping, sprinkler heads, irrigation meters, controllers and other improvements. Any such damage will be repaired at the Builder's expense.

COMPLETED STATUS REPORT

The Craig Ranch Community Association, Inc. has requested a status report concerning the compliance of new homes with the Declarations of Covenants and Restrictions (DCR's) prior to final conveyance of property to the homeowner. The report will convey a compliant or non-compliant status with the DCR requirements. Please find an attached copy of the status report.

Upon notification by the Association of a home closing, the property will have a status report administered. The completed status report will be forwarded to the Association and to the Builder. If the property is found to be non-compliant, the Builder will be responsible for achieving a compliant status within 10 days of notification of non-compliance.

This is to certify that the foregoing resolution was adopted by the Craig Ranch Community Association, Inc. Board of Directors on this 19TH day of AUGUST, 2008 and became effective as of until such date as it may be modified, rescinded or revoked.

By: Craig Ranch Community Association



President



Builder Qualification Policies and Procedures

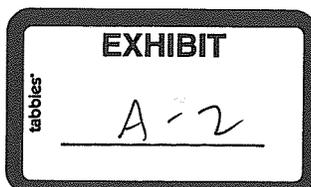
*Resolution of the
Craig Ranch Community Association, Inc.
Board of Directors
Regarding Builder Qualification Policies and Procedures*

WHEREAS, the Community Charter for the Craig Ranch Community Association, Inc. (Association) grants the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association; and

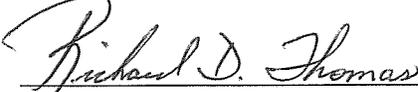
WHEREAS it is desirable to impose certain reasonable restrictions on the process of qualifying a builder for construction within the development;

NOW THEREFORE BE IT RESOLVED that the following requirements are hereby established for the qualification of builders within Craig Ranch:

1. Submit a request using the official *Builder Application* form. An incomplete request without full submittal of all requested information and documentation will be automatically denied.
2. Founder and ARC will review the Application for completeness, verify accuracy of information presented and inform management of its decision. Management will inform the Builder/Owner of the decision in writing.
3. Standards that will be considered include but are not limited to:
 - a. Financial Stability of Company;
 - b. Reputation of Company within industry;
 - c. Trade References;
 - d. Current building activity; and
 - e. Construction experience of the Builder.
4. Approval for a specific lot or lots does not constitute an indefinite approval. You must resubmit for any additional lots beyond those approved on a prior application.



This is to certify that the foregoing resolution was adopted by the Board of Directors of Craig Ranch Community Association, Inc., effective as of AUGUST 19, 2008 until such date as it may be modified, rescinded or revoked.



President

Exhibit "F-200"



CRAIG

RANCH

Community Association

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

“Living the Dream”



Exhibit "F-200"



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, the world-class Cooper Aerobics Center, a 75 acre baseball and softball tournament facility, a multi-field soccer complex, restaurants, shopping, 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

Exhibit "F-200"

residential options. Craig Ranch also has its own transportation system - The Craig Ranch Trolleys - which offer easy access to all areas of the community, both for Craig Ranch residents and those working in the bustling urban center and employment district.

Live the Dream

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 home owners from adapting their homes to their individual life style 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 home owner 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 modification, and what information is

Exhibit "F-200"

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, bayous, landscape reserves, 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 (except in the case of roof replacement). On the other hand, if what you want to do changes or modify the appearance of or add 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 do not hesitate to 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.

Whenever the term "Public View" is used in the Residential Exterior Maintenance/Modification Policies, Procedures, Guidelines & Resolutions for Craig Ranch, it shall mean and refer to that which can be seen or is visible from a public thoroughfare by a person standing at ground level. A public thoroughfare only includes public streets and expressly excludes alleys whether the same may or may not be accessed by the public.

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.

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.

- I. Upon verification of a violation a *Courtesy* letter will be sent stating the violation and the necessary action to correct the infraction. The courtesy letter will be mailed first class mail.
2. After ten (10) days, or upon next inspection, if the violation is not abated, a *Demand* letter will be issued to the Member or other Occupant stating:
 - a. the violation;
 - b. the action required to correct the violation;
 - c. a statement that if the violation is not corrected within a reasonable amount of time it may result in the imposition of a fine as reflected in the enclosed Fine Schedule; and
 - d. a statement that if the owner disputes the validity of the violation that they have the right to request a hearing before the Board of Directors. This request must be submitted in writing within thirty (30) days of the receipt of the violation letter.

At the discretion of CRCA staff, this may be the first letter sent, depending on the severity of the violation and/or the history of the Member. This letter is to be sent Certified Return Receipt Requested.

This notification complies with the Texas Residential Property Owners Protection Act.

Exhibit "F-200"

3. If the violation is not abated within a reasonable amount of time or if there is a subsequent violation of the same rule within a six (6) month period a letter shall be sent to the owner stating the following:
 - a. a description of the violation;
 - b. the proposed sanction to be imposed

This letter shall be sent Certified Return Receipt Requested.

If a violation cannot be cured within the time specified, a written request for an extension must be submitted to CRCA and approved. No verbal extensions will be given.

CRCA RESIDENTIAL AUTHORITY TO ASSESS FINES

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.

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 downers, 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. If your garage gutters are sagging, you can repair them without CRCA involvement. The same thing goes for fixing shutters, replacing rotted wood siding, refinishing faded front doors, etc. In most cases maintenance repairs can be done without the involvement of CRCA.

Exhibit "F-200"

ADDRESSTREATMENT

All homes within Craig Ranch are required to have clearly visible house numbers. House numbers must be visible from the street.



House Numbers

Location of Numbers

Numbers shall be located on the residence, preferably near the front door and lighted if possible. House numbers must be visible at all time and can not be obstructed by shrubs, trees, etc.

Specifications

1. Numbers may be made of wood, plastic, metal, ceramic or carved into stone. No "peel and stick" type letters will be permitted.
2. Letters must be permanently attached with nails or screws. Glue type adhesive will not be permitted.
3. Numbers shall not exceed six inches (6") in height.
4. Wood or plastic numbers may be painted black, white or the color of the house trim.

Maintenance

All address treatments must be maintained in such a fashion that they do not detract from the neighborhood.

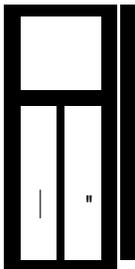
Exhibit "F-200"



HOUSE PAINTING

If you are going to touch up areas of your home that need to be repainted, such as dormers or trim, without repainting the entire house, then you can do so on your own. However, if you want to repaint your home with a different color, you must first obtain approval from CRCA.

With the exception of entry doors, all paint shall have a "satin or semi-gloss" finish. Entry doors may have a gloss finish. **Absolutely no flat paint will be permitted.**



TIP: If you wish to paint your front door a different color than originally painted you must submit an application for color approval.

Maintenance

The exterior must be painted when the existing paint is chipping, peeling, or has become faded and discolored. All rotted wood must be replaced prior to painting. Mildew stains on the siding do not necessarily require repainting, if the mildew is killed and removed in a timely manner. It may be necessary to repaint after mildew removal, depending on the damage sustained.

ROOFING - REPAIRS & GUIDELINES

Next to painting the exterior of the home, one of the most prominent and visible area on a home that requires maintenance is the roof. Anyone who has gone through a roof replacement knows this can be a very expensive project. The guidelines related to roof replacement are in place to assist homeowners in getting roofs that will last and complement the appearance of the home.

1. If you simply need to patch a small part of your roof, such as an area that was damaged by a windstorm, this can be done without CRCA involvement. The shingles must be a minimum of 25 year or 230# weight, and they must match the current roof color exactly.
2. If you are going to replace the entire roof, you will need CRCA approval prior to replacement. The following guidelines detail the information needed (along with the modification application) to obtain approval. A small (2" X 2") square of the shingle

Exhibit "F-200"

must be submitted. A photograph of your home or a sample of a brick in your home may also be required to ensure compatibility.

3. Sometimes roofs need to be replaced quickly! If you are having a roof replaced because of leaks, storm damage, etc. and need an immediate response, please state that fact clearly when submitting your application.

Roof Top Elements

As with many of the hard or mechanical elements of Craig Ranch, there are requirements in place to help screen these elements and soften their look. All roof top elements, such as turbine vents, roof stacks, flashing, etc. must be screened. This is accomplished by simply painting all of the roof top equipment to match the color of the roof (this also includes chimney caps).

Guidelines for the Installation of Certain Roofing Materials:

1. Roofing shingles covered by these Guidelines are exclusively those designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities (collectively, "Roofing Shingles").
2. Roofing shingles allowed under these guidelines shall:
 - a. Resemble the shingles used or otherwise authorized for use in Craig Ranch;
 - b. Be more durable than and are of equal or superior quality to the shingles used or otherwise authorized for use in Craig Ranch; and
 - c. Match the aesthetics of the property surrounding the property of the owner requesting permission to install roofing shingles.
3. The owner requesting permission to install roofing shingles will be solely responsible for accrediting, certifying, and demonstrating to the Design Review Committee that the proposed installation is in full compliance with paragraphs 1 and 2 above.
4. Roofing shingles shall only be installed after receiving written approval of the Design Review Committee.

Exhibit "F-200"

OTHER GENERAL HOME MAINTENANCE

Gutters

These handy little gadgets provide a great service to homeowners. Instead of having water cascading down all over our homes gutters channel water to certain areas of the home where it can be directed away from our landscaping and the home's foundation. With a little care and maintenance gutters can last a long time.



The two main areas of maintenance that gutter require are keeping them cleaned out and properly hung. If gutters get clogged they cannot properly work. Every couple of months, or so, clear the gutters out by hand, then use a garden hose to flush them thoroughly (especially the downspouts). There are mesh type products on the market that can help keep gutters flowing freely, but even with their use, cleaning is still essential.

