



**DESIGN GUIDELINES
FOR NEW IMPROVEMENT CONSTRUCTION**

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DEFINITIONS

The terms used within these Design Guidelines shall have same meanings defined in the Declaration. Additional terms not defined in the Declaration shall have the meaning defined below. The terms defined in the Declaration and which have a significant impact on the provisions of these Design Guidelines are reiterated below for convenience and for the purpose of reducing the potential for misunderstandings.

Builder

"Builder" shall mean any person or entity who purchases one or more Lots for the purpose of constructing Improvements for later sale to consumers, or who purchases one or more parcels of land within the Development for further subdivision, development, and/or resale in the ordinary course of such person's or entity's business.

Declarant

"Declarant" shall mean and refer to Shell Ranch Development, Inc., a Texas corporation, its successors or assigns; provided that any assignment(s) of the rights of Shell Ranch Development, Inc. as Declarant, shall be expressly set forth in writing and the mere conveyance of a portion of the Property without written assignment of the rights of Declarant shall not be sufficient to constitute an assignment of the rights of Declarant hereunder.

Declaration

"Declaration" shall refer to the Master Declaration of Covenants, Conditions, and Restrictions for Georgetown Village, and any applicable Development Area Declaration as recorded in the Real Property Records of Williamson County, Texas.

Developer

"Developer" shall mean and refer to Shell Ranch Development, Inc., a Texas corporation.

Development

"Development" shall refer to any and all portions of the Property that are hereafter made subject to the Master Declaration pursuant to Section 9.05 of the Master Declaration.

Dwelling

"Dwelling" shall mean any structures and appurtenances thereto intended as a residence.

Improvement

"Improvement" shall mean every structure and all appurtenances thereto of every type and kind, whether temporary or permanent in nature, including, but not limited to, buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, garages, driveways, storage buildings, sidewalks, fences, gates, screening walls, retaining walls, stairs, decks, landscaping, mailboxes, poles, signs, antennae, exterior air conditioning equipment or fixtures, exterior lighting fixtures, water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

Lot

"Lot" shall mean and refer to a portion of the Development shown as a subdivided lot on a Plat other than Common Area, and shall include both Commercial Lots and Residential Lots.

Major Streets

“Major Streets” shall refer to streets such as Westbury Lane and Village Commons Boulevard which are primary routes of ingress and egress. The designation of a street as a Major Street shall be made only by the Architectural Committee in its sole discretion. A list of all streets within the Development which have been designated by the Architectural Committee as Major Streets is included as Exhibit A to these Design Guidelines.

Owner

“Owner” shall mean the person(s), entity or entities, including Declarant holding all or a portion of the fee simple interest in any Lot or Condominium Unit, but shall not include the Mortgagee under a Mortgage prior to its acquisition of fee simple interest in such Lot or Condominium Unit pursuant to foreclosure of the lien of its Mortgage.

Property

“Property” shall mean all of that certain real property described in Exhibit “A” of the Master Declaration, subject to such additions thereto and deletions therefrom as may be made pursuant to Sections 9.03 and 9.04 of the Master Declaration.

Regulations

“Regulations” shall mean the Master Declaration, any applicable Development Area Declaration, and the Design Guidelines as adopted and amended from time to time by the Architectural Committee.

Residential Lot

“Residential Lot” shall mean and refer to a portion of the Development shown as a subdivided lot on a Plat, other than Common Area, that is intended and designated solely for single-family residential use.

POLICIES AND PROCEDURES

No Improvement shall be erected, placed, constructed, painted, altered, modified, or remodeled on any Lot, and no Lot shall be resubdivided or consolidated with other Lots or Property by anyone other than the Declarant, without the prior written approval of the Architectural Committee.

Review and approval of any application submittal and/or construction inspection, in accordance with procedures set forth in these Regulations is made on the basis of aesthetic considerations only. Neither Shell Ranch Development, Inc. nor the Architectural Committee shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes or other governmental requirements.

Neither Shell Ranch Development, Inc., the Architectural Committee, nor any member of the foregoing shall be held liable for any injury, damage, or loss arising out of the manner or quality of approved construction on or modification to any lot or tract.

Variances. The Architectural Committee may grant variances from compliance with any of its policies and procedures when, in the opinion of the Architectural Committee, in its sole and absolute discretion, such variance will not be adverse to the overall development plan for the Development, and such variance is justified due to visual or aesthetic considerations or unusual circumstances. All variances shall be evidenced in writing and shall be signed by at least a majority of the members of the Architectural Committee. Plans and specifications which have been approved by the Architectural Committee without

conditions or exception and which reflect deviations from the Regulations shall constitute a writing for the purpose of the foregoing sentence. If a variance is granted, no violation of the covenants, conditions, or restrictions contained in the Declaration or the Architectural Guidelines shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such variance shall not operate to waive or amend any of the terms and provision's of the Declaration or Architectural Guidelines for any purpose except as to the particular property and in the particular instance covered by the variance, and in no event shall such variance be considered to establish a precedent for any future waiver, modification, or amendment of the terms and provisions hereof.

Duration of Approval. The approval of the Architectural Committee of any plans and specifications, whether by action or inaction, and any variances granted by the Architectural Committee shall be valid for a period of ninety (90) days only, unless otherwise approved in writing by the Architectural Committee. If construction in accordance with such plans and specifications or variance is not commenced within such ninety (90) day period and diligently prosecuted to completion thereafter, the Owner shall be required to resubmit such plans and specifications or request for a variance to the Architectural Committee, and the Architectural Committee shall have the authority to re-evaluate such plans and specifications in accordance with Article IV of the Master Declaration and may, in addition, consider any change in circumstances which may have occurred since the time of the original approval thereof. The construction of any single family residence on a Lot pursuant to approved plans and specifications shall be completed within one (1) year after the plans and specifications have been approved by the Architectural Committee.

Compliance with Design and Architectural Guidelines. Any and all Improvements erected, placed, constructed, painted, altered, modified, or remodeled on any portion of the Development shall strictly comply with the requirements of the applicable Development Area Declaration, the Master Declaration, and the Architectural Guidelines, unless a variance is obtained.

Adoption of Rules and Regulations. The Architectural Committee shall have the authority to adopt such procedural and substantive rules and guidelines (including without limitation the imposition of any requirements for certificates of compliance or completion relating to any Improvement), not in conflict with the Master Declaration or the applicable Development Area Declaration, as it shall deem necessary or appropriate in connection with the performance of its duties hereunder, including rules and guidelines establishing and describing its review procedures, and principles and criteria used in its review. ***The Architectural Committee may amend, modify or supplement its rules and guidelines from time to time as the Architectural Committee deems advisable.*** In addition the Architectural Committee shall have the power and authority to impose such reasonable charges for the review of plans, specifications and other documents and information submitted to it pursuant to the terms of the Master Declaration. Such charges shall be held by the Architectural Committee and used to defray the administrative expenses incurred by the Architectural Committee in performing its duties hereunder.

Submittal Requirements

All information required by the Architectural Committee shall be delivered to the Architectural Committee at the offices of the Declarant at **371 Village Commons Blvd, Georgetown, Texas 78628, or mailed to same, or faxed to at (512) 869-0094¹**, not less than 15 days prior to the date on which the Builder proposes to commence construction.

Four submittals are described in this section:

1. Master Materials and Colors
2. Master Landscaping and Approved Plant List
3. Builder Master Architectural Plans

¹ Revised 4/22/04.

4. Builder Plot Plans

Master Materials and Colors: The Builder shall obtain Architectural Committee approval for the materials and colors to be used in each newly Platted Section. Should the Builder desire to use materials and colors previously approved for another Platted Section, a letter to that effect specifying the colors and materials to be used in the new Platted Section shall be submitted by the Builder to the Architectural Committee for review. A Master Materials and Colors Submittal shall consist of the following elements:

1. One (1) copy of a list of the construction materials and exterior colors (paint, brick and/or stone) to be used by the Builder within the Platted Section.
2. Color sample sheets (8.5" by 11") of each exterior paint color with the name of the color located on the front or back of the sample.
3. Brick or stone samples for each type of masonry to be used shall be submitted to the Declarant. In lieu of providing the Declarant actual samples, an appointment can be made at the Declarant's convenience to preview the brick or stone samples or the Builder can provide photographs of the brick or stone proposed to be used by the Builder to the Declarant.
4. One (1) set of photos or drawings of the type of fencing to be offered shall also be submitted for approval. Various styles of fencing are permitted under these guidelines and the City of Georgetown's fence restrictions. The Builder shall include an example of each style which shall be offered to the homebuyers along with the name or number of each fence style as it shall appear on the plot plan submittals. The paint or stain colors offered shall also be included with this Master Materials and Colors submittal.

