

11-15Z2 Singer Ranch (zoning)

**Supplemental Information**  
Castle Hills Single Family Design Guidelines  
(following pages)



# CASTLE HILLS

## SINGLE FAMILY DESIGN GUIDELINES

12/15/1997

**Rev. 06/2015**

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# **PURPOSE & ADMINISTRATION**

## PURPOSE OF RESIDENTIAL DESIGN GUIDELINES

The purpose of the design guidelines is to promote the development of neighborhoods of quality residences where neighbors are encouraged to interact.

## **ADMINISTRATION**

The Preliminary Plan Review and initial Submission Review are performed by the Architectural Review Committee free of charge. Re-submissions must be accompanied by a One Hundred Dollar and No Cents (\$100.00) check payable to “Castle Hills Master Association”.

### **Revision 1/06/03**

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### **Revision 1/20/06**

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### **Revision 5/1/06**

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### **Revision 6/15/06**

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### **Revision 8/17/06**

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### **Revision 01/2012**

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### **Revision 12/2013—Golf Villas**

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### **Revision 01/2014—Phase VII & VIII**

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### **Revision 04/2014—Phase VII Elevation Repeats**

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### **Revision 03/2015—Addition Golf Villas III & Revise Phase VIII Sidewalk, Parkway and Driveway Information**

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### **Revision 04/2015—Addition of Design Guideline incorporation for Golf Villas & Golf Villas II, Phase VII and Phase VIII**

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### **Revision 06/2015—Addition of Additional Fence Requirement Exhibit Phase VIII**

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# **LEWISVILLE CODES & ORDINANCES**

## CONFORM TO THE CITY OF LEWISVILLE CODES AND ORDINANCES

- Residential development shall conform to City of Lewisville Codes and Ordinances.
- The Lewisville zoning category that applies to all Castle Hills *Phase 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 2-D, 2-E, 3-A, 3-C* is TE – Towne Estate Single Family Residential District.
- The Lewisville zoning category that applies to **Phase 3-B**, Phase 4-A, **Phase 4-B**, *Phase 14-C*, Phase 5-A, Phase 6-D, Castle Hills Golf Villas, Phase 7-A and Phase 8-A, Castle Hills Golf Villas III single-family development is ETH – Estate Town-house Residential District.

### LEWISVILLE TOWNE ESTATE ZONING

- The following is the Lewisville Towne Estate zoning.
- Front yards and side yards in the Towne Estate zoning are the minimum and are herein modified by these Design Guidelines.

#### TE TOWNE ESTATE FAMILY RESIDENTIAL DISTRICT

(a) **Use.** A building or premise shall be used only for the following purposes:

- (1) Single-family dwellings.
- (2) Church worship facilities.
- (3) Buildings and uses owned or operated by public government agencies.
- (4) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (6) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business, except as provided herein, and for home occupations as defined by this chapter. Accessory building use includes a detached garage, storeroom, utility room, cabana, servant's quarters or similar use.
- (7) A porte-cochere shall be permitted within the building set-back lines or a porte-cochere may be as close as 5 feet from the property line if the following conditions are met:
  - A. Three sides of the porte-cochere must be open.
  - B. Columns can be up to 18" maximum and columns can be no closer than 8 feet on center.

## TE TOWNE ESTATE FAMILY RESIDENTIAL DISTRICT CONTINUED

- C. Maximum height of the porte-cochere structure is to be 20 feet and structure is limited to one-story.
- D. Exterior of house on side with the porte-cochere must be 15 feet from property line.
- E. No part of the porte-cochere structure, inclusive of roof overhang, can be closer than 5 feet from property line.

**(8)** A carport shall be permitted within the rear one-half of the lot if the open side is not visible from a public street. **(Castle Hills does not allow carports.)**

### **(b) Area**

#### **(1) Size of yards.**

- A. **Front yard.** There shall be a front yard having a depth of not less than 25 feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
- B. **Side yard.** There shall be a side yard on each side of the lot having a width of not less than ten percent of the lot width or a minimum of six and one-half feet. A side yard adjacent to a side street shall not be less than six and one-half feet. The maximum side yard required shall be eight feet.
- C. **Rear yard.** There shall be a rear yard having a depth of not less than five feet. If the garage entry is from the alley and the entry side of the garage faces the alley, the garage must be set back 20 feet.

#### **(2) Size of lot.**

- A. **Lot area.** No building shall be constructed on any lot of less than 7,500 square feet.
- B. **Lot width.** The minimum width of the lot shall be not less than 50 feet, at the front building line. Irregular lots shall have not less than 30 feet minimum width at the front property line.

#### **(3) Minimum dwelling size.** The minimum floor area of any dwelling shall be 2,500 square feet, exclusive of garages, breezeways and porches.

#### **(4) Lot coverage.** In no case shall more than 40% of the total lot area be covered by the combined area of the main buildings and accessory buildings.



## **ESTATE ACCESSORY BUILDING – RESIDENTIAL**

- (a) Estate accessory buildings shall be located on the rear one-half of the lot. Side yard and rear yard set-back shall be three feet, except at a side street the accessory building shall have the same setback as the main building. A garage with an entry facing an alley or side street shall have a 20 foot setback. An accessory building must be ten feet from the main building or provide fire-rated construction as required by the Building Code. An accessory building may be connected to the main building with a breezeway that is open on two sides. A detached garage, storeroom, utility room, cabana, servant's quarters or similar use detached building shall be considered an accessory building.
- (b) If brick is used on two sides of an accessory building, one of the brick sides must be adjacent to the closest side property line.
- (c) Two-story accessory buildings shall have a minimum side yard set-back of five feet (5').
- (d) Two-story accessory buildings shall have no second story windows on the side closest to the side property line or on the alley side unless proof is given to the Architectural Review Committee that such windows do not invade the privacy of side or rear neighbors.
- (e) Two-story accessory buildings shall have no second floor balconies.

## **LEWISVILLE DEVELOPMENT CODE**

- The Lewisville Development Code has been revised to allow the following:

### **(a) Driveways**

- (1) Allow driveways to access onto residential streets, residential 2 lane collector streets and residential 4 lane divided streets.
- (2) Allow minimum driveway width of 9 feet 6 inches.
- (3) Allow the radius or flare point at the street or alley of any single family driveway to extend beyond the property line.

## **ETH ESTATE TOWNHOUSE RESIDENTIAL DISTRICT**

- (a) **Use.** A building or premise shall be used only for the following purposes:
  - (1) Single-family dwellings.
  - (2) Church worship facilities.
  - (3) Buildings and uses owned or operated by public governmental agencies.
  - (4) Real estate offices during the development of residential subdivisions, but not to exceed two years.
  - (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.