At some point in time, all gutters will sag. They bend away from the house and leave a gap between them and the home's fascia. When that happens, the water will either run over the front of the gutters, waterfall style, or it will run down between the wood and the gutter. In either case, the purpose of the gutters is being defeated. When gutters sag, all it generally takes is a few strategically placed hammer taps and they are back in place. If the gutters sag on a habitual basis, it may indicate that the fascia wood that they are nailed to has rotted. In that case the wood will need to be replaced before the gutters can do their jobs effectively again.

Shutters

Depending on where you live in Craig Ranch, you may be required to have "fitted wooden" shutters. Those are shutters that are made of wood and sized to fit the specific windows. Please make sure that the wooden shutters are properly maintained at all times - the wood is not rotted, the slats are not in disarray and the shutters are not pulling away from the house.



If this is not a requirement for your specific neighborhood, then plastic shutters are an acceptable alternative. **Any major changes such as installation or removal of shutters must have prior CRCA approval.**

Exhibit "F-200"

PROPERTY MAINTENANCE

LAWN MAINTENANCE

Both the front yard lawn and the grass area between the sidewalk and the street are the responsibility of the individual homeowner to maintain. It 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. Lawn clippings must be handled as you do regular trash. The City of McKinney will collect lawn bags only if they are placed inside the trash cart. Lawn bags should not be placed out for pick up any earlier than the evening before your scheduled pick up day. 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 often. Also, please realize that when your lawn's growth slows, the weeds growth picks up. Although, your lawn may not need to be mowed, your weeds may 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.

Exhibit "F-200"

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. Two rows of shrubs must be planted, with the first row placed near the home, spaced a maximum of 36" from the center of one plant to the center of the next plant. A second row of shrubs should be planted in front of and in between the gaps in the first row of plants. These shrubs should also be spaced a maximum of 36" from the center of one plant to the center of the next one. The double row, planted as described is called "triangular spacing" (see diagram). 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. Shrubs and groundcover species must conform to the approved plant list. Shrubs in front beds must be maintained 4 feet or lower. Hedgerow shrubs in the front beds must be maintained 4 feet or lower.

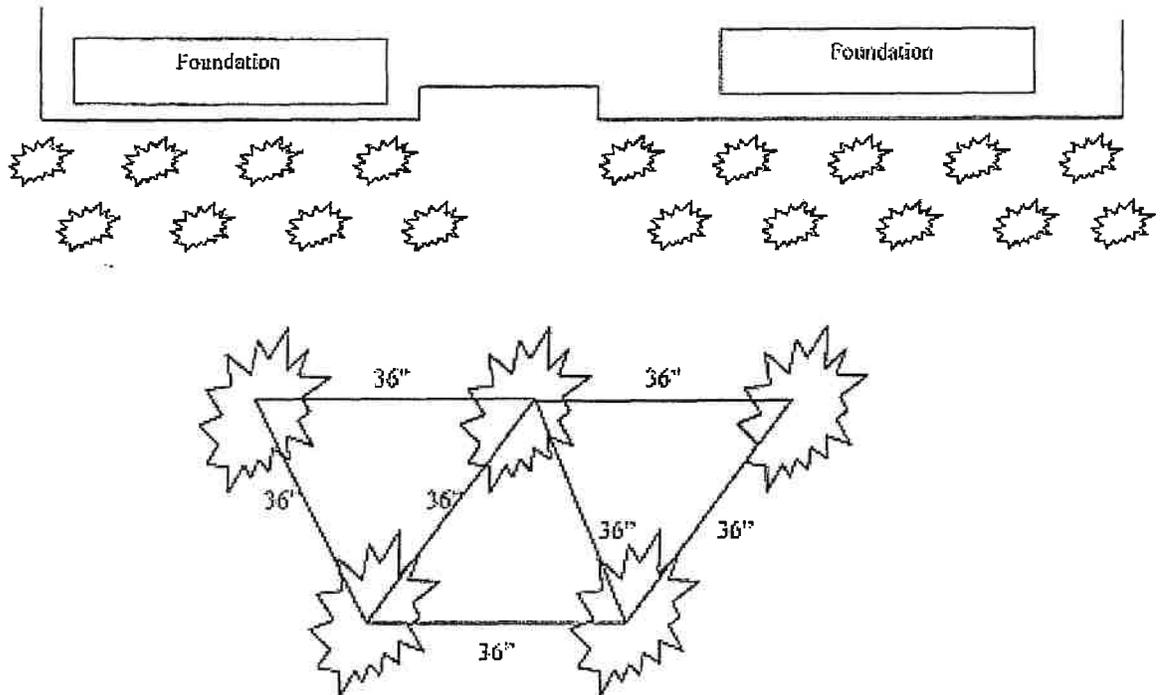


Exhibit "F-200"

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. Rock or gravel of any size or color is only permitted with the specific approval of CRCA.

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.

Lawns

Yards visible to the public shall be solid sod if not in planting beds. Sod is defined as live vegetation consisting of typically short plants with long, narrow leaves and a root system. 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 allowed.**



Artificial Turf

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 pages 14-15*. 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.

Criteria

- 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 obtain 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.

Exhibit "F-200"

- 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 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 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.

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, lirioppe or jasmine, are strongly encouraged. Acceptable edging materials include steel, stone or brick. Stone may be laid flat as accent material. House bricks are an inappropriate material and cannot be used for landscape borders. Landscaping bricks shall complement the house brick and it is recommended that the bricks not be laid loose but be set securely into the ground either horizontally or vertically. In no instance shall any holes in the brick be visible to the public. Colored brick or concrete scalloped borders shall be securely set into the ground. 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.

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.

Exhibit "F-200"

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.**

Exhibit "F-200"

Tree Poles

When a tree is first planted, tree support poles will be set into the ground and attached to the trees with plastic ties, or wires protected by rubber. The purpose for these poles is to help support the tree 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 should be removed. If they are left in the ground too long, the tree roots will grow around the pole, making them virtually impossible to remove without causing root damage. In addition, as the tree trunk grows in diameter, it will actually ground around the wires and they can severely damage the tree. One last comment, if the tree is young enough to need the poles as support, please make sure that the guide wires are properly attached to the trees. If the wires break and are not reattached, the poles are not supporting anything or doing any good.

Yard Trees

The next segment of the landscaping requirements involves the yard trees. There shall be a minimum of two (2) yard trees from the approved tree list located at each property. Only trees from the Approved Tree List are permitted within Craig Ranch unless approval is granted by the DRC. The following guidelines show a number of varieties of both shade and ornamental that can be used. The trees can be placed in the grass area itself or can be incorporated as a part of the front landscaping. When selecting the tree species, please do so with an eye to complement the overall look of the neighborhood in general and in the style of your home and existing landscaping. The trees should still be a minimum of 30 gallon, two inch caliper in size (as previously stated, certain neighborhoods may have greater size requirements). Maintenance, feeding, replacement and tree trimming are homeowners' responsibility. Furthermore, the homeowner will be responsible for the grinding of the remaining stump, leveling of yard and replacement of sod as required.

APPROVED TREE LIST

Shade Trees:

Live Oak*, Red Oak* (only the Shumardi and Texas varieties), Bur Oak*, Loquat Leaf Oak*, Chinquapin Oak, Eastern Red Cedar, Drake Elm, Chinese Elm, Chinese Pistache*, Bald Cypress, Montezuma Cypress*, Leyland Cypress, Brodie Juniper*, Southern Magnolia, Drummond Red Maple, Mexican Sycamore, Mexican White Oak*, Bradford Pear, Pecan, Eldarica Pine*, Palms*.

*Indicates low water requirements once established.

Ornamental Trees: (all have low water requirements once established):

Crape Myrtle, Wax Myrtle, Foster Holly, Yaupon Holly,

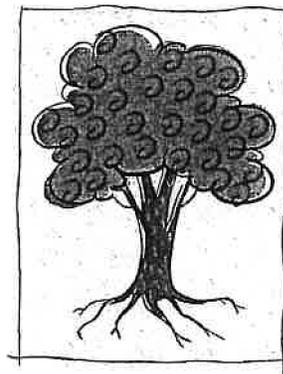


Exhibit "F-200"

Savannah Holly, Dahoon Holly, Little Gem Magnolia, Mexican Plum, Desert Willow, Texas Mountain Laurel, Golden Rain tree, Vitex, Oleander, Austrian Pine, Japanese Black Pine, and Palms.

If you would like to use a tree not listed in the above list, you can submit an application to CRCA with details on the tree you would like to use. These applications will be approved or disapproved on an individual basis. Disapproval is generally based upon the experience of a horticultural expert on the tree's ability to do well in our area.

SCREENING

As with the foundation and roof top equipment, all mechanical equipment on Craig Ranch homes must be fully screened from public view. This includes air conditioner units, gas meters, electrical boxes, pool and water treatment equipment, piping, boxes and relays for sprinkler systems and mechanical equipment associated with electronic gate closers.