Master Landscaping Plan and Approved Plant List: For each Platted Section within Georgetown Village, the Builder shall submit an example of the standard landscape plan/package to be included with the homes in that Platted Section. The landscape plan shall include a layout of a typical installation, as well as a list of all plant materials. ***At a minimum the Builder shall plant ten (10) five (5) gallon and ten (10) one (1) gallon shrubs.***² Once such a plan is approved for the Platted Section, Builder Plot Plan submittals need only confirm that the landscaping conforms to the previously approved Master Landscaping and Approved Plant List. The Builder's Master Landscaping Plan and Approved Plant List submittal shall consist of the materials the Builder provides the homebuyers as their means of selecting one of the landscape packages offered by the Builder.

Builder Master Architectural Plan: The Builder shall submit each architectural plan type proposed for construction within a particular Platted Section of Georgetown Village for approval by the Architectural Committee. Once a master plan has been approved for a Platted Section, only an individual plot plan is required for each new lot in that Platted Section. Any permanent changes to the master plans and/or specifications shall be resubmitted for approval. If the Builder wishes to submit a Master Plan which has been previously approved for other Platted Sections, the Builder need only submit a completed Master Plan Submittal Form and note on the form the Platted Section(s) for which the plan has been approved and confirm that there are no changes to the plan. In such a submittal, no architectural drawings, etc. need accompany the form.

Master Plan Submittal requirements:

1. A current Master Plan Submittal Form shall be completed and accompany each submittal. (See Exhibit "B")
2. One (1) set of 11" x 17" architectural plans showing all elevations. The plans shall include any standard floor plan options, such as optional game room versus standard bedroom.

² Revised 4/22/04.

3. If the colors and/or materials for the Master Plan are to be limited to a particular scheme(s), these shall be noted on the submittal. If the Builder desires to use materials or colors which have not been previously approved, then the Builder shall submit to the Architectural Committee for approval those materials or colors in the format described in the Master Materials and Colors submittal section above.
4. Building plan name, plan reference number(s) and square footage.
5. Any other information or documentation deemed necessary by the Architectural Committee.

Builder Plot Plan Submittal Requirements: After Builder Master Plans and Master Materials and Colors have been approved for a Platted Section, a plot plan is required to be submitted for approval ***prior to construction*** on each and every Lot to be built on in Georgetown Village. In the case of major revisions to a previously approved master plan, both architectural plans and complete specifications in accordance with the Master Plan Submittal Requirements listed above shall be submitted along with the plot plan submittal. Major revisions are defined as: changes in the building footprint exceeding two feet in any direction; changes in exterior elevations; changes in building height exceeding one foot per floor; changes in roof pitch from the standard elevation; and any proposed two story decks or decks accessed from the second floor of residences.

Submittal requirements:

1. A current Plot Plan Submittal Form shall be completed and accompany each submittal. (See Exhibit B)
2. One (1) copy of an 8 ½" x 11" plot plan with the following building information clearly indicated:
 - a) Location of any proposed structure or Improvement on the Lot with dimensions to all property lines.
 - b) Driveway, entry walks, and sidewalk locations and widths along with an indication that the colors and materials for these improvements have been previously approved as part of a Master Materials and Colors submittal. If colors and/or materials are not previously approved, the Builder shall submit same for approval; format for submittal shall follow that required in the Master Materials and Colors submittal section above. If exterior color selections have been made at the time of the Plot Plan submittal, the Builder shall attach the Color/Materials Selection Form to that submittal. If exterior color selections have not been made at the time of the Plot Plan submittal, the Builder shall note that on the submittal. The Plot Plan may then receive approval by the Architectural Committee for everything except color selections so as to allow construction to commence, Within 14 business days, and prior to painting or installation of brick or other colors/materials, Builder shall forward a Color/Materials Selection Form to the Architectural Committee for approval. Once approved, the Architectural Committee shall note final approval of the Plot Plan on the original submittal.
 - c) Street sidewalks (City of Georgetown requires five (5) feet wide. Width shall be indicated on plans).
 - d) Location for all fencing along with an indication of the style and color to be used. If fence color and style selections have not been made at the time of the Plot Plan submittal, the Builder shall note that on the submittal. The Plot Plan may then receive approval by the Architectural Committee for everything except fence selections so as to allow construction to commence. Within 14 business days, and prior to painting or installation of fencing, Builder shall forward to the Architectural Committee for approval a Color/Materials Selection Form showing fence style and color selections. Once

approved, the Architectural Committee shall note final approval of the Plot Plan on the original submittal.

- e) Slab elevation, existing and finish grade at corners of house and corners of lot.
 - f) Location and finish grade of any patio or deck.
 - g) Location, height, and material of any retaining wall over two (2) feet high . If no retaining wall is planned, Builder shall note that on the submittal.
 - h) Indicate the Plot Plan's adherence to a previously approved Master Landscape Plan. If at the time of the Plot Plan submittal the homebuyer has not made a selection of landscape plans, Builder shall note that on the submittal. The Plot Plan may then receive approval by the Architectural Committee for everything except landscaping so as to allow construction to commence. Once landscape selections have been made, and prior to installation of landscaping, Builder shall forward to the Architectural Committee for approval information as to compliance with the Master Landscaping Plan. Once approved, the Architectural Committee shall note final approval of the Plot Plan on the original submittal.
 - i) Each plot plan submittal shall indicate the location, type, and size of any existing trees which are intended to be removed, as well as the location, type and size of the trees intended to replace the removed trees.
 - j) Indication that there shall be no adverse impact on the drainage patterns of the Lot.
 - k) Building plan name, plan reference number(s), elevation reference number/letter, and square footage indicated within the building footprint.
6. Any other information or documentation deemed necessary by the Architectural Committee.

Builder Responsibilities

Insurance Requirements. Builders, contractors, and their subcontractors performing work within Georgetown Village are required to carry Comprehensive General Liability, Comprehensive Automobile Liability and Workers Compensation Insurance at the minimum coverage levels established by the Texas State Board of Insurance.

Builder Regulations. The following criteria pertain to Georgetown Village Builders, their employees, representatives, subcontractors, suppliers, and service personnel performing work within the community.

All Builders are responsible for the following:

- 1) Compliance with all applicable federal, state, and local building codes and regulations.
- 2) Compliance with all rules, regulations, restrictions and covenants as set out in the Declaration, any applicable Development Area Declarations or Design Guidelines (as amended from time to time).
- 3) Compliance with plans and submittals approved by the Architectural Committee. Any deviations from an approved plan shall receive specific approval from the Architectural Committee.
- 4) Providing qualified personnel to perform all of the construction activity.

- 5) All Builders, suppliers and subcontractors, delivery and service personnel performing work at Georgetown Village are allowed within the Development between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on Saturdays and Sundays. Construction is not allowed on certain holidays as determined by the Architectural Committee.
- 6) The speed limit within Georgetown Village is 20 miles per hour or as posted.
- 7) It is the responsibility of the Builder and their subcontractors to ensure that crews do not litter Georgetown Village roads, Lots, or surrounding open space areas or parks within the Property. If the Architectural Committee notifies a Builder that a construction site is littered, the Builder has 24 hours to clean the site.
- 8) Portable chemical toilets and construction trash containers shall be in place on site prior to commencement of construction and removed when construction is completed. Both items shall be located as far from adjacent properties and streets as possible.
- 9) A construction office trailer or enclosed storage building is permitted during the construction phases in a location approved by the Architectural Committee. All equipment, materials, supplies, and temporary structures shall be removed immediately upon completion of construction, leaving the site neat and clean. The storage of these items can not be located under the drip line of any trees or on common open space areas, parks, sidewalks, or adjacent undeveloped Lots.
- 10) All debris, including construction waste, tree limbs, etc., is to be removed both from the Lot and Georgetown Village entirely. Miscellaneous daily debris and trash (e.g. paper, cans, bottles, litter) shall be removed from the job site and properly disposed of on a daily basis.

A clearly marked and screened area, no larger than ten feet by ten feet shall be maintained by the Builder for daily construction debris and trash placement.

Storage bins, if used for on-site material storage, shall be steel and in good repair.

Dumping is not allowed in Georgetown Village. Violators shall be prosecuted. Owners and Builders shall be responsible for cleanup costs related to the improper disposal of trash, debris and any hazardous wastes.