- (6) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as building use includes a detached garage, storeroom, utility room, cabana, servant's quarters or similar use. Accessory Buildings shall conform to the requirements of the Estate Accessory Building – Residential.
- (7) A carport shall be permitted. (Castle Hills does not allow carports.)
- (b) **Area.**
- (1) **Size of yards.**
- A. **Front Yard.** There shall be a front yard having a depth of not less than five feet. If the garage or carport entry is from the front and the entry side of the garage or carport faces the street, the garage or carport must be set back 20 feet (the minimum front yard set-back in Castle Hills is 20 feet).
- B. **Side Yard.** No side yard set-back required, except a five foot set-back is required adjacent to a side street. (The minimum side yard set-back in Castle Hills is 5 feet with special exception.)
- C. **Rear Yard.** No rear yard set-back required. If the garage or carport entry is from the alley and the entry side of the garage or carport faces the alley, the garage or carport must be set back a minimum of 20 feet. (The minimum rear yard set-back in Castle Hills is 5 feet.) **(Castle Hills does not allow carports.)**
- (2) **Size of lot.**
- A. **Lot area.** No building shall be constructed on any lot of less than 4,000 square feet.
- B. **Lot width.** The minimum width of the lot shall not be less than 20 feet at any point.
- (3) **Minimum dwelling size.** The minimum floor area of any dwelling shall be 2,000 square feet, exclusive of garages, breezeways and porches. (The minimum floor area in Castle Hills is 2,250 square feet.)
- (4) **Lot coverage.** In no case shall more than 80% of the total lot area be covered by the combined area of the main buildings and accessory buildings. (The maximum lot coverage in Castle Hills is 40%.)

#### HALF-STORY DEFINITION

- A half-story is a space under at least two (2) sloping roofs having an average height not exceeding eight (8') feet and a floor area not greater than fifty (50%) percent of the area of the floor immediately below.

# **GENERAL DEVELOPMENT CRITERIA**

## **GENERAL DEVELOPMENT CRITERIA**

### **ALL SINGLE FAMILY RESIDENTIAL LOTS**

- Street entry garages are required, except in Phase IV-Section A **and Phase IV-Section B** and Phase V-A.
- Alley entry garages may be allowed by the ARC to provide variety, or where lot conditions such as slope make street entry impractical, or for safety on arterial streets.
- Front porches (minimum 5 feet deep x 160 square feet) are encouraged.

### **PHASE I – SECTION A & B LOTS**

- Builders developing multiple lots may not have more than four exterior variations of the same plan and may not repeat the same plan variation more than three times and never closer than 400 feet measured in a straight line between the closest points between lots, or if located on the same street, the lots must be separated by eight adjacent intervening lots.
- Alley entry garages in these sections shall be limited to five alley garages per builder per section.
- Corner lots and lots with an alley on both the rear and the side may have an alley or side street entry garage without being counted against this limit.

### **SECTION C LOTS & CUSTOM LOTS IN OTHER SECTIONS**

- Plans must be custom designed for each lot.
- Repeat use of any plans in this section may be only by specific approval of the ARC.
- The minimum floor area of any dwelling in Section C shall be 3,500 square feet for lots facing the golf course or Town Lake and 3,000 square feet for other lots. This area is exclusive of garages, breezeways and porches.

### **PHASE II – SECTION A & B LOTS**

- Builders developing multiple lots may not have more than four exterior variations of the same plan and may not repeat the same plan variation more than three times in Section IIA or two times in Section IIB and never closer than 400 feet measured in a straight line between the closest points between lots, or if located on the same street, the lots must be separated by eight adjacent intervening lots.
- Alley entry garages in Section IIA shall be limited to six alley entry garages per builder.
- Alley entry garages in Section IIB shall be limited to two alley entry garages per builder excluding Block B Lots 6, 7, 8, 9, 10, 11 & 12 which must have alley entry garages because rear yard detached garages would conflict with the utility easement at the rear property line adjacent to the alley.
- Corner lots and lots with an alley on both the rear and the side may have an alley or side street entry garage without being counted against this limit.

## PHASE II – SECTION D LOTS

- Builders developing multiple lots may not have more than four exterior variations of the same plan and may not repeat the same plan variation more than two times and never closer than 400 feet measured in a straight line between the closest points between lots, or if located on the same street, the lots must be separated by eight adjacent intervening lots.
- The following lots are allowed rear, or in the case of corner lots, rear or side entry:
- In addition to the above lots, each builder is allocated three additional rear-entry homes.

<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>
1	A	6	C
12	A	7	C
13	A	8	C
15	A	9	C
16	A	10	C
17	A	11	C
18	A	12	C
19	A	13	C
20	A	14	C
21	A	15	C
22	A	16	C
23	A	17	C
24	A	1	D
1	B	2	D
9	B	8	D
10	B	1	E
11	B	1	F
12	B	7	F
13	B	8	F
17	B	9	F
		10	F
		11	F

## PHASE II – SECTION E LOTS

### FRONT YARD SETBACKS

The following lots will have a 25' or greater setback with no ability to move the house forward:

**Lots 4-R through 6-R, Block F**

The following lots will have a 30' or greater setback with the ability to move the house forward 5 feet with a single story and/or qualifying front porch:

**Lots 1-R through 8-R, Block A**

**Lots 2-R through 4-R, Block B**

**Lots 8-R through 26-R, Block B**

**Lots 2-R through 5-R, Block C**

**Lots 16-R through 18-R, Block C**

**Lots 6-R through 10-R, Block E**

The following lots will have a 35' or greater setback with the ability to move the house forward 5 feet with a single story and/or qualifying front porch:

**Lots 9-R through 15-R, Block A**

**Lots 5-R through 7-R, Block B**

**Lots 6-R through 15-R, Block C**

**Lots 19-R through 21-R, Block C**

**Lots 1-R through 12-R, Block D**

**Lots 1-R through 5-R, Block E**

**Lots 1-R through 3-R, Block F**

**Lots 7-R through 14-R, Block F**

- All other front or and rear setbacks are the same as in Phase III, Section A.
- Side yard setbacks are 10% of the lot width with a maximum of 8-ft.

### SQUARE FOOTAGE

- The minimum house size will be 2,500 square feet.
- The minimum house size for houses on the golf course, exclusive of garages, breezeways and porches will be 3,500 square feet.

### HEIGHT

- No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

## **PHASE II – SECTION E LOTS CONTINUED**

### **GARAGE DOORS**

- Front Swing Drives with garages in the front half of the lot will require decorative drives and decorative wood garage doors, as well as front and side screening of garages.

### **IRRIGATION**

- All homes must have front and rear yard irrigation systems and all parkway trees must have bubblers.

### **FENCES**

- Fences cannot exceed eight (8) feet in height. Masonry columns on corners are required as in the previous sections.
- All fences must be stained medium brown.
- Fences at property lines adjacent to the golf course and parks must be wrought iron fence built per the detail on page 62.
- Public view does not include alleys except on corner lots.

### **CHIMNEYS**

- Chimney must be masonry, and direct vents will not be approved in lieu of a chimney unless there is an engineering reason that the ARC is in agreement with.

### **FRONT WINDOWS**

- Front windows must be wood or vinyl clad wood.

### **TREE LIGHTING**

- Up or down lighting is required in front yard trees.

**NOTE:** The Phase II, Section E Design Guidelines will incorporate the Design Guidelines for the rest of Castle Hills that are non-specific to a particular phase.

### PHASE III – SECTION A LOTS

- Builders developing multiple lots may not have more than four exterior variations of the same plan and may not repeat the same plan variation more than five times and never closer than 400 feet measured in a straight line between the closest points between lots or if located on the same street, the lots must be separated by eight adjacent intervening lots.