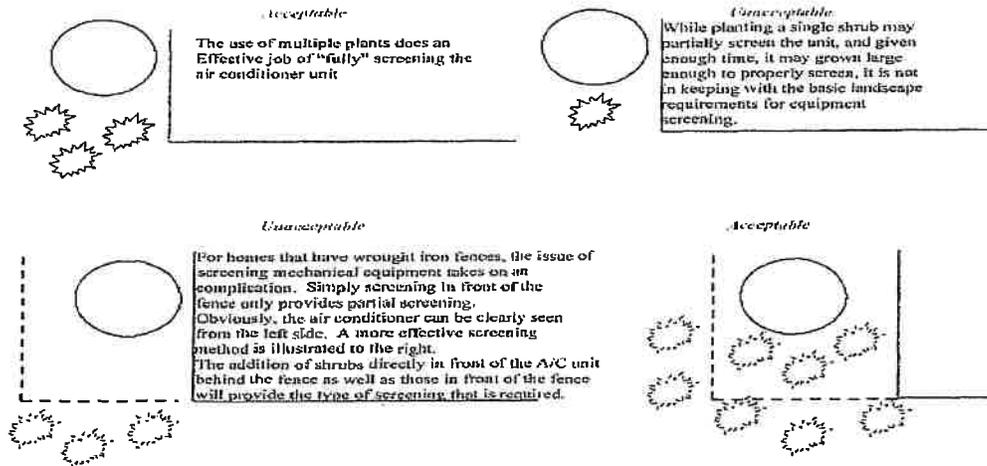
Screening can be accomplished in a number of ways including fencing and shrubbery. Suggested screening techniques are listed below. In all cases, if the particular items are behind six-foot wooden privacy fences and cannot be seen from public view, then the screening has been accomplished.

Air Conditioner Units

It should be noted that window air conditioning units are expressly prohibited in any section of Craig Ranch.

The most common form of screening air conditioning units is with shrubbery. Since air conditioners tend to be fairly compact and low to the ground, shrubbery can provide an effective method of screening *if it is done properly*. As with all landscaping, the shrubs used should be five gallon in size and planted in a double row. The following illustrations show some effective and acceptable methods of screening.

Exhibit " F-200 "



This type of shrubbery planting does not prevent adequate airflow as long as there is space between the unit and the shrubs. In fact this planting will provide an added benefit - the shrubs will help provide shade to the outside unit. The air being drawn into the unit to be cooled by the condenser will actually be cooler due to this shade, so the unit will have less work to do.

As with all of the landscaping requirements, these plants must be properly maintained at all times. They should be watered and fed as you do the rest of your plants. In addition, if they die or do not grow properly, they should be replaced immediately.

The same type screening process should be used for the gas meter, water treatment and irrigation equipment and mechanical gate closers. Pool equipment can be screened in a similar fashion. Some filtering systems can be fairly tall, so when selecting a shrub to use for screening, you will need to take into consideration the eventual height of the plant to make sure that it will fully screen the taller equipment.

Electrical Meters & Boxes

These present screening problems. They tend to be much taller than any other type of mechanical equipment associated with homes. While shrubbery can be used effectively to screen an electric meter, another easier, less expensive and more permanent method to screen meters and boxes is to paint them. They should be painted to closely match the color of the section of the home that they are attached to. If its wood siding or stucco, paint the electrical equipment the same color as the wall. If the wall is brick, paint the meter a color that closely matches the blended color of the bricks. The meter, electrical box and conduit (pipe from the ground to the box) should all be painted. The effect is to use a color that will help make the electrical equipment be seen as part of the background of the home. You don't want colors that will make the equipment stand out.

MISCELLANEOUS GUIDELINES

TRASH

Exhibit "F-200"

MISCELLANEOUS GUIDELINES

TRASH



CRCA does have certain rules governing placement of trash for pick up. Trash, including lawn, tree and shrub clipping must not be placed out for pick up any earlier than the evening before the scheduled pick up day. First of all, the trash is contained and the least amount of time it stays on the curb, the less of an opportunity for the neighborhood dog or Mother Nature to "redistribute" you trash on your neighbors lawns or on the street. Second of all, no one wants to look at trash sitting out on the curb for three or four days because it was placed out too early. Please keep all of your trash stored in the garage or behind the backyard fence, where it cannot be seen from public view. Also, please make sure you bring your empty trash cans back in and store them properly the day they have been emptied.

TRASH ENCLOSURES

When space limitations prohibit this storage option, trash container enclosures may be permitted. The addition of trash enclosure is an exterior modification and will require the submittal of a Residential Modification Application that includes the intended material and installation plan that complies with the criteria outlined below. DRC will review when the application is complete. No alteration to the exterior elements of the parcel lot may take place until DRC approves the application.

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. Enclosure must maintain a minimum setback distance of 10' from the left-side front corner and the right-side front corner of the dwelling unless the neighborhood'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 to be built on pavers or a level cement pad 3" minimum in thickness. Pavers nor cement pad shall not interfere with drainage.

Exhibit "F-200"

- To enhance the appearance and provide continuity with the architectural look and feel of Craig Ranch, 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 measures 1" x 6" wide and with a maximum height of 6'0". A trashcan enclosure that is vertical side-by-side row 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 enclosure sets against 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 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.
- Corner lots where home's driveway is on the side of the house closest to a public right away are prohibited from having trash enclosures.
- Owner is responsible for routine maintenance of the fence, including stain and replacing broke or loose pickets.

Additional Trash Enclosure guidelines specific to Service Area

- **Chateaus, Hemmingway, 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 ft. House numbers must remain clearly visible to the roadway.

Exhibit "F-200"

PETS

No more than two (2) generally recognized house pets are permitted per unit. They must be kept as house pets and not for breeding purposes. 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 in 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 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, and guests are expected to comply with the Declaration, Bylaws and Rules and Regulations of the Association 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 elements, is forbidden. Any activity by any resident or guest which could be reasonably expected to cause of to be an embarrassment, discomfort, annoyance or a nuisance to occupants of any other unit, or to interfere with a neighbor's peaceful and quiet use of his or her unit is prohibited. Such activities include, but are not limited to:

- a. Indoor noise which can be heard beyond the unit, such as from a radio, tape or disk player, television, or from yelling or a barking dog;
- b. Outdoor noise which can be heard within a neighbor's unit, such as from radio, tape or disk player, horn, 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.

Exhibit "F-200"

EMBELLISHMENT GUIDELINES

CRCA has developed guidelines that allow decorative aspects of your personality to be expressed, while making sure these embellishments fit into the general look of specific neighborhoods and the community overall.

The following guidelines have been developed to assist owners in complying with the requirements of the governing documents. Provided the modification is in compliance with these particular guidelines, it is not necessary to submit for approval, however, in the event there is any deviation from these guidelines, approval is needed or it will be considered a deed restriction violation and the owner may be subject to a fine. Some individual neighborhoods may have more restrictive guidelines that will supersede these guidelines.

CRCA has the right to determine if any of the following items are excessive and not in keeping with a first class community.

Birdbaths and Birdhouses

Only one birdbath may be located in the landscape beds and should be incorporated into the landscape design in an attractive manner. Birdhouses may be placed in the backyard in a location that is screened from public view to the maximum extent possible.



CRCA may determine that the birdbath or birdhouse is too large, wrong color etc. and instruct the homeowner to remove it.

Yard Furniture

Any yard furniture placed on the porch, or in the front yard, must be maintained at all times. CRCA has the right to determine if the furniture is excessive, and whether it must be removed from public view.

Potted Plants

Potted plants may be placed on the porch, up against the house or garage, or within the landscape beds. Potted plants are not an acceptable alternative to required plantings in the landscape beds. Pots must be maintained with appropriate plant material; otherwise they should be removed from public view. CRCA has the right to determine if the potted plants are excessive, and whether they must be removed from public view.

Exhibit "F-200"

Decorative / Patriotic Flags



Decorative flags may be flown as desired provided they are displayed on the home appropriately. Seasonal / holiday flags must be displayed within the appropriate timeframes.

UNITED STATES AND TEXAS FLAG DISPLAY FOR ALL FLAGPOLES SIX FEET (6') IN LENGTH OR SHORTER. THE FOLLOWING GUIDELINES APPLY:

1. The pole may be mounted on the house or garage on a permanent or temporary basis.
2. A temporary flagpole may be placed in the ground and kept there only when the flag is displayed.
3. Only one flag (either the United States or Texas) may be flown from this pole.
4. If evening display of the flag is desired the house mounted flag may be lit from the base of the flagpole (maximum of two bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag, and cannot cause any type of light spillage onto adjoining properties.
5. Both the house mounted and in ground flagpoles must be removed from view when no flag is displayed.
6. All flags and flagpoles must be properly maintained at all times, including, but not limited to, replacement of faded, frayed or torn flags; and replacement of poles that are bent, rusted or damaged in any way.
7. Attaching flagpoles to fences or trees is not permitted. Flags cannot be displayed from fences or shrubbery. All proper flag etiquette must be followed. For all flagpoles six (6') feet in length or shorter, no submission for approval is necessary provided these guidelines are followed. Any installation of a flagpole or flag not in compliance with these guidelines will be considered a deed restriction violation and will be dealt with accordingly.

FOR ALL PERMANENT AND TEMPORARY IN-GROUND FLAGPOLE INSTALLATIONS WHERE THE POLE IS TALLER THAN SIX (6') FEET. THE FOLLOWING GUIDELINES APPLY:

The following guidelines have been developed to assist the homeowner in complying with the above requirement of the deed restrictions. A modifications application must be submitted for review by the Design Review Committee for all permanent and temporary flagpoles taller than six feet. Formal approval from the Committee will be required before installation may begin.