- 11) Theft of private Dwellings, Dwellings under construction, or of any Georgetown Village Improvements shall result in immediate prosecution.
- 12) Concrete truck washout or spoils shall occur on the Lot under construction or another Lot under construction by the same Builder. The Builder is responsible for site cleanup and restoration to its original condition for any concrete spoils left on any vacant Lot, common area, greenbelt, or roadway.
- 13) Builders or their subcontractors are not permitted to enter the Property accompanied by children under 16 years of age.
- 14) The Builder shall conduct a weekly site cleanup on each of its Lots by end of the day Friday. No construction debris, brush, rock or fill shall be placed on any Lot other than the specific Lot under construction. Streets shall be kept free of silt and debris at all times. Periodic street washing shall be required of Builders as deemed necessary by the Architectural Committee.
- 15) Optional temporary construction fencing may be installed for security at the discretion of the Builder with prior written approval from the Architectural Committee.

- 16) Site and tree protection fencing shall be installed along all property lines adjacent to greenbelts, common areas, or open space property prior to commencement of clearing or construction.
- 17) Erosion control and protection devices shall be installed on all "downhill" sides of property lines of the Lot prior to commencement of construction and/or clearing.
- 18) No firearms or fireworks shall be discharged upon the Development, and no fires of any kind shall be lighted or permitted.
- 19) No horns, whistles, bells, or other sound devices (other than security devices used exclusively for security purposes) shall be located, used, or placed on any of the Development. The volume of recorded music (radios, tape players, etc.) shall be limited to a level which does not disturb residents beyond the construction site.
- 20) No Builder, general contractor, or any other persons such as employees, subcontractors, suppliers, architects, job superintendents, delivery truck drivers, or other construction workers, authorized by the Builder or his contractor shall enter upon the property of any other Owner for any reason at any time without the permission in writing of the Owner of such property.

The use of any adjacent property for any purpose, including vehicular access, parking, or equipment and/or material storage, shall not be permitted without the written permission of such adjacent property owner. Construction vehicles and all workers' personal vehicles shall remain on designated roads, alleys and approved temporary access roads. No parking or access is allowed on common open space areas, parks, sidewalks, or adjacent undeveloped Lots. No parking is allowed under the canopy of existing trees. To lessen soil compaction and tree root damage, driving and parking of construction vehicles on the Lots shall be minimized.

- 21) Alcoholic beverages are not to be consumed by Builder personnel, suppliers, delivery persons, etc. on the Property.
- 22) Dogs and other animals are not permitted on any construction site and shall not be brought into the community by Builder personnel.
- 23) The Builder shall be responsible for ensuring that the site is maintained daily in a neat and clean condition. All materials delivered to or generated by the work shall be neatly stockpiled.

Construction Inspections

The Architectural Committee and any persons or committees designated by the Architectural Committee shall have the right to conduct periodic inspections to verify that the Builder is complying with all of the provisions of the Regulations and to ensure that the construction of the Improvements is proceeding in accordance with the approved plans and specifications.

The Architectural Committee shall have all of the available remedies permitted by the Declaration to enforce the Regulations. Such rights include, but are not limited to, stopping the construction if any Builder, general contractor, job superintendent, subcontractor, supplier or any of their employees is in violation of any provision of these Regulations, and removing or causing the removal of any Improvements that have been made or constructed in violation of any of the Regulations or the approved plans and specifications.

Preserving and Protecting the Environment

Existing Trees. Builder shall use its best efforts to preserve existing trees. Tree protection fencing shall be installed around trees to be saved. Lot clearing shall be the minimum necessary to construct the driveway and house footprint. Any tree removed or destroyed outside the driveway and house footprint

construction areas shall be replaced with an Architectural Committee approved shade tree of equal caliper, or in cases where the Architectural Committee determines that it is not possible for the Builder to replace a tree with one of equal caliper, then replacement shall consist of more than one tree which when combined have an equal caliper to the tree removed.

BUILDING AND SITE RELATIONSHIP

Building Setbacks

Front-loaded Garages. For front-loaded garages, the outermost front building line of the garage shall be located at least five feet (5') behind the outermost front building line of the house, whether the outermost building line of the house is a Front Porch, or the actual front exterior wall of the house. For Section 9 only, the foregoing sentence shall not apply. ***Three-car front-loaded garages are not allowed at Georgetown Village unless the space for the third car is located behind the traditional two-car garage (this arrangement is also known as a tandem garage) and the garage has the front elevation. appearance of a two-car garage.***

Houses with a Front Porch. A Front Porch is defined as 6 feet deep by 12 feet wide and shall not be enclosed. The minimum required front building line setback for a house with a Front Porch is 15 feet from the property line to the front line of the house, whether the outermost front building line of the house is the Front Porch or a front exterior wall of the house. For front loaded-garages, the minimum garage setback for a house with a Front Porch is 25 feet (5 feet back from the front line of the house). In order to achieve the desired streetscape, the Builder shall locate the house as close to the setback on the lot as is possible.³ For section 9 only, the minimum garage setback for a house with a Front Porch is twenty feet, and there shall be no requirement that the minimum garage set-back be five feet from the front line of the house.

Houses without a Front Porch. The minimum required front building line setback for a house without a Front Porch is 20 feet from the property line to the front line of the house. The minimum garage setback for a house without a Front Porch is 25 feet (5 feet back from the front line of the house). In order to achieve the desired streetscape, the Builder shall locate the house as close to the setback on the lot as is feasible. For section 9 only, the minimum garage setback for a house without a Front Porch is 20 feet, and there shall be no requirement that the minimum garage set-back be five feet from the front line of the house.

The location of all buildings and Improvements shall comply with the minimum setbacks shown on the Plat.

For the purpose of this restriction, eaves, and steps not a part of the Front Porch shall not be considered as part of the building; provided, however, that this sentence shall not be construed to permit any portion of any construction or building on any Lot to encroach upon another Lot or property.

Rear yard setbacks on alley lots. On June 9, 1998, the Georgetown City Council approved an amendment to Table 34020 of the Subdivision Regulations, thereby allowing a reduction in the rear yard setback on alley lots in Georgetown Village. The rear yard setback requirements on alley lots is as follows: 1) all structures shall be set back 21 feet from the edge of the pavement; 2) on one-way alleys, the required setback from the property line is 16 feet; and 3) on two-way alleys, the required setback from the property line is 17 feet.

Detached garages within side yard setbacks. On October 27, 1998, the Georgetown City Council approved a variance request applicable to Section 34020 G.2 of the Subdivision Regulations for Shell

³ Revised 4/22/04.

Ranch, Section Two-A, Block A, Lots 2-8, and Lots 13-14; Block B, Lots 1-9; and Block C, Lots 11-18 and Lots 20-42; and Shell Ranch, Section Three, Block A, Lots 20-36; Block H, Lots 1-12; Block G, Lots 2, 3, 6, 7 and 16, thereby allowing detached garages on lots with front load access only, to be constructed three (3) feet from the side property line, provided that the portion of the garage that is five feet or less from the property line consists of a fire-rated exterior wall, does not include window or door openings, and complies with all other applicable Building Code provisions. This variance is limited only to lots without alley access. Future variance requests for detached garages within side yard setbacks shall be made by the Developer on an as needed basis.

Impervious Cover

Maximum impervious cover allowance per Lot is restricted by subdivision plat note. Impervious cover includes driveways, parking areas, buildings, patios, walks, and other impermeable construction elements. Pedestrian sidewalks within public right-of-ways are excluded from the impervious cover allowance.

Note: Plot Plan submittals are not reviewed for compliance with governmental jurisdiction impervious cover plat requirements. It is the responsibility of the Builder to comply with all such requirements or regulations. By approving such plans, neither the Declarant, the Architectural Committee, the Developer or its ownership entities, nor any agent, employee, attorney or consultant of any of the foregoing shall be held liable for any damages or losses arising out of or as a result of said approvals.

Building Orientation

If a Lot is on a street corner with two different street classifications, then the Lot shall take access from the lower street classification side and the driveway and garage shall be located at a point furthest from the street corner. If a Lot is on a street corner with two streets of the same classification, then the Lot can take access from either street.

All Lots adjacent to alleys shall take primary access from the alley only.

HOME ELEVATION AND EXTERIOR PAINT COLOR SEPARATION

Home elevations and exterior paint colors shall not be repeated on any home unless a separation of at least two (2) homes is established (House Separation #1, #2, as shown) before the same home elevation or exterior paint color can be repeated by Builders or Owners for homes on all lots.