#### FRONT YARD SET-BACK

- **House with a front porch and front entry drive – garage in rear – 25 feet**
- **House without a front porch and front entry drive – garage in rear – 25 feet**
- **House with a front porch and rear entry drive - 28 feet**
- **House without a front porch and rear entry drive – 33 feet**
- **House with front swing J-drive – 35 feet (no variances will be granted)**
- **No houses may set more than 10 feet in front of the adjacent house.**
- **House without a front porch and front entry drive – garage in rear should be 30 feet.**
- The following lots are allowed rear, or in the case of corner lots, rear or side entry:

<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>
1	A	4	E	4	H
2	A	5	E	5	H
12	A	6	E	6	H
13	A	7	E	7	H
1	C	8	E	1	I
2	C	9	E	10	I
3	C	10	E	11	I
4	C	17	E	12	I
5	C	1	F	13	I
7	C	6	F	14	I
8	C	7	F	15	I
9	C	10	F	17	I
10	C	1	G	18	I
11	C	4	G	23	I
12	C	5	G	24	I
21	C	6	G	25	I
1	D	7	G	26	I
2	D	8	G	27	I
3	D	9	G	28	I
4	D	10	G	29	I
5	D	11	G	30	I
6	D	12	G	1	J
7	D	13	G	2	J
8	D	14	G	3	J
9	D	18	G	6	J
15	D	19	G	7	J
1	E	37	G	16	J
2	E	1	H	17	K
3	E	2	H	27	K
		3	H		



### PHASE III – SECTION B LOTS

- Builders developing multiple lots may not have more than four exterior variations of the same plan and may not repeat the same plan variation more than three times and never closer than 400 feet measured in a straight line between the closest points between lots or if located on the same street, the lots must be separated by eight adjacent intervening lots.
- Golf course lots cannot have repeat elevations.

#### FRONT YARD SET-BACK

- House without a front porch and front entry drive–garage in rear–25 feet
- House with a front porch and rear entry drive–28 feet
- House without a front porch and rear entry drive–33 feet
- House with front swing J-drive–35 feet (no variances will be granted)
- No houses may set more than 10 feet in front of the adjacent house.
- House without a front porch and front entry drive–garage in rear should be 30 feet

#### SIDE YARD SET-BACK

- Lots less than 80 feet – 5 feet
- Lots 80 feet or more – 6.5 feet

#### SQUARE FOOTAGE

- The minimum house size, exclusive of garages, breezeways and porches will be 2,500 square feet.
- The minimum house size for houses on the golf course, exclusive of garages, breezeways and porches will be 3,500 square feet.

#### IRRIGATION

- All homes must have front and rear yard irrigation systems and all parkway trees must have bubblers.

#### FENCES

- Fences cannot exceed eight (8) feet in height. Masonry columns on corners are required as in the previous sections.
- All fences must be stained medium brown.
- Fences at property lines adjacent to the golf course and parks must be wrought iron fence built per the detail on page 62.

#### HEIGHT

- No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

## **PHASE III – SECTION B LOTS CONTINUED**

### **CHIMNEYS**

- All homes on the golf course must have masonry chimneys.

### **GARAGE DOORS**

- Front Swing Drives with garages in the front half of the lot will require decorative drives and decorative wood garage doors, as well as front and side screening of garages.

**NOTE:** All other Design Guide Line issues will be the same as in Phase III, Section A.

## PHASE IV – SECTION A 60 FOOT LOTS

- This is a rear entry product.
- Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the 60 foot lots.

### FRONT YARD SET-BACK (60 FOOT LOT)

- 1-story or 1 ½-story with a front porch—20-feet
- 1-story or 1 ½-story without a front porch—27-feet
- 2-story with a front porch—25-feet
- 2-story without a front porch—32-feet

### SIDE YARD SET-BACK (60 FOOT LOT)

- Typically, lots will require a 5 foot side yard set-back. If the lot width at the measuring point is less than 60-feet, the side yard set-back may be adjusted to allow a 50-foot building pad, with the side yard set-backs equal on each side of the building pad. This will, however, create the need for a fire-rated wall on both houses; therefore, both lot owners must agree.

### SQUARE FOOTAGE (60 FOOT LOT)

- The minimum house size, exclusive of garages, breezeways and porches will be 2,250 square feet.

### ELEVATIONS (60 FOOT LOT)

- The builders will be allowed six (6) elevation repeats. Repeat of elevations must be separated by eight lots if on the same street or 340 linear feet measured in a straight line from the closest point of the lots if they are not on the same street.

### PORCHES (60 FOOT LOT)

- A front porch must be a minimum of 5 feet deep and 140 square feet to qualify as a porch for special front yard set-back.

### IRRIGATION (60 FOOT LOT)

- All homes must have front and rear yard irrigation systems.

### FENCES (60 FOOT LOT)

- **Fences cannot exceed eight (8) feet in height.** Masonry columns on corners are required as in the previous sections.

### HEIGHT

- *No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.*
-

## PHASE IV – SECTION A 70 FOOT LOTS

- This is a rear entry product.
- Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the 70 foot lots.

### FRONT YARD SETBACKS (70 FOOT LOT)

- 1-story or 1 ½-story with a front porch—20-feet
- 1-story or 1 ½-story without a front porch—27-feet
- 2-story with a front porch—25-feet
- 2-story without a front porch—32-feet

### SIDE YARD SETBACK (70 FOOT LOT)

- Lots will require a 5 foot side yard setback.

### SQUARE FOOTAGE (70 FOOT LOT)

- The minimum house size, exclusive of garages, breezeways and porches will be 2,500 square feet.

### ELEVATIONS (70 FOOT LOT)

- The builders will be allowed three (3) elevations repeats. Repeat of elevations must be separated by eight lots if on the same street or 400 linear feet measured in a straight line from the closest point of the lots if they are not on the same street.

### IRRIGATION (70 FOOT LOT)

- All homes must have front and rear yard irrigation systems.

### FENCES (70 FOOT LOT)

- **Fences cannot exceed eight (8) feet in height.**
- Masonry columns on corners are required as in the previous sections.

### PORCHES (70 FOOT LOT)

- A front porch must be a minimum of 5 feet deep and 160 square feet to qualify as a porch for special front yard setback.

### HEIGHT

- *No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.*

## **PHASE IV – SECTION B 60 FOOT LOTS**

- **This is a rear entry product.**
- **Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the 60 foot lots.**

### **FRONT YARD SET-BACK (60 FOOT LOT)**

- **1-story with a front porch—15-feet**
- **1-story or 1 ½-story without a front porch—22-feet**
- **1 ½ or 2-story with a front porch—20-feet**
- **2-story without a front porch—27-feet**

### **SIDE YARD SET-BACK (60 FOOT LOT)**

- **Typically, lots will require a 5 foot side yard set-back. If the lot width at the measuring point is less than 60-feet, the side yard set-back may be adjusted to allow a 50-foot building pad, with the side yard set-backs equal on each side of the building pad.**

### **SQUARE FOOTAGE (60 FOOT LOT)**

- **The minimum house size, exclusive of garages, breezeways and porches will be 2,250 square feet.**

### **ELEVATIONS (60 FOOT LOT)**

- **The builders will be allowed seven (7) elevation repeats. Repeat of elevations must be separated by eight lots if on the same street or 340 linear feet measured in a straight line from the closest point of the lots if they are not on the same street.**

### **PORCHES (60 FOOT LOT)**

- **A front porch must be a minimum of 5 feet deep and 140 square feet to qualify as a porch for special front yard set-back.**

### **IRRIGATION (60 FOOT LOT)**

- **All homes must have front and rear yard irrigation systems.**
- **All parkway trees must have bubblers.**

### **FENCES (60 FOOT LOT)**

- **Fences cannot exceed eight (8) feet in height.**
- **Masonry columns on corners are required as in the previous sections.**
- **All fences must be pre-stained in medium brown.**