Exhibit "F-200"

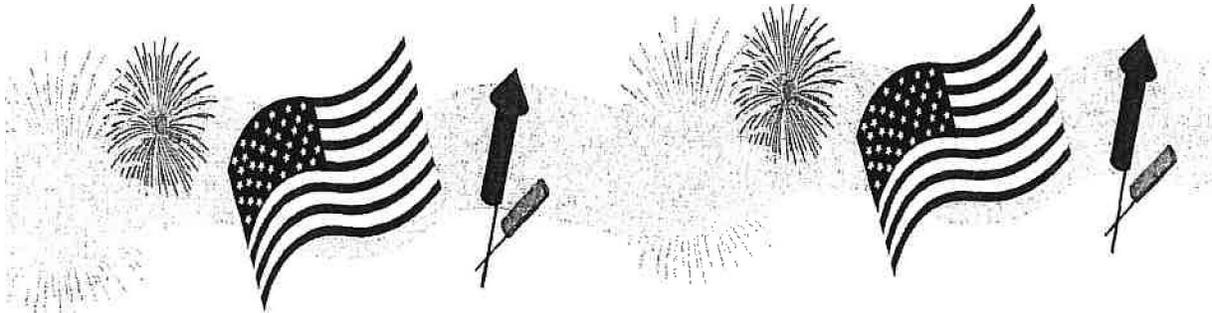
1. Permanent in ground flagpoles are generally defined as those are installed in an appropriate footing (usually concrete) and are not meant to be removed unless the flagpole is being replaced. Temporary in ground flagpoles are generally defined as those poles that are installed in the ground by a sleeve system that is designed to allow the easy removal and reinsertion of the pole.
2. The tops of permanent or temporary flagpoles may not be lower than fifteen (15') feet or taller than twenty (20') feet when measured from ground level (including the pole ornamentation). The size of the flag must be appropriate for the height of the flagpole.
3. Flagpole halyards must be of a type which does not make noise under any wind conditions. Halyards must be securely fastened.
4. Poles must be mounted on an appropriate footing and if this footing is visible, it must be screened with adequate landscaping. All flagpoles must be installed per the manufacturer's guidelines.
5. The pole may be white, silver or bronze. Pole material must be metal. The only pole ornament that will be permitted is a ball of the same material and color as the pole.
6. The preferred location for placement of the pole is within the landscape beds; however under all circumstances, flagpoles may not be placed more than ten (10') feet from the foundation of the house (residential structure, not from the front of an attached garage). On houses that have a front yard fifteen (15) feet or less in depth, the pole may be placed in a position, equidistant from the house's foundation and the sidewalk. Poles may only be installed in front yards and within the established building lines. Poles must be installed in a manner that prevents a view obstruction to neighbors.
7. If a flag is to be flown daily (from dusk till dawn) then a permanent pole may be installed. If a flag is only going to be flown on specific holidays (as per the Flagpole Etiquette Guidelines) or less frequent than every day, then the pole must be a temporary in ground pole and it must be removed from the ground on those days that a flag is not being flown
8. If the flag is to be flown after dusk, it must be properly illuminated per the Flagpole Etiquette Guidelines. The may be lit with an in ground light (maximum of two bulbs) with a total of no more that 150 watts. The light must shine directly up at the flag. It cannot cause any type of light spillage onto adjoining properties.
9. Only the United States flag, the flag of Texas, and any flags of the United States Armed Forces may be flown on these flagpoles. (For all other type of flag displays - i.e. seasonal, decorative flags - please see the Decorative Embellishment Guidelines).
10. The flag and flagpole must be properly maintained at all times. Should the flag become faded, frayed or tom; it must be replaced immediately. If the flagpole becomes scratched, dented, leaning; or if the paint is chipped or faded, it must be replaced or repaired immediately.

Submittal Requirements: Include a completed Modification Application, a site plan showing the proposed location of the pole, along with pictures of the front of the house showing existing tree conditions. State the size and color of the pole. Any installation of a flagpole or flag not in compliance with these guidelines will be considered a deed

Exhibit "F-200"

restriction violation and will be dealt with accordingly. The Design Review Committee may use their discretion in homeowner requests related to flagpole size and location. These decisions will be considered on their merits, on a case by case basis. Excerpts from the Federal Flag Statute, the following flag laws and regulations are contained in the Public Law as amended July 7, 1976 by the 94th Congress of the United States. They set forth the existing rules, customs and etiquette pertaining to the display and use of the flag of the United States of America.

SECTION 174. TIME AND OCCASIONS FOR DISPLAY: HOISTING AND LOWERING Display on buildings and stationary flagstaffs in open; night display It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaffs in the open. However, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness. Particular days of display The flag should be displayed on all days, especially on: New Year's Day, January 1; Inauguration Day, January 20; Lincoln's Birthday, February 12; Washington's Birthday, third Monday in February; Easter Sunday (variable 1; Mother's Day, second Sunday in May; Armed Forces Day, third Saturday in May; Memorial Day (half-staff until noon), the last Monday in May; Flag Day, June 14; Independence Day, July 4; Labor Day, first Monday in September; Constitution Day, September 17; Columbus Day, second Monday in October; Navy Day, October 27; Veterans Day, November 11; Thanksgiving Day, fourth Thursday in November; Christmas Day, December 25; and such other days as may be proclaimed by the President of the United States; the birthdays of States (date of admission); and on State holidays.



Yard Statues, Sculptures & Fountains

These items may be pennitted, with specific approval, if they are not overwhelming in relationship to the house and landscaping, and only if they complement the house's design. In most cases, however, statues and sculptures are more appropriate when located in the rear yard, behind a fence or incorporated into landscape beds. A Modification Application must be submitted prior to their installation. The application must include a survey site plan showing the location of the item(s). All materials and dimensions



Exhibit "F-200"

must be clearly shown. A picture or drawing of the item to be installed must be submitted.

Maintenance

Owners are responsible for the maintenance of all "Decorative Embellishments" and any lack thereof will be considered a deed restriction violation.

Holiday Decorations

CRCA encourages residents to express themselves during the holiday seasons. It helps provide a sense of community and provides a great fun experience. The only requirement as to holiday or seasonal decorations is that they must be removed in a reasonable amount of time after the holiday has ended.

The Holiday Season is defined for the purposes of these guidelines as follows:

Holiday Decorations

Christmas decorations may be installed Thanksgiving day and must be removed by January 5th

Easter, Fourth of July, Halloween, Hanukkah, St. Patrick's Day, Thanksgiving, and Valentine's decorations may be installed 14 days before and must be removed 5 days after.

<p>Tip: Please be careful not to over decorate. Excessive lights, noise etc. impact surrounding neighbors.</p>

Special Occasions

Birth announcement may be placed in yard for 1 week following the birth.

Graduation announcement may be placed in yard for 1 week following the graduation ceremony.

Birthday decorations may be placed on the exterior for 1 day following the birthday celebration.

During the above time period, the residence may be decorated in a fashion that celebrates the holiday. It is not necessary to get approval in advance. Outdoor music will not be permitted after 9:00 PM. Should a residence be decorated prior to the defined holiday season or should the decorations remain in public view after the time period indicated, the residence would be in violation of the deed restrictions.

All other holiday and seasonal decorations will be considered on a case by case basis.

Exhibit "F-200"

RESIDENTIAL SIGNAGE

For Sale Signs*

Only one sign advertising the lot or home for sale is permitted within CRCA. The sign must not exceed five square feet (5 sq. ft.) in area or be less than two square feet (2 sq. ft.) in area and must be professionally manufactured exclusively for the purpose of advertising the sale of real property. Only real estate signage approved by the CRCA Board of Directors may be used to advertise property that is for sale. Special Real Estate Signs Rules may be adopted to amend or further define this section of the Guidelines.



No signs, billboards, posters, or other advertising devices of any character shall be permitted. No "Open House" signs will be permitted to be placed on dedicated right-of-ways or CRCA facilities and common areas. All signage not in compliance with these regulations will be removed and disposed of.

No For Lease or For Rent signs are allowed to be placed in Craig Ranch.

Home Security Signs*

Residential security system signs will be allowed under the following guidelines. The guidelines are intended to promote notice to would-be intruders and are not intended in any way to be commercially oriented signs.

- The residential security sign must be a professionally constructed sign of permanent materials.
- The maximum size of the security sign shall not exceed twelve (12) inches in the largest dimension.
- The color of the sign may be the security company's colors.
- The security sign and stake shall not exceed fifteen (15) inches above ground when installed.
- Only one (1) security sign will be allowed for a front entrance. For visible rear entrances, one (1) sign shall be allowed.**
- Security sign shall be placed not more than five (5) feet from the front foundation of the home.

Exhibit "F-200"

-Security signs are not permitted to be posted on the residential unit, garage doors, walls or fences, etc.

-The maximum size of window decals shall not exceed six (6) inches in their largest dimension, and decals shall not exceed two (2) in number, when in public view.

Political Signs*



Political signs are allowed as temporary signage only on private property in CRCA for all local, state or federal election purposes, meeting the following criteria:

- Only one sign per candidate may be displayed on each property.
- Maximum sign area cannot exceed six square feet (6 sq. ft.).
- No sign can be mounted on any exterior part of the dwelling, garages, patios, fences or walls.
- Sign installations cannot exceed a maximum of four (4) feet high from ground-mounted signs.
- Signs may be posted not more than thirty (30) days prior to the election and must be removed within five (5) days following the election.
- Political signs are prohibited on any dedicated right-of-ways or CRCA facilities and common areas.

High School and Booster Club Signs*

All High School signage and booster club signage is allowed provided they meet the following criteria.

- Maximum sign area cannot exceed four (4) square feet.
- Maximum of one sign per student is allowed.
- Sign may be placed in flowerbed in front of home only.

****These signs do not require prior approval provided they are in compliance with these guidelines***

Contractor Signs

Permanent or temporary contractor signage is strictly prohibited. It will be the homeowners' responsibility to ensure that contractors do not display signage on the property. In the event that a sign is displayed the homeowner is responsible for daily, per sign fines.

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If the City of McKinney requires that a permit be attached to a contractor sign for the ease of City Inspectors, they are exempt from the above guideline.

Garage Sale Signs

Garage sale signs are not permitted. If a sign is displayed on or off the property (boulevards, fences, right-of-way) the homeowner will be subject to sign fines. Violation of this rule would include signs on parked vehicles (also against city regulations) , on any City-owned or dedicated right-of-ways or CRCA facilities and common areas, or on the property itself.

PLEASE NOTE: In all cases the homeowners will be responsible for any fines assessed. Permitted signs, in addition to CRCA rules, must comply with all city regulations.