Elevation
#1 or Paint
Color #1



House
Separation
#1



House
Separation
#2



Elevation
#1 or Paint
Color #1

The two (2) house separation shall be established in each and every direction, including the same side of a street, across the street, across an intersecting street, across raid-block streets, but does not include behind the house. When establishing the correct house separation across the street, across an intersecting street, or across a mid-block- street, the separation count begins at

*the house closest to the house being considered across the street and then continues one to the left of this house and one to the right of this house.*⁴

Grading and Drainage

There shall be no interference with the established drainage patterns over any of the Development, except by Declarant, unless adequate provision is made for proper drainage and is approved in writing by the Architectural Committee.

ARCHITECTURAL GUIDELINES

Facade Design

Unless otherwise expressly approved by the Architectural Committee the exterior walls of any residence shall consist of at least ninety percent (90%) masonry (defined as including James Hardie fiber cement exterior siding or Architectural Committee approved equal) constructed in strict compliance with the requirements of the Architectural Guidelines. The Architectural Committee shall have the authority to permit the use of wood siding in specific circumstances where the Architectural Committee determines the use of wood siding to be appropriate and consistent with the design requirements set forth in the Architectural Guidelines.

The front façade of the primary elevation shall be comprised of either (a) 100% fiber cement exterior siding or (b) 100% brick or stone, or (c) an Architectural Committee approved combination of (a) and (b), unless otherwise approved by the Architectural Committee.

All building materials shall be approved by the Architectural Committee, and only new building materials (except used brick) shall be used in constructing any Improvements. Exposed metal roof decks that reflect light in a glaring manner, such as galvanized steel sheets, are specifically prohibited. Other roofing materials shall be used with the prior written consent of the Architectural Committee, which shall specify a minimum quality or grade of materials. All projections from a dwelling or other structure, including chimney flues, vents, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall match the color of the surface from which they project, or be of a color approved by the Architectural Committee. No highly reflected finishes (other than glass, which shall not be mirror) shall be used on exterior surfaces (other than surfaces of hardware fixtures)

Notwithstanding the foregoing, for the lots listed on Exhibit C, attached hereto and incorporated herein by reference for all purposes, and for all sections of Georgetown Village beginning with Section 9 and higher, metal products of good quality such as, for example, galvanized aluminum, may be used as accents on the exterior of the residences. The metal accents permitted hereunder may reduce the 90% masonry requirement and/or the 100% fiber cement, brick or stone front façade required in the prior paragraphs.

Foundations

That portion of the exposed foundation visible from the front of the house or a part of the house facing a street shall be screened in order to minimize the visual impact of the structure's mass and height by either (a) extending the exterior masonry material to within thirty-six inches (36") of the finished grade, or (b) by planting shrubs, vegetation, etc. of a significant size to screen the foundation as determined by the Architectural Committee or a combination of (a) and (b) or some other Architectural Committee approved alternative.

⁴ 4/22/04.

Height Limits

The maximum building height shall be no more than thirty-five feet (35') or two and one-half (2½) stories measured according to the following definition: the vertical distance between the top of the foundation at any point within the structure and the highest ridge, peak, or gable of a roof, excluding chimneys.

Front Porches

A Front Porch is defined as having a minimum of 6 feet in depth and 12 feet in width and shall not be enclosed. At least ¾ (three-fourths) of the total homes built in each Platted Section of Georgetown Village shall have a Front Porch as defined herein; provided that this requirement shall not apply to Section 9.

Roofs

Roofs shall have pitched slopes which have a residential quality. The minimum roof pitch for the main roof, front to back, is 6 to 12, and side roof pitch is 7 to 12, unless otherwise approved by the Architectural Committee. Flat roofs and mansard roofs are prohibited.

All roof materials and roof color shall be submitted to the Architectural Committee by the Builders for approval. Roof material shall be architectural dimensioned shingle, at least mid-weight 240 pound per roofing square, 25 year warranty. **Reference to Design Consultant for assistance removed.**⁵ All exposed venting, stacks, and piping shall only penetrate the roof at the backside of the Dwelling so that such devices are not visible from any street except as noted below:

- (a) In locations where the backside of the Dwelling abuts a street, all exposed venting, stacks, and piping shall penetrate the roof on interior sideyard facing elevations.
- (b) Fixed dormer attic ventilating devices.

Roof venting, stacks, piping, and other penetrations shall not detract from the overall roof elevation appearance. All such projections shall be painted or otherwise match the color of the surface from which they project or shall be of a color approved by the Architectural Committee.

Flat profile skylights are acceptable, but shall not exceed ten percent (10%) of the entire roof area.

Chimneys

All chimneys which are located in the front of any residence located within the Development shall have exterior walls of stone or masonry construction (defined as including James Hardie fiber cement exterior siding or Architectural Committee approved equal); provided, however, that the chimney side which faces the rear residence shall be constructed of wood or siding in lieu of stone or masonry. All chimneys which are located on the side of any residence located within the Development shall have exterior walls of stone or masonry construction.

Garages

Unless otherwise designated in the Development Area Declaration in which the lot is located, each Lot shall contain a private garage for not fewer than two (2) automobiles.

Garages shall be designed to minimize their visual impact on the house elevation. Side entry garages, detached rear garages, twin single garage doors, recessed garage doors, garage roof overhangs with soffits, etc. are all encouraged to minimize garage dominance of house elevations. **Three (3) car**

⁵ 4/22/04.

garages shall be approved by the Architectural Committee and shall be considered by the Architectural Committee only if detached and not fully visible from the street. Three-car front-loaded garages are not allowed at Georgetown village unless the space for the third car is located behind the traditional two-car garage (this arrangement is also known as a tandem garage) and the garage has the front elevation appearance of a two-car garage. Garages shall be designed to accommodate at least two (2) full sized conventional passenger cars. Garage exteriors shall be constructed of the same materials and have the same architectural style as the rest of the Dwelling. Garage doors facing Major Streets shall have automatic garage door openers; provided that automatic garage door openers shall not be required in Section 9. Garages shall be maintained as garages and shall not be converted to or utilized as a living or work space except in models where the garage shall be converted to sales offices during the time the Dwelling is used as a model. Side entry garages on corner Dwellings shall be detached at the rear of the Dwelling or placed at the end of the Dwelling opposite the street corner. All boats, campers, recreational vehicles, trailers, and other similar items shall be stored in the garage or stored off-site.

SITE DETAILS

Driveways and Parking

Only one driveway and approach (20' maximum width) per Dwelling is permitted . Parking spaces for two conventional passenger cars shall be provided on the driveway without encroaching on the road or sidewalk. Driveways shall be a minimum of eight feet (8') in width at their narrowest point . Driveways and parking areas shall be constructed with a textured concrete finish i.e. broom or trowel finished concrete. Asphalt driveways and driveway parking areas are prohibited. Driveways shall be located a minimum of three feet (3') from the side yard lot line and there shall be at least a six foot (6') buffer between driveways on adjoining Lots except as shall otherwise be expressly approved in writing by the Architectural Committee. Shared common driveways among two houses are allowed, subject to Architectural Committee review and City of Georgetown approval.

Sidewalks

Sidewalks are required within the public right of way on both sides of the street for all Dwellings except on Courts, which shall not have sidewalks on the park side but shall have a sidewalk on the lot side as designated on each subdivision plat. These sidewalks shall be a minimum of five (5) feet wide (unless Developer or Builder is able to obtain a City of Georgetown variance), and shall have no more than 2% slope across the sidewalk width. The Builder is required to complete the required sidewalk construction per the subdivision plat no later than simultaneously with the completion of the Dwelling and prior to occupancy. Upon approval of the Architectural Committee, Builder shall elect to complete sidewalk construction prior to construction of a home on a Lot owned by that Builder.

Retaining Walls

When grade change necessitates the use of retaining walls, the walls shall be designed as an integral part of the Dwelling design. Benched areas are required to be planted and maintained with approved plant material. If native limestone is used, stone sizes shall be consistent and shall be laid in level horizontal courses. Design of all retaining walls shall be approved by the Architectural Committee.

Screening

Unightly areas including but not limited to transformers, lift stations, meters, air conditioning units, garbage can storage areas, all existing utility structures within the lot or adjacent right of way and exposed building foundations of more than three feet shall be screened by the Builder from public view. The use of planted shrubs is the preferred method of screening. If shrubs are utilized as the means of screening, the plants shall be large enough upon installation to provide immediate screening. Owners shall locate all trash, rubbish, refuse containers, and trash cans to obscure their view from adjoining streets, Dwellings, etc.