### HEIGHT

- *No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.*

## **PHASE IV – SECTION B 70 FOOT LOTS**

- **This is a rear entry product.**
- **Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the 70 foot lots.**

### **FRONT YARD SETBACKS (70 FOOT LOT)**

- **1-story with a front porch—15-feet**
- **1-story or 1 ½-story without a front porch—22-feet**
- **1 ½ or 2-story with a front porch—20-feet**
- **2-story without a front porch—27-feet**

### **SIDE YARD SETBACK (70 FOOT LOT)**

- **Lots will require a 5 foot side yard setback.**

### **SQUARE FOOTAGE (70 FOOT LOT)**

- **The minimum house size, exclusive of garages, breezeways and porches will be 2,500 square feet.**

### **ELEVATIONS (70 FOOT LOT)**

- **The builders will be allowed three (3) elevations repeats. Repeat of elevations must be separated by eight lots if on the same street or 400 linear feet measured in a straight line from the closest point of the lots if they are not on the same street.**

### **IRRIGATION (70 FOOT LOT)**

- **All homes must have front and rear yard irrigation systems.**
- **All parkway trees must have bubblers.**

### **FENCES (70 FOOT LOT)**

- **Fences cannot exceed eight (8) feet in height.**
- **Masonry columns on corners are required as in the previous sections.**
- **All fences must be pre-stained in medium brown.**

### **PORCHES (70 FOOT LOT)**

- **A front porch must be a minimum of 5 feet deep and 160 square feet to qualify as a porch for special front yard setback.**

### HEIGHT

- *No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.*

## PHASE IV - SECTION C

THIS IS A FRONT AND REAR ENTRY PRODUCT. GENERALLY SPEAKING, MATERIALS AND OTHER DESIGN GUIDELINES CONTINUE TO APPLY FOR THIS PRODUCT. THE FOLLOWING SPECIFIC RULES ADDRESS CHANGES TO THE DESIGN GUIDELINES FOR THE LOTS IN THIS PHASE. ANY ITEMS NOT SPECIFIED HERE-IN ARE STILL SUBJECT TO THE DESIGN GUIDELINES FOR CASTLE HILLS.

### FRONT YARD SET-BACK

- \* 1-STORY WITH A FRONT PORCH—11-FEET
- \* 1-STORY OR 1 ½-STORY WITHOUT A FRONT PORCH—11-FEET
- \* 1 ½ OR 2-STORY WITH A FRONT PORCH—11-FEET
- \* 2-STORY WITHOUT A FRONT PORCH—11-FEET

### SIDE YARD SET-BACK

- \* TYPICALLY, LOTS WILL REQUIRE A 3.5 FEET SIDE YARD SET-BACK, WITH THE SIDE YARD SET-BACKS EQUAL ON EACH SIDE OF THE BUILDING PAD.

### REAR YARD SET-BACK

- \* THERE WILL BE NO REAR YARD SETBACK REQUIREMENTS.

### GARAGE SET-BACK

- \* GARAGES FACING THE ALLEY WILL REQUIRE A 20-FOOT REAR SETBACK.
- \* GARAGES FACING THE STREET (NO ALLEY) WILL REQUIRE A 26-FOOT FRONT SETBACK, WITH AN ALLEY 20-FEET.

### SQUARE FOOTAGE

- \* THE MINIMUM HOUSE SIZE, EXCLUSIVE OF GARAGES, BREEZEWAYS AND PORCHES, WILL BE 2,000 SQUARE FEET.
- \* NOTE - MAKE SURE YOU CONFORM TO THE REQUIREMENTS FOR THE MAIN DWELLING ON THE FINAL PLAT.

### ELEVATIONS

- \* THE BUILDERS WILL BE ALLOWED EIGHT(8) ELEVATION REPEATS. BUILDERS WILL NOT BUILD THE SAME PLAN WITH A POD OF ADJACENT LOTS OR REPEAT AN ELEVATION WITHIN 250 FEET.

### ROOF

- \* MINIMUM 10:12 ROOF PITCHES ARE PREFERRED. 12:12 AND 14:12 ROOF PITCHES ARE PREFERRED ON FRONT AND SIDE ELEVATIONS, 6:12 ROOF PITCHES WILL BE ALLOWED ON THE REAR OF THE HOME, BUT ARE NOT VIEWED AS DESIRABLE.
- \* 30-YEAR DIMENSIONAL SHINGLES, METAL ROOFING, OR BETTER IS REQUIRED AS ROOF COVERING.

## PHASE IV - SECTION C CONTINUED

### HEIGHT

- \* NO BUILDING SHALL EXCEED 40-FEET MEASURED FROM THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS TO THE HIGHEST ROOF RIDGE.

### MASONRY REQUIREMENTS

- \* MASONRY PRODUCTS THAT QUALIFY INCLUDE 3-COAT STUCCO, CLAY BRICK, AND NATURAL STONE. SIDING, MADE OF CEMENTITIOUS MATERIALS, DOES NOT QUALIFY AS AN APPROVED MASONRY PRODUCT.
- \* FIRST FLOOR EXTERIOR MUST HAVE 100% MASONRY WITH THE EXCEPTION OF BOX WINDOWS AND COLUMNS.
- \* SECOND FLOOR EXTERIOR MUST HAVE A MINIMUM OF 75% MASONRY.
- \* GOLF COURSE HOMES AND WATER-FRONT HOMES MUST HAVE A CHIMNEY FOR ALL FIREPLACES INCLUDING WOOD BURNING FIREPLACES AND DIRECT VENT FIRE PLACES.
- \* THE CHIMNEYS MUST BE 100% MASONRY ON ALL GOLF COURSE AND WATER FRONT HOMES.

### GARAGE DOORS

- \* ALL GARAGE DOORS VISABLE FROM THE STREET ARE REQUIRED TO BE FINISHED IN A DECORATIVE WOOD DESIGN.

### DRIVEWAYS

- \* ALL DRIVEWAYS ON THE GOLF COURSE LOTS AND PARK LOTS ARE REQUIRED TO BE FINISHED IN A STAINED CONCRETE FINISH OR AN EXPOSED AGGREGATE FINISH WITH BRICK BORDERS, AS WELL AS ALL FRONT ENTRY HOMES.

### IRRIGATION & DRAINAGE

- \* IRRIGATION SYSTEMS ARE REQUIRED IN FRONT, REAR, AND SIDE YARDS.
- \* GUTTERS ARE REQUIRED ON EACH SIDE OF THE HOME.
- \* ALL DOWNSPOUTS ON EACH SIDE OF THE HOME ARE REQUIRED TO BE TIED INTO A DRAINAGE SYSTEM AND CARRIED TO THE CURB OR ALLEY.
- \* MINIMUM OF 3 SURFACE DRAINS ON EACH SIDE OF THE HOME LOCATED IN THE SWALE AND ARE REQUIRED TO BE TIED TO A DRAINAGE SYSTEM DRAINED AT THE CURB OR ALLEY.
- \* ALL FRONT-YARD TREES MUST HAVE BUBBLERS.



## PHASE IV - SECTION C CONTINUED

### LANDSCAPE

EACH HOMEOWNER WILL BE REQUIRED TO PROVIDE A COMPLETE FRONT YARD LANDSCAPE WITHIN 30 DAYS OF OCCUPANCY. REQUIREMENTS ARE AS FOLLOWS:

- \* ONE 3 1/2 INCH CALIPER TREE IN THE FRONT YARD AREA (please refer to Landscape Guidelines for type of tree for each street).
- \* MINIMUM 5% OF THE FRONT YARD AREA DEVOTED TO SHRUBS.
- \* REMAINING LANDSCAPE AREA NOT PLANTED WITH SHRUBS SHALL BE PLANTED WITH GRASS AND/OR GROUNDCOVER.