GARAGE SALES ARE NOT PERMITTED WITHIN CRAIG RANCH

THE PURPOSE IN NOT ALLOWING OWNERS TO HAVE GARAGE/ YARD SALES IS TO MAINTAIN A QUIET AND ATTRACTIVE COMMUNITY.

The CRCA may from time to time sponsor a community wide garage / yard sale to allow homeowners to clean out their closets and garages.

VEHICLE STORAGE

No boat trailers, 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.

MODIFICATIONS

SUBMITTAL PROCESS & PROCEDURES

No matter how great your home was when we first bought it, as time goes on you always think about changes or enhancements. You are always striving to make your home and yards more comfortable, more beautiful and fit in better with your changing life styles. This is where the Modification Process comes into play.

The purpose here is to not prevent or limit you from doing what you want to do with your home. The purpose is to assist the homeowner in making sure the modification fits into the guidelines established for Craig Ranch, that it is done in a professional manner and that it has the appearance of looking like it fits with the architectural design of the home.

Having already discussed maintenance items, other items that would fall into the modification category would be a room addition, adding a pool, storage building,

Exhibit "F-200"

building a deck, etc. The modification process has been designed in a way that will be resident friendly and quick.

MODIFICATION SUBMITTAL PROCEDURES

Submittal Requirements

Procedures

1. A Modification Application and supporting documents must be submitted in triplicate along with a site plan indicating location of the modification, specifications on the requested modification (such as dimensions, colors, etc.). 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 *disapproved* 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 will meet a minimum of once per month. If the quantity of applications for DRC review warrants, a special meeting may be called so the Owners do not have to wait for the next regularly scheduled meeting. Staff and the Chairman of the DRC will make this decision. The majority vote of the members at a meeting at which a quorum is present will be required to render any decision.

- c. Upon approval, a letter will be sent to the Owner advising of the approval and any associated conditions. Disapprovals will include a letter specifying why the application was disapproved.
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.

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5. If an Owner proceeds with a disapproved 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 an 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.

HOME MODIFICATIONS

One of the major changes that can be made to a home is a room addition. This is one process that can be fairly complicated. There will need to be detailed final architectural drawings on the addition before final approval can be given. Some of the areas that will be looked at are:

- How the addition fits on the property in relation to building and set-back lines;
- How do the roof lines of the addition fit into the current house roof;
- If you back up to a golf course or reserve, will additional screening be required;
- Does the structure match the existing house in materials used, colors, roof, windows and window treatment, etc.

You must submit comment sheets completed by the neighbors who may be affected by the addition. If all other aspects of the modification fall within guidelines, then a neighbor's disagreement with it does not mean you will be disapproved. The comments are reviewed to see if some small changes in design would help make the addition acceptable to all parties involved.

DECKS, UPPER LEVEL DECKS, PATIO COVERS, PATIO EXTENSIONS,

ARBORS & GAZEBOS

The addition of a deck, patio cover or second story deck can give homeowners a quite, comfortable place to enjoy outdoor living. As with **all** requirements with CRCA involvement, it is seeking to make sure that all structures fall within the guidelines of size, location on the property and design.



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Adherence to these guidelines will usually result in the prompt approval of your request, however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification.

Location

For decks and other ground level improvements, no encroachment will be allowed on easements. For patio covers and other above ground structures, no encroachments are allowed on front, rear of side building setback lines, or on golf course reserve easements.

Dimensions

Patio Covers, Arbors & Gazebo: The maximum height of patio covers or gazebos is generally twelve (12) feet measured from ground level.

Decks & Patio Extensions: The maximum height of the walking area of a deck is eighteen (18) inches measured from slab level. **Multi-leveled decks are allowed but the highest level must be at or below 18 inches.** Built in benches and/or railings may exceed this height. The area of the patio extensions shall be no greater than 25% of the area of the rear yard.

Upper Level Decks: The height cannot exceed the height of a normal second story level, nor extend beyond the building lines.

Materials - Structure

Decks, Upper Level Decks, Patio Covers, Gazebos & Arbors: All above ground structures shall be made of either weather resistant wood, masonry or composite materials with composite meaning: engineered materials made from two or more constituent materials simulating wood. Metal or vinyl are not permissible for patio covers, upper level decks, arbors or gazebos. If wood is used on the improvement, it must be weather-resistant such as cedar or wolmanized pine. It may be painted to match the house colors, stained a natural wood color, treated with a substantially clear wood preservative or left raw to weather naturally. If masonry is used, either bricks or stucco that matches the house or concrete may be used. In all cases, the design and materials must complement the house design. On upper level decks, both the stairway and deck require railings for safety.

Patios, Patio Extensions: Concrete slabs for patio extensions must be of similar or better quality than any existing patio slab. Other acceptable materials may include, but are not limited to, pavers, stone, stamped colored or coated concrete. All materials used, including color selected, must complement the house.

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Materials - Roofing

Patio Covers & Gazebos: Must be shingles to match the house in color, style and weight or an open design using wood slats or lattice. Wood shake shingles may also be considered on freestanding gazebos. Metal or fiberglass covers are specifically prohibited.

Arbors: Can consist of lattice or wood slats. If vines are to be grown over the top of the structure, they must be properly maintained at all times, including watering, fertilizing, trimming and replacement of dead plants.

Maintenance

All decks, upper level decks, patio covers, patio extensions, arbors and gazebos must be maintained in such a fashion that they do not detract from the neighborhood. This maintenance includes replacement of broken or rotted wood, repair or replacement of shingled roofs, repainting, etc.

GUIDELINES FOR THE INSTALLATION OF RAIN BARRELS OR RAIN WATER HARVESTING SYSTEMS

1. Rain barrels or rain water harvesting systems and related system components (collectively, "*Rain Barrels*") may only be installed after receiving the written approval of the Founder or the Design Review Committee.
2. Rain Barrels may not be installed upon or within common area of Craig Ranch.
3. Under no circumstances shall Rain Barrels be installed or located in or on any area within a Lot that is in-between the front of the property owner's home and an adjoining or adjacent street.
4. The Rain Barrel must be of color that is consistent with the color scheme of the property owner's home and may not contain or display any language or other content that is not typically displayed on such Rain Barrels as manufactured
5. Rain Barrels may be located in the side-yard or back-yard of an owner's Residential Parcel so long as these may not be seen from a street, another Lot or any common area of Craig Ranch.
6. In the event the installation of Rain Barrels in the side-yard or back-yard of an owner's property in compliance with paragraph 5 above is impossible, the Founder or the Design Review Committee may impose limitations or further requirements regarding the size, number and screening of Rain Barrels with the objective of screening the Rain Barrels from public view to the greatest extent possible. The owner must have sufficient area on their Residential Parcel to accommodate the Rain Barrels.
7. Rain Barrels must be properly maintained at all times or removed by the owner.
8. Rain Barrels must be enclosed or covered.
9. Rain Barrels which are not properly maintained, become unsightly or could serve as a breeding pool for mosquitoes must be removed by the owner from the Lot.

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ROOM ADDITIONS

Approval must be received prior to commencing work or Property Owner may be subject to fines and will be in violation of the Deed Restrictions.

Room Additions and Renovations include, but are not limited to, enclosed porches (which are not screened enclosures), glass enclosures (such as "Rooms with a View"), expansions of living area, additions of dormers, windows and/or doors, and enclosing any portion of the house not previously enclosed, all referred to as "Addition".

Design



The overall goal is that the Addition appears as part of the original house design, including roof pitches, overall massing, proportions, details, doors and windows and materials. Particular care should be given to any elevations visible to public view (streets, reserves, golf course, lake, etc.). All additions must be harmonious with the other homes within the neighborhood and should not create an "imposing" feeling in relation to the adjacent properties.

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.

All of the criteria set forth in the Governing Documents, including any Supplemental Amendments and/or Development Guidelines will be part of the review, including any maximum lot coverage restrictions.

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Location and Dimensions

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.

Materials and Color

All of the materials (including brick, paint color, roof, etc.) for the addition must match the existing home. Any changes in material on the same elevation must be logical and related to the overall style of the house, not merely economy of construction.

All of the criteria of the Governing Documents and any Supplemental Amendments and Development Guidelines must be adhered to, such as percentage of brick requirements, where siding can or cannot be used, etc.

Submittal Requirements

A signed Modification Application must be submitted along with:

1. Detailed plan and elevation drawings (1/4"), which indicate how the proposed addition will relate architecturally to the existing residence;
2. Plot plan of the property (1/8") indicating the location of the addition in relation to all building lines and setbacks;
3. Specifications and/or samples on all materials;
4. Photographs of existing condition;
5. Comment Sheet from adjacent property owner(s). This is necessary due to the significance of the addition. If the addition is in the rear, a comment sheet will be required from all (both sides and rear) adjacent property owners. If the addition is only on one side, a comment sheet is only required from the property owner on that side. If the addition is to the front, a comment sheet will be required from the property owners on both sides and directly across the street.

All additions should meet any applicable government codes and it is the property owner's responsibility to ensure their contractor does so. Additionally, any required permits are the property owners responsibility.

Any changes from the approved application must be resubmitted for approval; otherwise the property owner will be in violation of the Deed Restrictions and may also be subject to fines.

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Inspection After Addition Complete

Due to the significance of this type of improvement, within 14 days after completion, the property owner must submit a written request for CRCA to perform an inspection in order for CRCA to ensure it has been built as approved. If the inspection is not requested it will be considered a deed restriction violation and the property owner may be subject to a fine.



NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

SCREENED ENCLOSURES

A Modifications Application should be submitted prior to installation.

Submittal requirements include completing and signing a modifications application and attaching a site plan (plot plan - must show property lines, set back lines and utility easements in relation to the screened enclosure) indicating the location and including a picture or diagram showing color, materials, size, etc.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines.