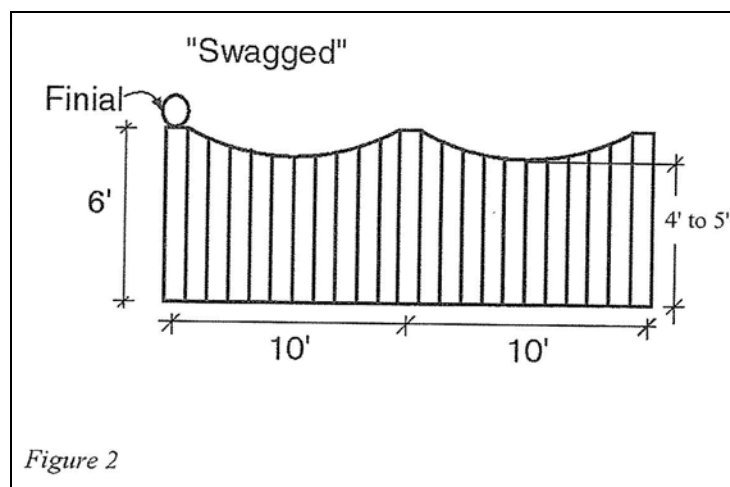
Fences and Free-standing Walls

If used, fences, and free-standing walls shall be designed for Dwelling separation, for separation of functional activities, screening, and privacy. Prior to installation all Owners or Builders shall obtain Architectural Committee approval. Fences and walls shall either be located such that they are unobtrusive or designed as an integrated and complimentary architectural design element. All fencing shall be finished with an approved stain or paint color. Plot plan submittals shall show the fence location, style and stain or paint color. No fencing shall exceed six (6') feet in height. Builder shall reimburse Developer for the cost of fencing for all Developer installed fencing that results in the Builder not being obligated to install the same. The amount of reimbursement to the Developer shall be the amount the Builder pays his fencing company for wood fencing typically used.

Fencing shall remain outside the street corner and alley visibility zones and shall comply with City of Georgetown ordinances regarding the same.

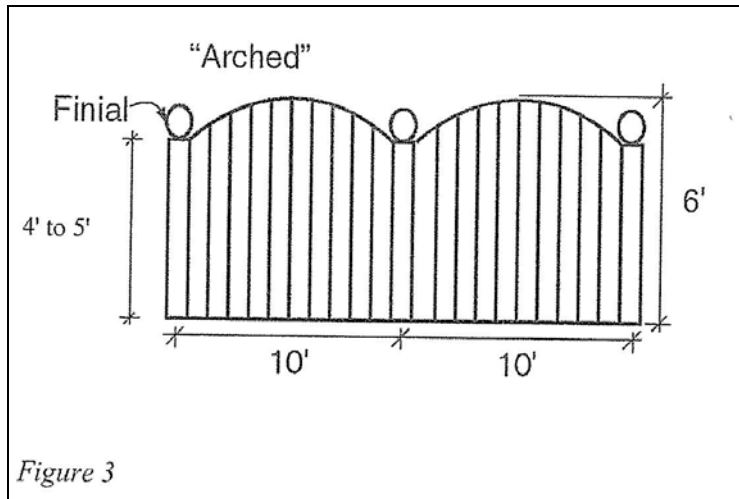
Fence Styles: The Architectural Committee has established the following fence designs, approved by the Planning and Development Department of the City of Georgetown. These styles are required for all Fence Location Types noted below unless specifically stated otherwise in these guidelines. The maximum height of all fences is six (6') feet, except for Front Yard fencing which cannot exceed three (3') feet in height. Fences may be less than six (6') feet.

- 1) **Swag** (Figure 2) is defined as exposed posts spaced no more than ten feet (10') apart, with an approved wooden finial attached to the top. The pickets shall be installed between the posts. The swagged style shall include six foot (6') tall posts with the fencing starting at the posts at six feet (6') tall, then decreasing to a maximum of five feet (5') tall in the middle and then increasing to six feet (6') tall again at the next post.

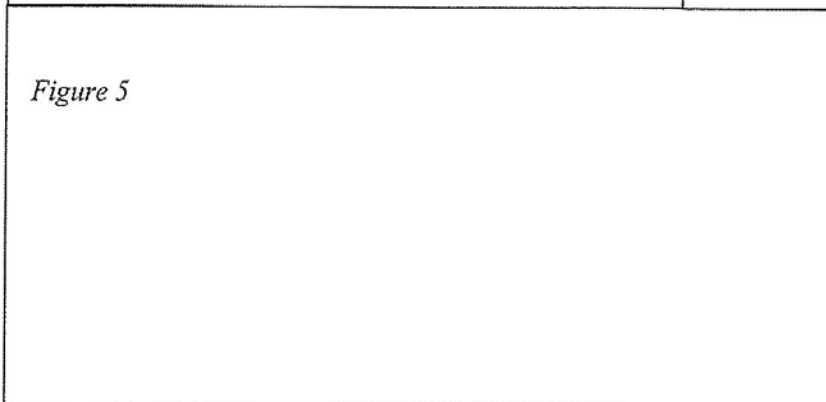
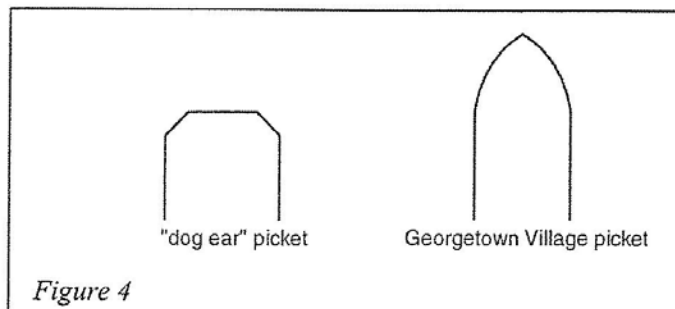


- 2) **Arch** (Figure 3) which shall include exposed posts spaced no more than ten feet (10') apart, with an approved wooden finial attached to the top. The pickets shall be installed between the posts.

The arched style shall include four foot (4') six inch (6") tall posts with the fencing starting at the posts at same height as the posts, then progressing to six posts again at the next post.



- 3) **Four foot (4') Picket** which shall be installed with (a) between picket spacing of one picket width (50% open), (b) with pickets butted against each other. Pickets shall be installed (a) alternately facing the street and then the backyard or (b) all pickets facing the street side.
- 4) **Lattice** (Figure 5). Four foot (4') solid fencing with two foot (2') lattice at the four foot to six foot height resulting in a total fence height of six feet (6').

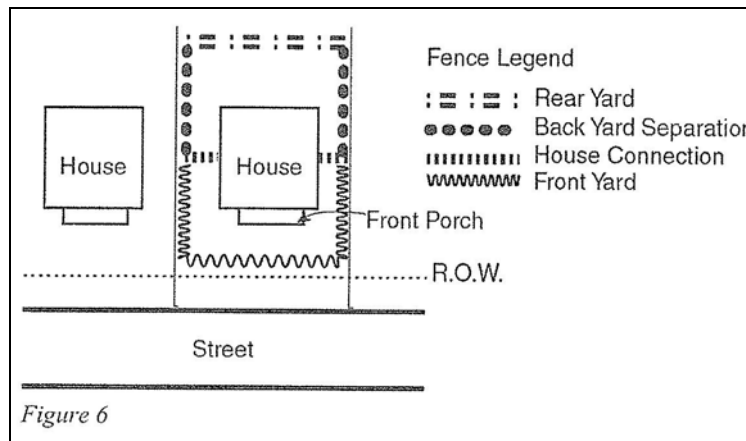


“Good Neighbor” style fencing is defined as fencing where fence sections greater than one picket in width (typically it is a section of fencing from one fence post to the next fence post) alternately facing the inside and then the outside of the lot. “Shadowbox” style fencing is defined as fencing in which individual pickets are installed alternately facing the outside and then the inside of the yard. “Good Neighbor” and

“Shadowbox” fencing is specifically prohibited in the following circumstances: (1) As a side or rear yard fence where the fence is visible from the street (other than alleys): For example, “Good Neighbor” fencing would not be allowed as Rear Yard Fencing when the lot does not abut the backyard of another lot, or as Corner Lot Side Yard Fencing. (2) As House Connection Fencing.