### FENCES

- \* FENCES CANNOT EXCEED EIGHT (8) FEET IN HEIGHT.
- \* ALL FENCES MUST BE FLAT-TOP AND PRE-STAINED IN MEDIUM BROWN.
- \* ALL FENCES LOCATED ON CORNER LOTS MUST HAVE ARC APPROVED STONE COLUMNS AT THE SAME HEIGHT AS FENCE AND SPACED BETWEEN 10 FEET TO 12 FEET APART.
- \* ALL FENCES ON THE GOLF COURSE AND PARKS MUST HAVE ARC APPROVED WROUGHT-IRON FENCING ON THE BACK PROPERTY LINE AND THE FIRST 6 FEET ON EACH SIDE FENCE FROM BACK FENCE LINE.

## PHASE V – SECTION A 60 FOOT LOTS

- This is a rear entry product.
- Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the 60 foot lots in this Phase.

### FRONT YARD SETBACK

- 1-story or 1 ½-story with a front porch—14-feet
- 1-story or 1 ½-story without a front porch—16-feet
- 2-story with a front porch—18-feet
- 2-story without a front porch—20-feet

### SIDE YARD SETBACK

- Typically, lots will require a 5-foot side yard setback. If the lot width at the measuring point is less than 60-feet, the side yard setback may be adjusted to allow a 50-foot building pad, with the side yard setbacks equal on each side of the building pad. **This will, however, create the need for a fire-rated wall on both houses; therefore, both lot owners must agree.**

### REAR YARD SETBACK

- Main house—5-feet
- One-story garages—3-feet
- Two-story garages—5-feet

### SQUARE FOOTAGE

- The minimum house size, exclusive of garages, breezeways and porches will be 2,250 square feet.

### ELEVATIONS

- The builders will be allowed six (6) elevation repeats. Repeat of elevations must be separated by eight lots if on the same street or 340 linear feet measured in a straight line from the closest point of the lots if they are not on the same street.

### PORCHES

- A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch for the special front yard setbacks referenced above.

### IRRIGATION (60 FOOT LOT)

- All homes must have front and rear yard irrigation systems.

## PHASE V – SECTION A 60 FOOT LOTS CONTINUED

### FENCES (60 FOOT LOT)

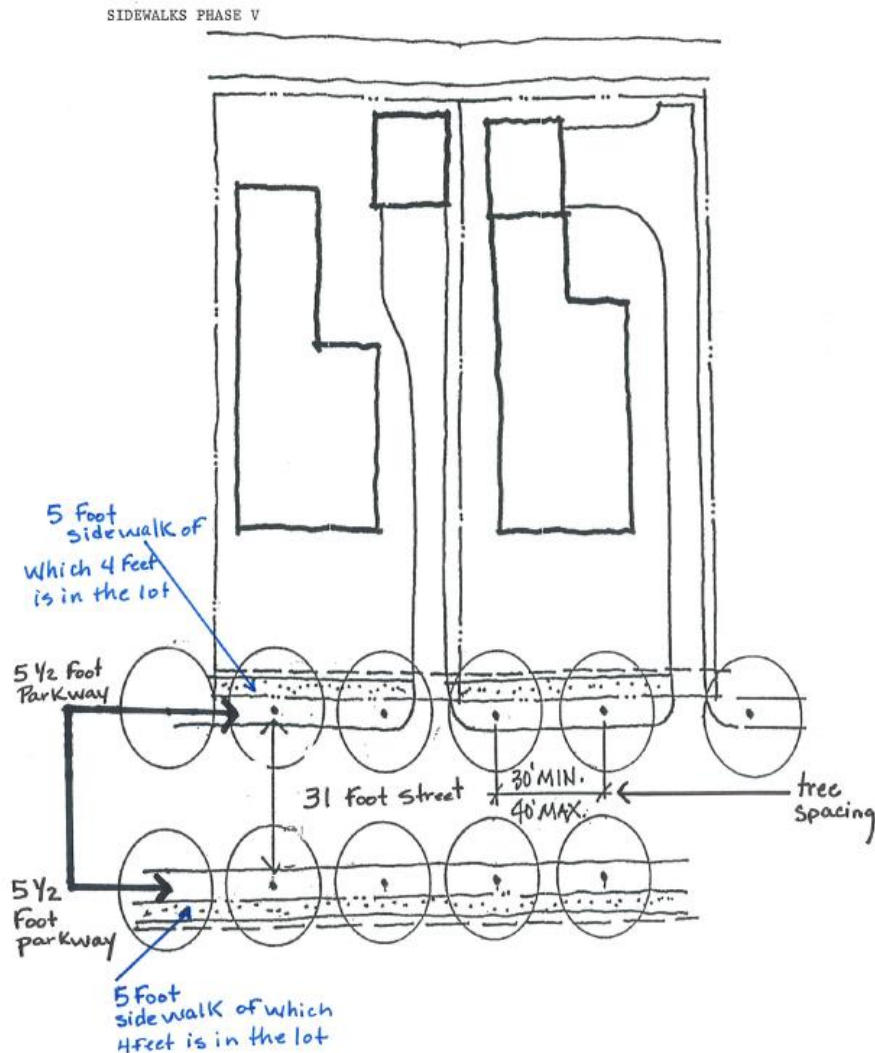
- Fences cannot exceed eight (8) feet in height.
- Masonry columns on corners are required as in the previous sections.
- Finished side of the fence must face public view.
- All wood fences must be stained medium brown.

### HEIGHT

- No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

### FRONT SIDEWALKS

- The parkway area in this Phase has been reduced from 6 1/2-feet to 5 1/2 feet allowing 1-foot of the front sidewalks to extend into the right-of-way (see diagram below).



## **PHASE V – SECTION A 70 FOOT LOTS**

- This is a rear entry product.
- Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the 70 foot lots in this Phase.

### **FRONT YARD SETBACK**

- 1-story or 1 ½-story with a front porch—14-feet
- 1-story or 1 ½-story without a front porch—16-feet
- 2-story with a front porch—18-feet
- 2-story without a front porch—20-feet

### **SIDE YARD SETBACK**

- Lots will require a 5-foot side yard setback.

### **REAR YARD SETBACK**

- Main house—5-feet
- One-story garages—3-feet
- Two-story garages—5-feet

### **SQUARE FOOTAGE**

- The minimum house size, exclusive of garages, breezeways and porches will be 2,500 square feet.

### **ELEVATIONS**

- The builders will be allowed three (3) elevation repeats. Repeat of elevations must be separated by eight lots if on the same street or 400 linear feet measured in a straight line from the closest point of the lots if they are not on the same street.

### **PORCHES**

- A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch for the special front yard setbacks referenced above.

### **IRRIGATION (60 FOOT LOT)**

- All homes must have front and rear yard irrigation systems.

### **FENCES (60 FOOT LOT)**

- Fences cannot exceed eight (8) feet in height.
- Masonry columns on corners are required as in the previous sections.
- Finished side of the fence must face public view.
- All wood fences must be stained medium brown.