Submittal Requirements

Detailed drawings and elevation drawings which indicate how the proposed improvement will relate architecturally to the existing residence; plot plan of the property indicating the location of the improvement in relation to all building lines and setbacks; specifications on all material to be used and landscape plan indicating how the improvement will be screened are required along with a signed modification application. In evaluating submittals, consideration will be given to the harmony of the enclosure with the massing and style of the residence.

Location and Dimensions

Screened enclosures may not extend beyond the side and rear building setback lines. They shall be located in the rear yard so that they are screened from public view to the maximum extent possible and may require additional landscaping to sufficiently screen the enclosure from public and private view. Screened enclosures may not exceed 12 feet in height. Special restrictions as to the percentage of a lot, which may be covered by hard case elements, and restrictions as to the amount of lot coverage may apply.

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Materials and Color

Materials and color of enclosures will be reviewed on a case to case basis. Determination of approval will depend upon the visibility of the structure from streets and neighboring homes.

Maintenance

All screened enclosures must be maintained in such a fashion that they do not detract from the neighborhood.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

WINDOW TREATMENTS, FILMS, STORM DOORS AND STORM WINDOWS

Storm Doors



Storm doors may be installed on the side or back of the house if it is not a corner lot and the door is not visible from public view. For a corner lot house, only full view storm doors may be installed on the side visible from public view. For the front of homes, only full view storm doors may be installed. Full view shall be defined as a solid glass panel. There shall be no cross members, decorative grills or opaque panels. The suggested material for storm doors is aluminum. The frame must match the door trim on which it is installed. The mounting of the storm doors should not detract from the overall appearance of the house. Window film placed on storm doors must follow the below stated window film guidelines.

Window Film

Window film may be installed on the front, side, or back of the home. **No window film is allowed unless the visible light reflected is 35% or less.** The only acceptable colors for window film are gray, charcoal or crystal/light silver clear film. **Absolutely no mirrored, fully reflective bronze or any other colored film or foil like material is allowed on any windows.**

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Window Treatments

All shades, drapes, or any type of window treatment visible from the outside must be white or off-white.

Storm Windows

Storm windows must have divided light characteristics and be architecturally consistent with the architecture of the house. All storm window frames must match the window trim of the house. Rolling shutters are **not** acceptable.

Maintenance

All solar screens, window film, storm doors and storm windows must be maintained in such fashion that they do not detract from the neighborhood.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

EXTERIOR/ YARD MODIFICATIONS

BASKETBALL GOALS

Location

Permanent and portable basketball goals are permissible in the locations shown below. 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

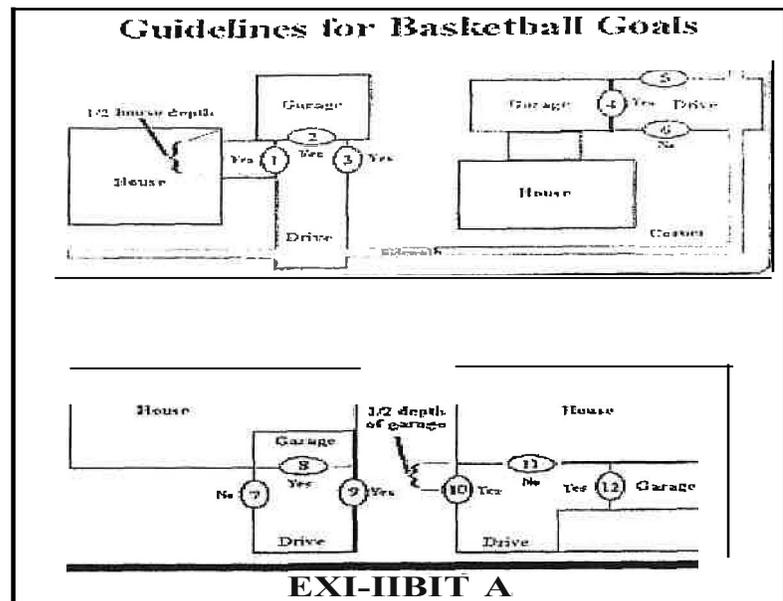


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Materials

Permanent Goals

Backboards - Basketball goals shall be installed on commercially made, standard sized backboards. Backboards shall be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend or aluminum. Backboards shall be white, gray or clear. Fluorescent colors will not be permitted.

Supports - Support brackets for garage-mounted goals shall be black or a color to match the roof or siding color.

Poles - Poles for freestanding goals must be metal of a sufficient gauge to prevent bending. Poles shall be painted black or a color to blend in with the background when viewed from the street.

Net - Must be white, and/or black or red white-blue (tri-color). Fluorescent colors and chain nets are strictly prohibited.

Portable Goals

Backboards - Portable basketball goals shall be installed on commercially made, standard sized backboards. Backboards shall be constructed of heavy gauge fiberglass, Plexiglas, graphite-blend or aluminum. Backboards shall be white, gray or clear. Fluorescent colors are not permitted.



Base, Supports, and Pole - 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. Supports shall be painted black or gray to match the pole. Bases may not be weighted down with stones, bricks, cinder blocks, dirt bags, etc. The base should be properly filled with sand or water per the manufacturer's instructions.

Net - Must be white, and/or black or red white-blue (tri-color). Fluorescent colors and chain nets are strictly prohibited.

Maintenance

All basketball goals must be maintained in such a fashion that they do not detract from the neighborhood, such as, but not limited to:

Replacement or repair of torn or missing nets, bent rims, bent or broken supports, worn or discolored backboards, rusted/ discolored or leaning poles,

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

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DRIVEWAY EXTENSIONS

Submittal requirements: Include completed and signed modifications application and attach a survey site plan showing a scaled drawing of the extension. Site plan (plot plan) must show property lines, building lines and utility easements; along with location of existing driveway with proposed extension clearly indicated. Any encroachment on a utility easement is solely at the owner's risk and may require specific approval from the utility companies and/or City of McKinney. It is the owner's responsibility to obtain the required city or utility company's approval.

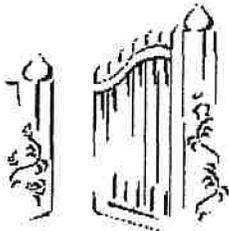
Location and dimensions: Show the dimensions and location of the driveway extension. At least two (2') feet of green space must be maintained between the driveway and property line and the driveway and the house. **A maximum extension width of three (3') will be allowed.**

Materials: The concrete used must be of similar or better quality than the existing driveway. If the driveway is made of colored concrete or pavers, the concrete color and the shape and texture of the pavers must match. If the extension affects the street curb, the old curb must be removed and a new curb must be installed adjacent to the new edge of the driveway extension. No reflectors of any kind may be placed on the driveway. Additional screening with shrubs along the length of the extension may be required.

Maintenance: All driveway extensions must be maintained in such a fashion that they do not detract from the neighborhood.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines

FENCES & GATES



The use of fences on a home, in addition to providing property control and some measure of privacy, should also be looked at as a way of adding to the architectural look and feel of the home. Fencing can be accomplished in a number of ways (depending on the individual neighborhood requirements). The most common form of fencing is wooden privacy fencing. This fence may range in height from four to six feet (depending on the use, location and neighborhood requirements) and is generally made out of cedar or treated pine. Also approved is composite material fencing, with composite meaning: engineered materials made from two or more constituent materials simulating wood.

Another common fence is the metal fence. It is usually made out of wrought iron or aluminum and painted black in color. The fence can be on its own or it can be combined with a hedgerow of plants to provide screening and additional privacy. On some lots, which back up to public view areas (such as reserves, and the golf course) very specific fence type and screening requirements are required. The following guidelines provide

Exhibit "F-200"

basic and general fencing information. Make sure you are fully aware of your specific area requirements before deciding on your approach here.

A Modifications Application must be submitted prior to installation.

Submittal requirements include completing and signing a modifications application and attaching a site plan (plot plan - must show property lines, set back lines, and utility easements in relation to the improvement/change) indicating the proposed location, type and size of the improvement/change.

Wood Fencing

Where wood fencing is acceptable in a neighborhood, the following standards are recommended:

- ◆ Pickets 1x4 or 1x6 Cedar, Lumber Grade #1(no wane, rot, holes, spike or soft knots)
- ◆ Posts 4 x 4 Treated Yellow Pine, Lumber Grade #2, Treated Grade .40 cpf
- ◆ Rails 2 x 4 Treated Yellow Pine, Lumber Grade #3, Treatment Grade .25 cpf

All internal privacy fences shall be two rails. Posts shall be a maximum of eight feet (8') apart. **No front yard fencing is allowed.** Where possible, side yard neighboring fences should align with each other. All cedar fencing visible from the street or common area shall have all pickets nailed on the street side or common area side of the fence so that no rails or posts show when viewed from the street or common area; unless "good neighbor" fencing is permitted. Maximum height of any fence, regardless of construction material, will be six feet (6'), unless otherwise noted in the governing documents.

Wood fences may not be altered in any form or fashion to incorporate any artistic design, cutouts, wagon wheels, etc. No painting, staining or varnishing of wood will be permitted. Non-pigmented wood sealant is permitted. **Only wood fences between houses and detached garages (breezeway fences) are allowed to be painted or stained to complement the house.**

Metal Fencing and Gates

Metal, wrought iron and aluminum fencing will have a maximum allowable height of six feet (6') and a minimum height of four feet (4') and must be painted black, unless otherwise approved by the Design Review Committee. The metal pickets must be a maximum of four (4") inches on center. Any wrought iron fencing visible from public view must have a double row of approved shrubs placed thirty six inches (36") on center with triangular spacing located inside the fence unless otherwise provided for in the

Exhibit "F-200"

neighborhood documents. No decorative elements, other than spear tops, are permitted unless specifically approved by the Design Review Committee. Bottom portion "puppy bars" are permitted (see below). If metal fencing is used to enclose a pool, all applicable city laws must be followed.