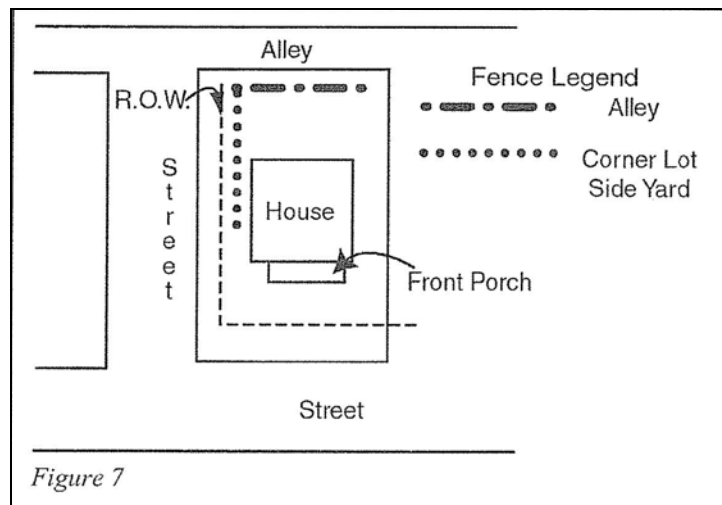
Fence Locations/Types: The following are the various Fence Location Types established by the Architectural Committee for Georgetown Village. Within each of the following paragraphs, specific restrictions are provided. Fencing shall be consistent for each Lot. If a particular style is chosen for one of the below listed Fence Locations then it shall be used consistently for the other Fence Locations on the same Lot excluding Front Yard Fencing and House Connection Fencing which may vary.

- 1) **Front Yard Fencing.** (see Figure 6) Front Yard Fencing is the only fencing permitted from the building façade extending into the front yard. Front Yard Fencing is not required, but is encouraged. Front Yard Fencing shall not exceed three (3) feet in total height and shall be painted white. The fence pickets shall be installed with a spacing of at least the width of a picket between each picket. Front Yard Fencing shall be architecturally compatible with the style, color and material of the house, or be of such design and material as are approved by the Architectural Committee. Front Yard Fencing shall not use the “dog ear” shaped picket noted in Figure 4, but shall use the Georgetown Village picket shape shown in the same Figure or other decorative picket shape as approved by the Architectural Committee.



- 2) **House Connection Fencing.** (see Figure 6) House Connection Fencing (fencing which is parallel to the street, and perpendicular to the side of the house) shall be selected from the following styles: Swag (Figure 2), Arch (Figure 3), Georgetown Village at a constant height of four feet (4') tall or Dog Ear Pickets at a constant height of four feet (4') tall (Figure 4). All styles have a maximum height of four feet (4').
- 3) **Back Yard Separation Fencing.** (see Figure 6) This fencing is located perpendicular to the street, on the property line. This fencing shall be selected from the following styles: Swag (Figure 2), Arch (Figure 3), Four foot (4') Picket (if all other fencing on the Lot is same) Lattice (Figure 5), or Georgetown Village pickets with a constant height of six feet (6') or the “Dog Ear” picket shape at a constant height of six feet (6') (Figure 4).
- 4) **Rear Yard Fencing.** (see Figure 6) This fencing is located at the rear of non-alley lots. It shall be located on the rear property line. This fencing shall be selected from the following styles: Swag (Figure 2), Arch (Figure 3), Four foot (4') Picket, Lattice (Figure 5), or Georgetown Village Pickets with a constant height of six feet (6') or the “Dog Ear” picket shape at a constant height of six feet (6') (Figure 4).

- 5) **Corner Lot Side Yard Fencing.** (see Figure 7) This fencing faces the side street on a corner lot. Corner Lot Side Yard Fencing shall be either of the Swag (Figure 2), Arch (Figure 3), Four foot (4') picket (Figure 4), or Lattice, (Figure 5). In accordance with Section 37040 C of the City of Georgetown Subdivision Regulations, if this fence is over three feet in height, it shall be located fifteen (15) feet back from the side property line. On October 27, 1998, the Georgetown City Council approved a variance to Section 37040 C of the Subdivision Regulations for Shell Ranch, Section Two-A, Block A, Lots 2, 11 and 13; Block B, Lots 1 and 9; Block C, Lots 6 and 7, and Section Three, Block B, Lots 10 and 20; Block J, Lots 1, 4, and 5 thereby allowing fences over three feet in height to be erected to a distance of 7'-6" within the secondary platted setback for lots adjacent to the subdivision's perimeter wall, provided fences line up with the wall; back-to-back corner lots; back-to-back lots with an alley in between; and lots which back up to undeveloped land where an adjacent lot shall complete the back-to-back configuration, provided that the fences are constructed per designs shown in Figures 2, 3 and 5 above. The Developer shall apply for this same variance to be applicable to similar lots in future Platted Sections. This fencing shall be selected from the following styles: Swag (Figure 2), Arch (Figure 3), Four foot (4') Picket or Lattice (Figure 5).



- 6) **Alley Fencing.** (see Figure 7) This fencing is located parallel to the alley, on the rear property line. This fencing shall be selected from the following styles: Swag (Figure 2), Arch (Figure 3), Four foot (4') Picket or Lattice (Figure 5).

Site Lighting

Light standards and fixtures shall be architecturally appropriate with the style of the home and compatible with the street light standards. Site lighting shall avoid intense light glaring onto adjacent residential lots and homes. Pole mounted floodlights and high intensity lights are prohibited. All dwelling entries shall be adequately lit. The color of entry and landscape lighting shall be white or off-white. No primary color lenses or bulbs shall be used.

Accessory Structures

Accessory Structures. Accessory structures including storage buildings, greenhouses, rain collectors, playscapes, gazebos, trellises, trampolines, etc. are not permitted in the front yard of Dwellings. These structures shall be placed in the back yards and views of the structures shall be minimized from public streets and adjoining Dwellings. Storage structures shall be residential type construction with roofing, paint color, and other construction materials and details that match the Dwelling. Storage structures can not exceed a maximum height of eight (8') feet from the ground at the roof peak and the sides a maximum

of six (6') feet above finish grade. Approval shall be obtained from the Architectural Committee by the Owner or Builder for the accessory structure before construction begins.

Misc. Accessory Structures. If Patio covers are built they shall be of an appropriate character compatible with the house and shall be constructed of the same materials as the house. All such structures shall be approved by the Architectural Committee prior to commencement of installation or construction.

Antennae and Solar Systems. Except as expressly provided below, no exterior radio or television antennae or aerial or satellite dish or disc (collectively "Antennae"), nor any solar energy system ("Solar System"), shall be erected, maintained or placed on a Lot without the prior written approval of the Architectural Committee; provided, however, that one (1) satellite dish or other similar instrument with a diameter no greater than one (1) meter shall be affixed to the rear roof eave of each single family residence located upon the Development. Prior to the erection of any Antennae (unless otherwise permitted by the applicable Development Area Declaration) or Solar System, plans and specifications and a proposal for screening shall be presented to and expressly approved by the Architectural Committee, which approval shall be denied for any reason whatsoever. The Architectural Committee shall have the authority to implement rules and regulations governing the installation and maintenance of Antennae. Any Antennae or Solar System, if approved, shall be entirely screened from view from adjacent Lots and streets.

Swimming Pools. Any swimming pool constructed on a Lot shall, at a minimum, satisfy applicable governmental requirements, including City of Georgetown impervious cover limitations. Nothing in these Regulations is intended or shall be construed to limit or affect an Owner's obligation to comply with any applicable governmental regulations concerning swimming pool, and if desired, swimming pool enclosure requirements. ***Permanent, above ground pools are prohibited. Permanent, in ground constructed pools only will be considered for approval.***⁶ All pool and spa construction, including equipment, fences and gates, shall be in conformance with standards imposed by local governmental agencies. All pool drains shall be constructed in accordance with applicable local government standards and shall not drain into or across common open space areas or adjacent lots without written Architectural Committee approval.

Tennis and Sport Courts. No tennis courts shall be constructed on any Residential Lot. The installation and construction of "sport courts" is permitted if the design, location, and screening has been approved in advance by the Architectural Committee and the design complies with the impervious cover requirements of the City of Georgetown.

Basketball Goals. Only one basketball goal of any type is allowed per lot and shall be installed in accordance with the following restrictions: 1) For alley lots, permanent goals shall be installed adjacent to the driveway on a single metal pole with the backboard perpendicular to the alley, or the backboard shall be attached directly to the side of the garage which faces the alley, 2) portable goals may be placed ***and used*** on alley driveways ***but not in the alley itself or its right of way***⁷, 3) For front loaded lots, permanent and portable basketball goals are allowed only when the garage is detached and is a minimum of 50 feet back from the street. In such cases, the permanent goal shall be installed adjacent to the driveway near the garage on a single metal pole with the backboard perpendicular to the street, and portable goals shall be placed on the driveway near the garage when the goal is in actual use but otherwise shall be kept out of view.