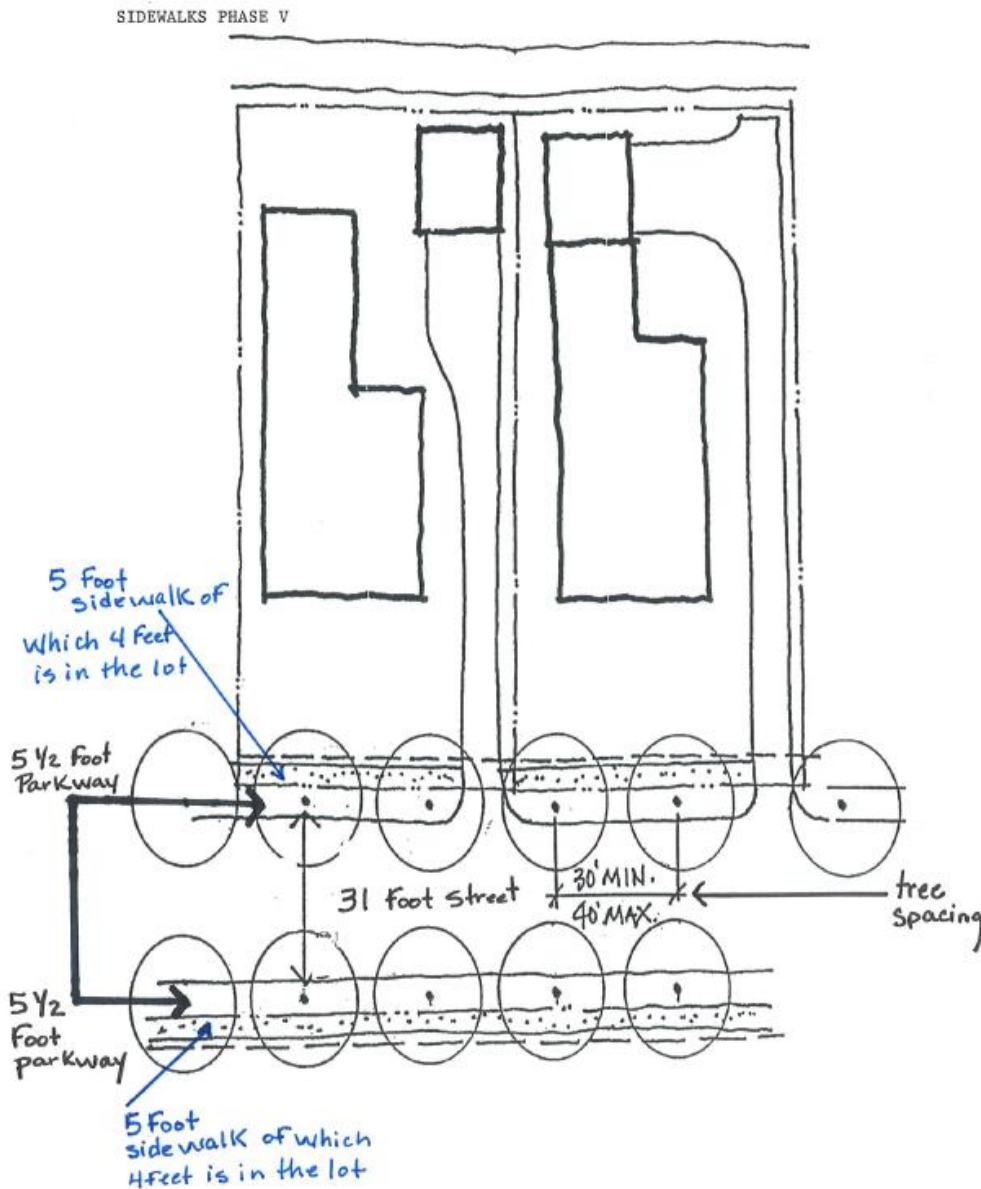
## PHASE V – SECTION A 70 FOOT LOTS CONTINUED

### HEIGHT

- No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

### FRONT SIDEWALKS

- The parkway area in this Phase has been reduced from 6 1/2-feet to 5 1/2 feet allowing 1-foot of the front sidewalks to extend into the right-of-way (see diagram below).



## Phase VI – Section A

- ⇒ This is a front entry product.
- ⇒ Generally speaking, materials and other Design Guidelines continue to apply for this product.
- ⇒ The following specific rules address changes to the Design Guidelines for the lots in this phase.
- ⇒ Any items not specified herein are still subject to the design guidelines for Castle Hills.

### Front Yard Setback

- ▽ 1-story with a front porch shall have a minimum set-back of 14 feet.
- ▽ 1-story without a front porch shall have a minimum set-back of 16 feet.
- ▽ 1 1/2 story with a front porch shall have a minimum setback of 14 feet.
- ▽ 1 1/2 story without a front porch shall have a minimum set-back of 16 feet.
- ▽ 2-story with a front porch—16-feet.
- ▽ 2-story without a front porch—18-feet.

### Side Yard Setback

- ▽ Lots will require a 5-foot side yard setback.
- ▽ An 11-foot side yard setback will be required adjacent to a side street as measured from the street right-of-way line.

### Rear Yard Setback

- ▽ Lots will require a 5-foot rear yard setback.

### Garage Setback

- ▽ Garages facing the street (No Alley) will require a 20-foot front setback.

### Square Footage

- ▽ The minimum house size, exclusive of garages, breezeways and porches, will be 2,100 s.f.
  - \* Note – Make sure you conform to the requirements for the main dwelling on the final plat.

### Porches

- ▽ A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch.

### Elevations

- ▽ The builders will be allowed six (6) elevation repeats. Builders will not build the same plan with a pod of adjacent lots or repeat an elevation WITHIN 300-FEET on the same street and perpendicular streets. The 300-feet is to be measured in street distance.

### Roof

- ▽ Minimum 8:12 roof pitches are required. 12:12 and 14:12 roof pitches are preferred on front and side elevations, 6:12 roof pitches will be allowed on the rear of the home on patios and porches only, but are not viewed as desirable.
- ▽ 30-year dimensional shingles, metal roofing, or better is required..
- ▽ Other roof materials require specific permission of the ARC.

### Height

- ▽ NO BUILDING SHALL EXCEED 35-FEET MEASURED FROM THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS TO THE HIGHEST ROOF RIDGE.

## Phase VI – Section A Continued

### Masonry Requirements

- ▽ Masonry products that qualify include 3-coat stucco, clay brick, and natural stone.
- ▽ First floor exterior must have 100% masonry with the exception of box windows and columns.
- ▽ Second floor exterior must have a minimum of 75% masonry. The remaining 25% must be a cementitious material, no wood or vinyl siding product will be allowed.
- ▽ Homes must have a chimney for all fireplaces including wood burning fireplaces and direct vent fire places.

### Garage Doors

- ▽ All garage doors are required to be wood in a decorative design.

### Driveways

- ▽ All driveways are required to be finished in a stained concrete finish, or an exposed aggregate finish.

### Irrigation & Drainage

- ▽ Irrigation systems are required in front, rear, and side yards.
- ▽ Full Gutters are required on all sides of the house.
- ▽ All downspouts on each side of the home are required to be tied into a drainage system and carried to the curb.
- ▽ Minimum of 3 surface drains on each side of the home located in the swale and are required to be tied to a drainage system drained at the curb.
- ▽ All front-yard trees must have bubblers.