WROUGHT IRON FENCE SCREENING

Application and Approval Process

The application of screening to approved wrought iron fences is an exterior modification and will require the submittal of a Residential Modification Application form that includes a sample of the material intended to be used. Design Review Committee will review completed applications and reserves the right to request additional information necessary for the DRC to reach a determination on the application. A resident may not install any form of screening on the wrought iron fence until DRC approves the application.

General Wrought Iron Fence Screening Guidelines

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 nor 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. Approved trees and plants, as well screening placement criteria are located in Amended and Restated Community Charter for Craig Ranch (CRCA Charter) Exhibit F-200 pages 13-15. Additional design guidelines, specific to an individual neighborhood, may be applicable and can be found in that neighborhood'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 must be a black powder coated galvanized steel, only straight vertical bars going the same direction as the bars

Exhibit "F-200"

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 Exhibit A attached hereto. Mesh is prohibited.

- 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 extent 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 Exhibit B attached hereto; or fiber fencing panels, as illustrated in 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 secure to existing fence with black zip

Exhibit "F-200"

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 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.

Exhibit A

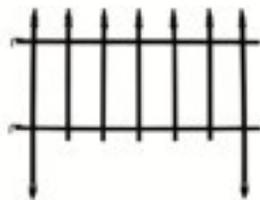
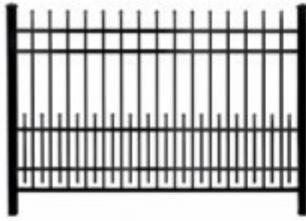
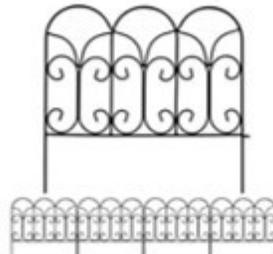


Exhibit "F-200"

Quick View of Styles: Larger photos follow, with descriptions and web links.



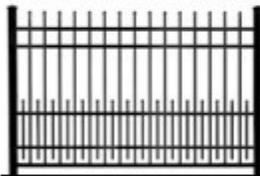
Home Depot- 1.5' height, \$47 per sec



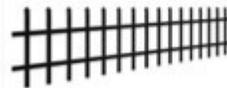
Amazon, 18" height, \$39 per sec



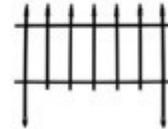
Amazon, 24" height, \$56 per sec



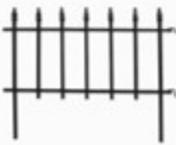
Amazon, 1.6' height, \$58 per sec



Fence & Deck Direct, 18" height, \$52 per sec



Walmart, 18" Height, \$5 per sec



Lowes, 18" height, \$13

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Exhibit B

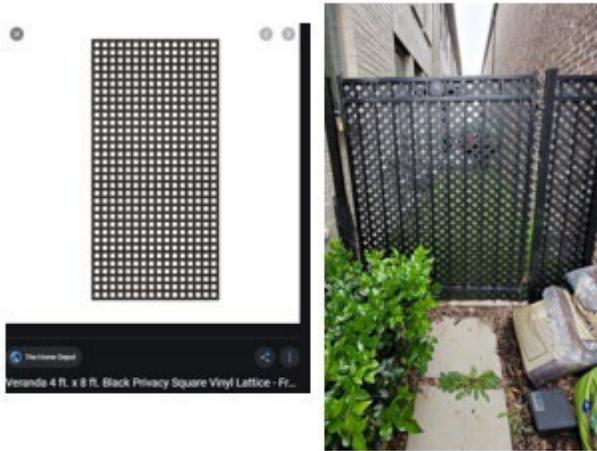


Exhibit C



Metal driveway gates will be permitted provided the gate does not extend beyond the most forward portion of the dwelling structure. All gate equipment must be located inside the gate and screened from view. The gate cannot swing out into the street. No initials, symbols or decorative elements may be incorporated into the fence or gate without specific approval. Wooden driveway gates are not permitted.

If your house is located on a golf course, lakefront, or reserve area, please refer to your neighborhood Supplemental Amendment and/or the Development Guidelines for your fence requirements. On fences that back up to the golf course or reserves, rear access gates may be permitted with specific approval, provided the gates match the fence design. Decisions related to the style, height and materials for rear, public view fences will be determined by neighborhood guidelines and existing neighborhood fence conditions.

Metal fencing added to or replaced on a lot shall match the original metal fence material installed by the builders or developer within a neighborhood. No chain link fencing (including a dog run) is permitted in public view.

Exhibit "F-200"

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, 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.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

Please Note: On any homes that have, or will be installing pools, there are certain governmental regulations that must be met in reference to pool safety fencing and gates. Your pool contractor should know what these guidelines are, but it is the responsibility of the individual homeowner and/or tenant to make sure they are in compliance with all city laws and regulations.

Exhibit "F-200"

OUTDOOR LIGHTING

In addition to providing a measure of security and safety, outdoor lighting can add a look of charm and warmth to a home. Unfortunately, by its very nature, if not properly designed, installed, positioned and controlled, outdoor lighting, can be invasive to your neighbors. The following outdoor lighting guidelines have been developed to address the concerns and desires of both the homeowner wanting to light their property and their neighbors. The main consideration here is "light spillage," that is controlling the light on you property so that it illuminates only your property.



Acceptable Types of Outdoor Lighting

All outdoor lighting (with the exception of low voltage landscape lights and lampposts, which are addressed below) shall be one of the following acceptable types:

1. High-pressure sodium fixtures, not to exceed 75 watts
2. Incandescent floodlights, not to exceed 150 watts
3. Gas lights
4. Low voltage landscape lighting
5. Florescent lights with wattage not to exceed 150 watts

Location

Outdoor lighting should be installed in such a way as to minimize the amount of spill light that shines on adjacent properties, homes or streets. Lighting fixtures should be adjusted such that they illuminate only your own property or house.

In keeping with the theme of the previous paragraph, lighting installed to delineate the perimeter of one's lot is explicitly not allowed.

In addition, lights installed above the first story of a home should be of a low enough intensity so as to not spill into neighboring yards. Lights mounted above the garage should not be used to illuminate the entire driveway.

All outdoor lights must be installed on either the body of the house or garage. The only exceptions are low voltage landscape lighting (see below) and lampposts located in the front yard (see below).

Low Voltage Landscape Lighting

Low voltage landscape lights may be located at ground level on the lawn or in flowerbeds. They should not be used to outline driveways or sidewalks in such a way as

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to resemble "Christmas Lighting." Landscape lights that are visible from the street must be white except during the Christmas season (see below). In certain limited situations, landscape lights along a front walkway may be permitted - such as when the walkway is a step up design. This use of landscape lighting will require specific approval.

Lighting Modifications during the Christmas Season

The Christmas season is defined, for the purposes of this document, to extend from Thanksgiving to January 5. Decorative Christmas lights are defined here to include low voltage landscape lights whose colors are modified for the season. At the end of the Christmas season, decorative Christmas lights must be removed and landscape lights must be restored to their original white color.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

PLAY FORTS AND SWING SETS

It's great for your son or daughter to be able to climb to the top of their fort, surveying their backyard kingdom, making sure everything is as it should be. While your children should be able to enjoy themselves in their own back yards, your neighbors need to feel secure with their privacy in their yards. The greatest concerns for play forts are their placement in proximity to side and rear property lines. The following guideline outlines the approval for play forts.



Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification.

Throughout this document, all references to "play forts" apply to any permanent structure designed for recreational use. Examples are those structures commonly referred to as "playhouses," "forts" or "play forts." Such structures *shall not be* totally enclosed. Enclosed structures are addressed by the deed restrictions.

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Specifications

Submittal requirements: Include a completed and signed a modifications application. Attach a site plan (plot plan) showing property lines, building lines and utility easements along with the location of the play fort or swing set, and the distance to the adjacent property lines.

Location and dimensions: Placement of the play fort or swing set must be **in** the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as the house, garage or wood fences). For this purpose, public view is defined as being visible from public property. Private view is defined as being visible from adjacent houses. Play forts and swing sets must not exceed 120 square feet in size and shall not exceed thirteen (13) feet in height. In addition, play forts shall be located a minimum of six (6) feet from the rear property line and a minimum of twelve (12) feet from the side property lines and swing sets must be a minimum of six (6) feet from the rear and side property lines. **See example A-1.0.**

Materials: Play forts shall be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar or treated hardwoods. Materials should eventually attain a natural, weathered finish that is harmonious with surrounding fences. Rigid roofs shall match the shape, slope and materials of the house or garage roofs. Tarp roofs, awnings or covers cannot be striped or multi-colored and shall be *solid beige, brown, dark green or dark blue.*

Maintenance

All play forts and swing sets shall be maintained in such a fashion as to not detract from the neighborhood, such as, but not limited to:

- ▶ For playhouses: replacement of tom or discolored tarps or covers
- ▶ For swing sets: painting of any rusted or discolored parts

Trampolines



Trampolines with safety nets are permitted only if they are screened from public view with trees or shrubs of sufficient size to provide immediate, adequate screening. Trampolines without safety nets and which are below the level of the fence or hedgerow do not require submittals.