Temporary Structures. No tent, shack, or other temporary building, improvement, or structure shall be placed upon the Development without the written approval of the Architectural Committee; provided, however, that temporary structures necessary for storage of tools and equipment and for office space for architects, Builders, and foreman during actual construction shall be maintained with the prior approval of

⁶ Revised 4/22/04.

⁷ Revised 04/22/04.

Architectural Committee, such approval to include the nature, size, duration, and location of such structure.

Wood Decks

Wood decks shall be located so as to be unobtrusive and shall be designed as an integral part of the overall architectural and site design. All proposed decks on either new or existing Dwellings shall be submitted for approval to the Architectural Committee prior to construction. Typical back yard wood decks are not permitted in the front yard except that wood as a material is allowed to be used as flooring on front porches. All deck materials shall be durable in nature. The deck color shall match or compliment the home color palette with earth-toned colors being encouraged. Rear yard deck and patio design shall reflect an appropriate character compatible with the house and the neighborhood. No deck can be located closer to any property line than the building setback line, with the exception of the rear yard in which case, and when approved by the Architectural Committee, a rear yard deck may extend over the rear yard setback, but may not be built closer than ten (10) feet to the rear property line. The elevation of the deck can be no higher than the corresponding finish floor of the house. Storage areas located under decks shall be adequately screened.

LANDSCAPE GUIDELINES

Landscape Design

Sight Distance at Intersection. No fence, wall, hedge, or shrub planting that obstructs sight lines at elevations between three feet (3') and nine feet (9') above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25') feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within the triangular area formed by the street line, a driveway or alley line and a line connecting them at points ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. All tree foliage within such distances of intersections shall be maintained to meet the sight line requirements set forth above. Notwithstanding the foregoing or anything in the Declaration to the contrary, at a minimum, sight distances required by any applicable governmental authority shall be complied with.

Installation and Maintenance

Landscape. All Builder installed landscaping shall be installed within one (1) month of (a) receipt of a certificate of occupancy or (b) prior to the homebuyer's occupation of the house, whichever occurs first. All landscaping plans shall be submitted to the Architectural Committee for approval. ***Builders shall plant front yards with a minimum of ten (10) five (5) gallon shrubs and ten (10) one (1) gallon shrubs.***⁸ All front yard and corner lot side yards shall be sodded in accordance with Architectural Committee approved landscape plans.

Street Trees. Street trees shall be planted at an approximate spacing of 35 feet to 40 feet apart. The street trees shall be of a size and species specified by the Developer. The cost of the trees and installation of same shall be the financial responsibility of the Builder for the lots purchased. The quality and consistency of the street trees is very important to Georgetown Village and therefore it is imperative that if the Builders choose to install the street trees that the specifications be strictly adhered to. If the Builder chooses to install the street trees, the Builder shall submit for Architectural Committee approval, prior to purchase and delivery of trees, information identifying the source of the trees. Additionally, the

⁸ Revised 4/22/04.

following specifications as to size and type of tree shall be followed for all trees installed by the Builders. New sections shall be added as they are platted. The trees are differentiated by street as follows:

GEORGETOWN VILLAGE TREE LEGEND

Sections 1-8

Street	Tree	Tree Specification
Westbury Lane	Live Oak	45 Gallon, Container Grown, 10' height, 5' spread.
Village Commons	Red Oak	45 Gallon, Container Grown, 10' height, 5' spread.
Hickory Lane	Cedar Elm	45 Gallon, Container Grown, 10' height, 6' spread.
Greenside Lane	Chinquapin Oak	45 Gallon, Container Grown, 10' height, 6' spread.
Green Grove, Spring Court, Village Glen, & Hanover Court	Crape Myrtle	45 Gallon, Container Grown, 8' height, 5' spread.
Rosebud Lane	Redbud	45 Gallon, Container Grown, 8' height, 5' spread.
Summers Green	Bradford Pear	45 Gallon, Container Grown, 8' height, 5' spread.
Chestnut Court	Burr Oak	45 Gallon, Container Grown, 10' height, 6' spread.
Village Park Drive	Burr Oak	45 Gallon, Container Grown, 10' height, 6' spread.
All Alleys	Crape Myrtle	15 Gallon, Container Grown.
Fairmont Ct, Bedford Ct, Polar Ct	Cedar Elm	45 Gallon, Container Grown, 10' height, 6' spread.
Elmwood Ct, Sherwood Ct, Plum Ct	Crape Myrtle	45 Gallon, Container Grown, 8' height, 5' spread.
Rosedale Ln	Red Oak	45 Gallon, Container Grown, 10' height, 5' spread.
Madrid Drive	Live Oak	45 Gallon, Container Grown, 10' height, 5' spread.
Boxwood Loop	Bradford Pear	45 Gallon, Container Grown, 8' height, 5' spread.
Birch Drive*	Burr Oak	45 Gallon, Container Grown, 10' height, 6' s read.
Cedar Elm Ln	Cedar Elm	45 Gallon, Container Grown, 10' height, 6' spread.
Concord Drive*	Chinquapin Oak	45 Gallon, Container Grown, 10' height, 6' spread.

For Street Trees Section 9, See Exhibit D, attached hereto and incorporated herein by reference.

Footnote: *See also Exhibit D for trees required on the portion of this street located in Section 9.

NOTE:

Street tree planting to begin on all typical streets (25') feet from the street intersection and then shall continue at (40') feet on center until (25') feet from the next street intersection is reached. Street trees are to be planted midway between the back of curb and the new sidewalk.

If the above restrictions are not strictly followed, the Developer upon notice to the Builder shall install the street trees and the Builder shall reimburse the Developer for the cost and installation of the street trees..

Street Planting Strips. Planting strips between the curb and the outside edge of the sidewalks shall be planted by the Builder with lawn sod or an Architectural Committee approved ground-cover. Water and maintenance shall be the responsibility of the Owner of each lot.

Maintenance. Owners shall maintain all improvements on their property and all landscaping within the R.O.W. located on the lot between the street or alley pavement and the house unless otherwise stated in these Regulations or as approved by the Architectural Committee. All improvements upon a lot shall be maintained in good condition and repair and in a clean and attractive condition. Any slopes and terraces shall be maintained so as to prevent any erosion and runoff onto adjacent streets or adjoining property.

Front and Side Yards. Front and side yards shall be sodded within one month of (a) receipt of occupancy or (b) prior to the homebuyer's occupation of the house, whichever occurs first, to minimize soil erosion. Lawn ornaments, fountains, BBQ grills, fish ponds and other decorative landscape accessories are not allowed in the front yard or public view areas. Landscape accessories and address identification markers, etc. shall be submitted to the Architectural Committee for approval prior to installation. Gravel used as a ground cover is not permitted in front yards nor are imitation or plastic plants, including synthetic turf materials.

Alley Trees and Landscaping. The Builder shall install lawn grass in the Alley area between the fence and the pavement on each lot. Trees shall also be planted, one per lot, and shall be 15 gallon container grown Crape Myrtles. Alley Trees and Landscaping shall be maintained by the Owner.

SIGNAGE GUIDELINES

With the exception of signage installed by the Declarant, all signage shall be submitted to the Architectural Committee for review and approval prior to installation. All signage is subject to City of Georgetown sign ordinances and approvals. Temporary signs and bandit signs are not allowed at Georgetown Village unless prior approval has been obtained by the Architectural Committee.

Builder Model Signs. Each Builder may erect a maximum of one (1) sign which is a maximum of 3 feet by 4 feet in size identifying their model homes . Builder Model Signs shall prominently state Georgetown Village as the project name and sign design shall be approved by the Architectural Committee.

Builder For Sale Signs. Builder For Sale signs shall be located only on the specific Lot for sale. For Sale signs are limited to a maximum size of 2 feet by 3 feet, with a top of sign installation height not to exceed 4 feet above the ground. Not more than one For Sale sign may be placed on a Lot at any one time. Said signs shall be reviewed and approved for materials, construction, colors, graphics, and location by the Architectural Committee.

Owner Realtor Signs. Realtor signs are allowed only on the Lot for sale and the sign can not exceed 2 feet by 3 feet in size, with a top of sign height not to exceed 4 feet above the ground. Not more than one For Sale sign may be placed on a Lot at any one time. Prior to installation, said signs shall be reviewed and approved for materials, construction, colors, graphics, and location by the Architectural Committee.

The Declarant or the Architectural Committee may permit or prohibit signs of any type advertising a portion of the Development for sale or lease, as it elects, in its sole discretion.