### Landscaping

- ▽ Each home builder will be required to provide a complete front yard landscape installation prior to occupancy. Requirements are as follows:
  - One 3 ½" inch caliper tree in the front yard area. The tree must be one of the following species:
    - > Live Oak
    - > Shumard Red Oak
    - > Chinese Pistache
    - > Raywood Ash
    - > Texas Ash
  - One Ornamental tree—30 gallon sized container in the front yard area. The ornamental tree must be one of the following species:
    - > Crape Myrtle
    - > Ok. Redbud
    - > Wax Myrtle
    - > Aristocrat Pear
  - Minimum 15% of the front yard area devoted to shrubs.
  - Remaining landscape area not planted with shrubs shall be planted with grass and/or groundcover.

### Fences (50 Foot Lot)

- ▽ Fences cannot exceed 6-feet in height. A variance request is required for fencing over 6-ft. in height if there is a grade difference of 1-foot or greater.
- ▽ Fence height will not exceed 8'0".
- ▽ Masonry columns on corners are required as in the previous sections. Materials shall be Millsap sand stone with grey mortar. Size shall be 18" X 18". (See standard column detail.)
- ▽ Finished side of the fence must face public view.
- ▽ All wood fences will be topped with a 1X4 and must be stained medium brown.

### Sidewalks

- ▽ Sidewalks shall be 5' feet wide with the street side edge at the curb line.

## Phase VI – Section B & C

- ⇒ This is a front entry product.
- ⇒ Generally speaking, materials and other Design Guidelines continue to apply for this product.
- ⇒ The following specific rules address changes to the Design Guidelines for the lots in this phase.
- ⇒ Any items not specified herein are still subject to the design guidelines for Castle Hills.

### Front Yard Setback

- ▽ 1-story with or without a front porch shall have a minimum set-back of 17 ½ feet.
- ▽ 1 1/2 story with or without a front porch shall have a minimum setback of 17 ½ feet.
- ▽ 2-story with a front porch—18-feet.
- ▽ 2-story without a front porch—20-feet.

### Side Yard Setback

- ▽ Lots will require a 5-foot side yard setback.

### Rear Yard Setback

- ▽ Lots will require a 5-foot rear yard setback.

### Garage Setback

- ▽ Garages facing the street (No Alley) will require a 20-foot front setback.

### Square Footage

- ▽ The minimum house size, exclusive of garages, breezeways and porches, will be 1,400 s.f.
  - \* Note – Make sure you conform to the requirements for the main dwelling on the final plat.

### Porches

- ▽ A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch.

### Elevations

- ▽ The builders will be allowed six (6) elevation repeats. Builders will not build the same plan with a pod of adjacent lots or repeat an elevation WITHIN 240-FEET on the same street and perpendicular streets. The 240-feet is to be measured in street distance.

### Roof

- ▽ Minimum 8:12 roof pitches are required. 12:12 and 14:12 roof pitches are preferred on front and side elevations, 6:12 roof pitches will be allowed on the rear of the home on patios and porches only, but are not viewed as desirable.
- ▽ 30-year dimensional shingles, metal roofing, or better is required as roof covering.
- ▽ Other roof materials require specific permission of the ARC.

### Height

- ▽ NO BUILDING SHALL EXCEED 35-FEET MEASURED FROM THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS TO THE HIGHEST ROOF RIDGE.



## Phase VI – Section B &C Continued

### Masonry Requirements

- ▽ Masonry products that qualify include 3-coat stucco, clay brick, and natural stone.
- ▽ First floor exterior must have 100% masonry with the exception of box windows and columns.
- ▽ Second floor exterior must have a minimum of 75% masonry. The remaining 25% must be a cementitious material, no wood or vinyl siding product will be allowed.
- ▽ Homes must have a chimney for all fireplaces including wood burning fireplaces and direct vent fire places.

### Garage Doors

- ▽ All garage doors are required to be cedar wood in a decorative design.

### Driveways

- ▽ All driveways are required to be finished in a stained concrete finish, or an exposed aggregate finish.

### Irrigation & Drainage

- ▽ Irrigation systems are required in front, rear, and side yards.
- ▽ Full Gutters are required on all sides of the house.
- ▽ All downspouts on each side of the home are required to be tied into a drainage system and carried to the curb.
- ▽ Minimum of 3 surface drains on each side of the home located in the swale and are required to be tied to a drainage system drained at the curb.
- ▽ All front-yard trees must have bubblers.

### Landscaping

- ▽ Each home builder will be required to provide a complete front yard landscape installation prior to occupancy. Requirements are as follows:
  - One 3 ½" inch caliper tree in the front yard area. The tree must be one of the following species:
    - > Live Oak
    - > Shumard Red Oak
    - > Chinese Pistache
    - > Raywood Ash
    - > Texas Ash
  - One Ornamental tree—30 gallon sized container in the front yard area. The ornamental tree must be one of the following species:
    - > Crape Myrtle
    - > Ok. Redbud
    - > Wax Myrtle
    - > Aristocrat Pear
  - Minimum 15% of the front yard area devoted to shrubs.
  - Remaining landscape area not planted with shrubs shall be planted with grass and/or groundcover.

## **Phase VI – Section B &C Continued**

### **Fences (41 Foot Lot)**

- ▽ Fences cannot exceed 6-feet in height. A variance request is required for fencing over 6-ft. in height if there is a grade difference of 1-foot or greater.
- ▽ Fence height will not exceed 8'0".
- ▽ Masonry columns on corners are required as in the previous sections. Materials shall be Millsap sand stone with grey mortar. Size shall be 18" X 18". (See standard column detail.)
- ▽ Finished side of the fence must face public view.
- ▽ All wood fences will be topped with a 1X4 and must be stained medium brown.

### **Sidewalks**

- ▽ Sidewalks shall be 5' feet wide with the street side edge at the curb line.

## Phase VI – Section D

- ⇒ This is a front entry product.
- ⇒ Generally speaking, materials and other Design Guidelines continue to apply for this product.
- ⇒ The following specific rules address changes to the Design Guidelines for the lots in this phase.
- ⇒ Any items not specified herein are still subject to the design guidelines for Castle Hills.

### Front Yard Setback

- ▽ 1-story with a front porch shall have a minimum set-back of 14 feet.
- ▽ 1-story without a front porch shall have a minimum set-back of 16 feet.
- ▽ 1 1/2 story with a front porch shall have a minimum setback of 14 feet.
- ▽ 1 1/2 story without a front porch shall have a minimum set-back of 16 feet.
- ▽ 2-story with a front porch—16-feet.
- ▽ 2-story without a front porch—18-feet.

### Side Yard Setback

- ▽ Lots will require a 5-foot side yard setback.
- ▽ An 11-foot side yard setback will be required adjacent to a side street as measured from the street right-of-way line.

### Rear Yard Setback

- ▽ Lots will require a 5-foot rear yard setback.

### Garage Setback

- ▽ Garages facing the street (No Alley) will require a 20-foot front setback.

### Square Footage

- ▽ The minimum house size, exclusive of garages, breezeways and porches, will be 2,100 s.f.
  - \* Note – Make sure you conform to the requirements for the main dwelling on the final plat.

### Porches

- ▽ A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch.

### Elevations

- ▽ The builders will be allowed six (6) elevation repeats. Builders will not build the same plan with a pod of adjacent lots or repeat an elevation WITHIN 300-FEET on the same street and perpendicular streets. The 300-feet is to be measured in street distance.