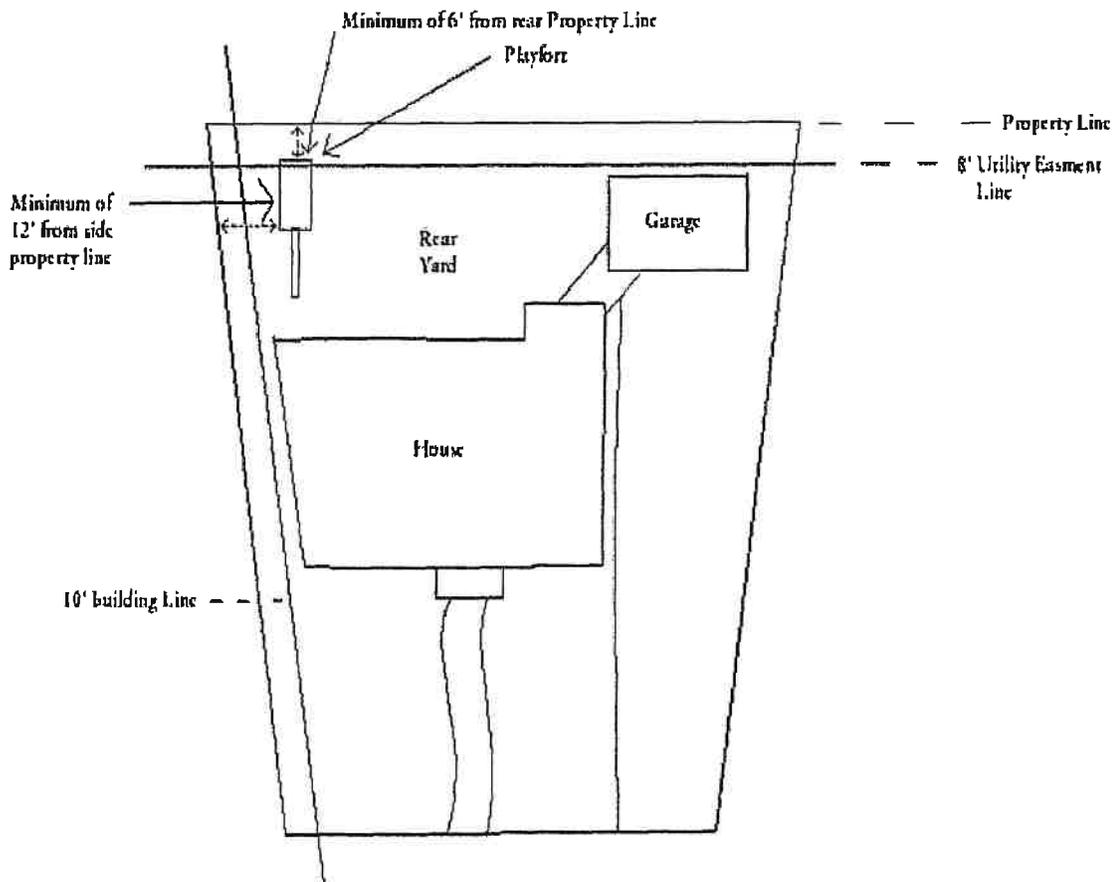
Landscaping

If a play fort cannot be located according to the guidelines listed under "Location," trees shall be planted to provide the required screening. Trees used for this purpose must be a

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minimum caliper of two inches and a minimum height of two-thirds the height of the play fort. These landscaping guidelines are not applicable to swing sets.

A-1.0 EXAMPLE OF THE MINIMUM PLACEMENT FOR A PLAY FORT



NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

SWIMMING POOLS, SPAS AND PONDS (WATER GARDENS)

The guidelines for pools have four major requirements.

Exhibit "F-200"

1. The pool and all of the pool equipment must be adequately screened from public view. This is especially important if the property is surrounded by a wrought iron fence or is on a reserve or a golf course.
2. The pool cannot encroach on building or set back lines.
3. The pool must not cause drainage of any kind onto adjacent properties. This drainage can come from either the pool itself or from excessive run off due to the reduction of green space in the yard that can absorb water. All pools must be designed to drain internally or a system must be put in place that will allow the pools to drain out onto the street.
4. The application must include the location the Contractor will use for accessing the rear yard. This is important as the equipment used can cause damage to landscaping.

A Modifications Application must be submitted prior to installation.

Submittal requirements: Include a completed modifications application signed by the property owner. A survey site plan (plot plan) which includes all property lines, building lines, utility easements, distance from pool to back of said property **line**, dimensions of pool, location and dimensions of decking, location of pool equipment and how it is screened from view. The pool must be drawn to scale on the site plan. The percentage of the total coverage of all hardscape elements (this includes pools, decks, house, garage, driveway, sidewalks, other additions, etc.) within the lot where required. Pool water or backwash must not drain onto adjacent properties. Before construction, special permission must be requested and granted to enter a CRCA reserve or common area.

Common Area Access: If access through any landscape reserves, green belts, common areas or the golf course is necessary, written permission will have to be requested and granted before approval can be given. Homeowners are required to request access in writing; a plot plan is required showing where the property will be entered. In addition, the homeowner must sign an "Access Agreement" form stating that they acknowledge any damage done to our reserves will have to be repaired by the homeowner to the satisfaction of CRCA. If the homeowner does not make the needed repairs, or the repairs are not up to the expected standards, CRCA will complete the necessary work and charge the homeowner back at our 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 CRCA. Only if the access area is determined to be in a condition acceptable to CRCA will the full deposit be refunded. This deposit does not absolve the homeowner from paying any and all costs above the \$2,500.00 if CRCA makes repairs to the reserve.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval, nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines. Also, homeowner is subject to fines for placing or allowing contractors to place advertising signs.

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LOCATION AND DIMENSIONS

Pools



Unless otherwise specified in the governing documents, swimming pools may be constructed within the architectural building lines of each lot and cannot encroach on utility easements. Pool decks may extend beyond the building lines, but must allow adequate room for landscaping and fencing. Pool surface, deck, and all mechanical and electrical equipment must be fully screened from public view, including public streets, common areas and reserves, golf courses with a combination of trees, hedges, walls or fences. Above ground swimming pools are specifically prohibited.

Spas / Hot Tubs

May be in-ground or self-contained above ground models. Spas must meet the same location and drainage requirements as required for pools. They must also follow all of the same submission and material specifications, as those required for pools. They shall be located in the rear or side yard so that they are completely screened from public view. Any spa enclosure must follow the gazebo guidelines.

Ponds (Water Gardens)

Must follow all of the same submission, material and location specifications as those required of pools. They shall be located in the rear or side yard so that they are completely screened from public view. Ponds cannot cause run off or drainage problems onto adjacent properties.

Waterfalls

If any type of waterfall is to be incorporated into the design of a pool, spa or pond; the dimensions and materials used must be fully specified. The height of a waterfall shall not exceed thirty-six (36") inches when measured from the ground.

Maintenance

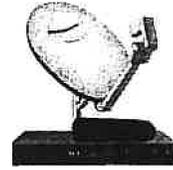
All pools, spas and ponds must be maintained in such a fashion that they do not detract from the neighborhood.

SATELLITE DISHES AND ANTENNAS

Recently, the Federal Communications Commission has handed down several rulings, which have been upheld in the courts. These rulings cover only those satellite dishes that are one (1) meter or less in diameter. That covers all of the 18" DTV dishes and others up to

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approximately 36" in diameter. The basic bottom line of the CRCA's attitude is that (1) we can do nothing that prevents or delays a residents desire to install a dish; (2) we can do nothing to require placement in a way that would not allow for optimal signal strength and reception, and (3) we ce.11 do nothing to unreasonably increase the cost of installation of the dish.



We do, however, ask that when homeowners install dishes that they submit a modification form to us so that we may have the fact that you have installed a dish on record and that it be placed in an area that presents the least amount of visibility from public view - without diminishing your signal strength, of course. For anyone who wants to install a dish larger than one meter, the accompanying guideline outlines our approval requirements.

The following guidelines have been developed to assist both, homeowners and commercial property owners / managers in complying with the general guidelines for the installation of satellite dishes. A Modifications Application should be submitted to the CRCA office to make sure we have accurate records.

Definitions

Throughout this document: **"Allowed Dish" refers to any direct broadcast satellite antenna or multipoint distribution service antenna, and broadband internet access antennas that are one (1) meter in diameter or less.** "TBS Antenna" is any device designed to receive television broadcast signals. "Mast" is any structure to which an antenna is attached that raises the antenna height.

Installation Rules - Allowed Dishes and Antennas

- (1) Only **"Allowed Dishes"** may be installed without prior approval from CRCA. Please submit Modifications Application, so we will have a record of the installation.
- (2) The required location (in order of preference) for installing these devices, if an acceptable signal quality can be received without unreasonable delay or unreasonable cost increase, are as follows:
 - (a) the back or side portion of the home or business, below the roof line, where it cannot be seen from public view;
 - (b) on the top roofline near or behind a chimney which will help screen the unit from public view.

Installations must comply with all applicable codes and take aesthetic considerations into account.

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Maintenance

- (1) All dishes must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the dish including, but not limited to, damage from wind.
- (2) Owners shall not permit their antennas to *fall* into disrepair or to become a safety hazard, owners shall be responsible for maintenance, repair and replacement and the correction of any safety hazard.
- (3) Dishes shall be installed and secured in a manner that complies with all applicable state and local laws, ordinances and regulations and manufacturer's instructions.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

STORAGE BUILDINGS

Storage buildings are not permitted in Craig Ranch.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

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GUIDELINES FOR ROOM 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: _ _ _ _

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The Settlement

Special Restrictions

1. No brick shall be permitted for any of the outside facade of a structure. Each structure must be constructed from stone, stone veneer, cement plank, a combination thereof, or some other material approved by the DRC;
2. No composition roof materials will be permitted. Each roof shall be constructed from metal, slate, tile, or some other material approved by the DRC;
3. Each house must have a functional front porch with a minimum of eight (8) feet in depth;
4. All fences must be constructed from wrought iron or a living screen (landscaping) or a combination thereof. No wooden fences shall be permitted; and
5. No front entry garages shall be permitted.