Exhibit A: Major Streets

To date, the following streets within the Development have been designated by the Architectural Committee as Major Streets:

1. Westbury Lane
2. Village Commons Boulevard

Exhibit B: Submittal Forms

The following Master Plan and Plot Plan Submittal forms are current as of September 27, 2001. The forms may be revised from time to time.



MASTER PLAN SUBMITTAL WORKSHEET FOR GEORGETOWN VILLAGE

Applicant is to complete Page 1 of the form and include it with each Master Plan submitted for approval:

Date Submitted: _____ Submitted for approval in Section(s): _____

Builder: _____

Contact Person: _____

Address: _____

Phone: _____

Master Plan Information:

Plan Series Name (if applicable): _____

Plan Name: _____

Plan Number: _____

Elevations: _____

Square Footage: _____

Front Porch? Y / N

- Check here to confirm that the landscape plan conforms with a previously approved Master Landscape Plan (MLP). If submitting a landscape plan which differs significantly from a previously approved MLP, please attach 2 sets of the plan now submitted for approval.

Notes/Comments:

The Architectural Committee recommends that the applicant review the checklist on page 2 of this form and insure that the submittal includes all information necessary for the Architectural Committee to determine compliance for each item listed. Submittals will not be processed until all necessary information has been supplied by the applicant.

Please note: in accordance with the Covenants, Conditions and Restrictions, each submittal shall contain:

- 2 11" x 17 sets of architectural plans showing all elevations. The plans shall include any standard floor plan options, as well as construction specifications showing a description of building materials.

If applicant has any questions regarding this submittal, please contact Lynda Crawford at (512) 347-2875.



PLOT PLAN SUBMITTAL WORKSHEET FOR GEORGETOWN VILLAGE

Applicant is to complete this first section (information inside this box) for each Plot Plan submitted for approval. The completed form may be used as a transmittal sheet for each plot plan submitted.

Date Submitted: _____
 Property Address: _____
 Section/Blk/Lot: _____
 Builder: _____
 Contact Person: _____
 Address: _____
 Phone: _____
 Plan Series Name (if applicable): _____
 Plan Name: _____ Plan Number: _____
 Elevation Number: _____ Square Footage: _____

Note: If a Master Plan has been approved for this plan number and elevation, only a plot plan which provides the information noted on the Compliance Checklist is required.

Master Plan Approved? Y / N

Applicant shall confirm compliance with each of the following items by marking a check in the boxes below.

- All materials and colors have been previously approved as part of a Master Materials and Colors List for the Section. (Any non-approved materials or colors shall be included in submittal for specific approval by Architectural Committee).
- All projections from dwelling shall match color of surface from which they project. (Non-matching colors shall be noted on plan and require the specific approval of the Architectural Committee).
- The landscape plan conforms with a previously approved Master Landscape Plan (MLP) or Master Plan (MP). (If submitting a landscape plan which differs from a previously approved MLP or MP, please attach 2 copies of the plan now submitted for approval.)
- All fence materials, designs and colors have been previously approved as part of a Master Materials and Colors List or a Master Plan submittal. (Any non-approved materials, designs or colors shall be included with submittal for approval).
- The site shall not require removal of existing trees. (If trees are to be removed, a replacement plan shall be included in the submittal).
- There is no change in the drainage patterns over the Property. (Any expected changes shall be noted within the submittal and shall be approved by the Architectural Committee).
- Visible foundation is no more than 36" and shall be screened with plants.

The Architectural Committee recommends that the applicant review the following checklist and insure that the submittal includes all information necessary for the Architectural Committee to determine compliance for each item listed. Submittals shall not be processed until all necessary information has been supplied by the applicant.

Compliance Checklist for Plot Plans:

Does the house have a Front Porch? Y/N Does house front a Major Street? Y/N

Compliance				Information/Item
Y	N	N/A	INP ⁱⁱ	Square footage meets or exceeds 1,400 SF.
Y	N	N/A	INP	Will the site require removal of existing trees? Y/N, if yes is the replacement plan acceptable.
Y	N	N/A	INP	Building Line Setback: (1) with Front Porch is 15' from the property line to the front line of the Front Porch; (2) without Front Porch is 20' from the property line to the front line of the house.
Y	N	N/A	INP	Garage Setback (1) with Front Porch is 20 feet; (2) without Front Porch is 25 feet; for Section 9, may be 20 feet in either case.
Y	N	N/A	INP	Complies with minimum setbacks shown on plat
Y	N	N/A	INP	Nothing encroaches on another Lot
Y	N	N/A	INP	If on street corner, unit shall take access from lower street classification
Y	N	N/A	INP	If on street corner, garage and driveway shall be located at point furthest from street corner.
Y	N	N/A	INP	If on an alley, primary access shall be from alley only.
Y	N	N/A	INP	No change in drainage patterns over the Property.
Y	N	N/A	INP	Visible foundation is no more than 36" and shall be screened with plants.
Y	N	N/A	INP	If a side entry garage on corner lot, it shall be detached at rear of Dwelling or placed at end of Dwelling opposite the street corner.
Y	N	N/A	INP	Only one driveway and approach (20' max width) with parking space for 2 conventional passenger cars.
Y	N	N/A	INP	Driveway and parking areas constructed with a textured concrete finish (broom & trowel); No asphalt driveway/parking permitted.
Y	N	N/A	INP	5' sidewalk within the public right-of-way with max of 2% slope.
Y	N	N/A	INP	If retaining wall is necessary, it is designed of native limestone and planting plan is appropriate.
Y	N	N/A	INP	Fencing is outside street and alley visibility zones.
Y	N	N/A	INP	Fencing is stained or painted with approved color.
Y	N	N/A	INP	Front Yard Fencing: max height of 6'; If picket style, 50% open pickets, no "dog-ear" shaped pickets.
Y	N	N/A	INP	House Connection Fencing: approved style
Y	N	N/A	INP	Back Yard Separation Fencing
Y	N	N/A	INP	Corner Lot Side Yard Fencing
Y	N	N/A	INP	Alley Fencing
Y	N	N/A	INP	Rear Yard Fencing
Y	N	N/A	INP	No Accessory Structures planned for front yard.
Y	N	N/A	INP	Storage structures are residential in design and match the style, materials, and colors of main Dwelling; maximum height of 8' at roof peak and 6' at sides.
Y	N	N/A	INP	No tennis courts; sport courts shall have approved design, location, and screening plan.

Application is: Approved Approved with Conditions Not Approved Date: _____

Comments:

Architectural Committee Signatures:

Alliance Association Management

¹Y = Yes, this item is in compliance; N = No, item is not in compliance; N/A = Not applicable; INP = Information Not Provided, Reviewer cannot determine if item complies or not

ⁱY = Yes, this item is in compliance; N = No, item is not in compliance; N/A = Not applicable; INP = Information Not Provided, Reviewer cannot determine if item complies or not

ⁱⁱY = Yes, this item is in compliance; N = No, item is not in compliance; N/A = Not applicable; INP = Information Not Provided, Reviewer cannot determine if item complies or not

Exhibit C

Land

1. Block A Lot 1
2. Block A Lot 2
3. Block A Lot 3
4. Block A Lot 4
5. Block A Lot 5
6. Block A Lot 6
7. Block A Lot 7
8. Block A Lot 8
9. Block A Lot 9
10. Block B Lot 1
11. Block B Lot 2
12. Block B Lot 3
13. Block B Lot 4
14. Block B Lot 5
15. Block B Lot 6
16. Block G Lot 26
17. Block G Lot 27
18. Block G Lot 28
19. Block G Lot 29
20. Block G Lot 30
21. Block H Lot 1
22. Block H Lot 2
23. Block H Lot 3
24. Block H Lot 4
25. Block H Lot 5
26. Block H Lot 7
27. Block H Lot 14
28. Block H Lot 15
29. Block H Lot 16
30. Block H Lot 17
31. Block H Lot 18
32. Block H Lot 19

Exhibit D

Section 9 Street Trees

Street Name	Street Tree
Bellaire Drive	Pecan
Bluehaw Drive	Texas Ash
Naranjo Drive	Chinquapin Oak
Tascate Street	Mexican Sycamore
Moral Pass	American Elm
Madrone Drive	Bur Oak
Rosedale Blvd.	Texas Red Oak
Pinon Cove	American Elm
Namboca Way	Cedar Elm
Huisache Court	American Elm
Rowan Drive	Live Oak
Baretta Drive	American Elm
Arrowhead Circle	Cedar Elm
Concord	Cedar Elm
Briley Street	Texas Ash
Birch Drive	Bur Oak