### Roof

- ▽ Minimum 8:12 roof pitches are required. 12:12 and 14:12 roof pitches are preferred on front and side elevations, 6:12 roof pitches will be allowed on the rear of the home on patios and porches only, but are not viewed as desirable.
- ▽ 30-year dimensional shingles, metal roofing, or better is required..
- ▽ Other roof materials require specific permission of the ARC.

### Height

- ▽ NO BUILDING SHALL EXCEED 35-FEET MEASURED FROM THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS TO THE HIGHEST ROOF RIDGE.

## Phase VI – Section D Continued

### Masonry Requirements

- ▽ Masonry products that qualify include 3-coat stucco, clay brick, and natural stone.
- ▽ First floor exterior must have 100% masonry with the exception of box windows and columns.
- ▽ Second floor exterior must have a minimum of 75% masonry. The remaining 25% must be a cementitious material, no wood or vinyl siding product will be allowed.
- ▽ Homes must have a chimney for all fireplaces including wood burning fireplaces and direct vent fire places.

### Garage Doors

- ▽ All garage doors are required to be wood in a decorative design.

### Driveways

- ▽ All driveways are required to be finished in a stained concrete finish, or an exposed aggregate finish.

### Irrigation & Drainage

- ▽ Irrigation systems are required in front, rear, and side yards.
- ▽ Full Gutters are required on all sides of the house.
- ▽ All downspouts on each side of the home are required to be tied into a drainage system and carried to the curb.
- ▽ Minimum of 3 surface drains on each side of the home located in the swale and are required to be tied to a drainage system drained at the curb.
- ▽ All front-yard trees must have bubblers.

### Landscaping

- ▽ Each home builder will be required to provide a complete front yard landscape installation prior to occupancy. Requirements are as follows:
  - One 3 ½" inch caliper tree in the front yard area. The tree must be one of the following species:
    - > Live Oak
    - > Shumard Red Oak
    - > Chinese Pistache
    - > Raywood Ash
    - > Texas Ash
  - One Ornamental tree—30 gallon sized container in the front yard area. The ornamental tree must be one of the following species:
    - > Crape Myrtle
    - > Ok. Redbud
    - > Wax Myrtle
    - > Aristocrat Pear
  - Minimum 15% of the front yard area devoted to shrubs.
  - Remaining landscape area not planted with shrubs shall be planted with grass and/or groundcover.

## **Phase VI – Section D Continued**

### **Fences (50 Foot Lot)**

- ▽ Fences cannot exceed 6-feet in height. A variance request is required for fencing over 6-ft. in height if there is a grade difference of 1-foot or greater.
- ▽ Fence height will not exceed 8'0".
- ▽ Masonry columns on corners are required as in the previous sections. Materials shall be Millsap sand stone with grey mortar. Size shall be 18" X 18". (See standard column detail.)
- ▽ Finished side of the fence must face public view.
- ▽ All wood fences will be topped with a 1X4 and must be stained medium brown.

### **Sidewalks**

- ▽ Sidewalks shall be 5' feet wide with the street side edge at the curb line.

## **PHASE CASTLE HILLS GOLF VILLAS**

- >This is a front entry product.
- >Generally speaking, materials and other Design Guidelines continue to apply for this product.
- >The following specific rules address changes to the Design Guidelines for the lots in this phase.
- >Any items not specified herein are still subject to the design guidelines for Castle Hills.

### **FRONT YARD SETBACK**

- >1-Story or 1 1/2 story with a front porch with front swing J-drive - 10 feet
- >1-Story or 1 1/2 story with a front porch with garage facing street - garage @ 20 feet, house @ 10 feet
- >1-Story or 1 1/2 story without a front porch with front swing J-drive - 10 feet
- >1-Story or 1 1/2 story without a front porch with garage facing street - garage @ 20 feet, house @ 10 feet
- >2-Story with a front porch with front swing J-drive - 10 feet
- >2-Story with a front porch with garage facing street - garage @ 20 feet, house @ 10 feet
- >2-Story without a front porch with front swing J-drive - 10 feet
- >2-Story without a front porch with garage facing street - garage @ 20 feet, house @ 10 feet

### **SIDE YARD SETBACK**

- >A 1 foot side yard setback is required, with a minimum side yard of 9 feet on the opposite side. Please refer to Plat.

### **REAR YARD SETBACK**

- >There will be a five (5) foot rear yard setback requirement.

### **SQUARE FOOTAGE**

- >The minimum house size, exclusive of garages, breezeways and porches will be 2,000 square feet.

### **LOT COVERAGE**

- >In no case shall more than 70% of the total lot area be covered by the combined area of the main buildings and accessory buildings.

### **ELEVATIONS**

- >The maximum repeat of elevations is six (6) and may not be built within 225 feet of each other, as measured by the street.

### **HEIGHT**

- >No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

### **MASONRY REQUIREMENTS**

- >Masonry products that qualify include: 3-Coat stucco; Clay brick; Natural stone
- >Homes must be 100% masonry with the exception of box windows and columns.
- >Chimneys must be 100% masonry.
- >Every home must have a chimney for all fireplaces, including wood burning fireplaces and direct vents.

## **PHASE CASTLE HILLS GOLF VILLAS CONTINUED**

### **GARAGE DOORS**

- >All garage doors must be finished in a decorative wood design.

### **DRIVEWAYS**

- > All driveways are required to be finished in stained concrete or an exposed aggregate finish.

### **IRRIGATION & DRAINAGE**

- >Irrigation systems are required in front rear and side yards.
- >Gutters are required on all sides of the home.
- >All downspouts are required to be tied into a drainage system and carried to the curb.
- >A minimum of 3 surface drains on each side of the home located in the swale and are required to be tied into a drainage system drained at the curb.
- >All front yard trees must have bubblers.

### **FENCES**

- >Fences at property lines adjacent to the golf course and parks must be wrought iron fence built per the detail on page 62.
- >Required fence height is six (6) feet.
- >Fences cannot exceed six (6) feet in height from the high side of the grade.
- >Fences erected on a retaining wall cannot exceed six (6) feet in height from the top of the retaining wall.
- >Masonry columns on corners are required as in the previous sections.
- >Finished side of the fence must face public view.
- >All wood fences must be stained medium brown.
- >All Fences must be constructed with metal posts.

### **LANDSCAPING**

- >One (1) 3 1/2 inch caliper tree is required in the front yard area (see Landscape Guidelines for tree types).
- >One (1) ornamental tree is required in front yard area.
- >A minimum of 5% of the front yard area must be devoted to shrubs.
- >The remaining landscaped area shall be ground cover or grass.
- >There are no specific requirements for the back yard, but approved plants from the Landscape Design Guidelines must be used.

**NOTE:** The Golf Villas Design Guidelines will incorporate the Design Guidelines for the rest of Castle Hills that are non-specific to a particular phase.

## **CASTLE HILLS GOLF VILLAS PHASE II**

This is a front entry product zoned ETH Estate Townhouse Residential. Generally speaking, materials and other Design Guidelines continue to apply for this product. The following specific rules address changes to the Design Guidelines for the lots in this phase. Any item not specified here-in are still subject to the Design Guidelines for Castle Hills.

### **FRONT YARD SETBACK**

- ◆ 1-Story or 1 ½ with a front porch with front swing J-drive-10 feet
- ◆ 1-Story or 1 ½ Story with a front porch with garage facing street-garage at 20 feet and house at 10 feet
- ◆ 1-Story or 1 ½ -Story without a front porch with front swing J-drive-10 feet
- ◆ 1-Story or 1 ½ Story without a front porch with garage facing street-garage at 20 feet and house at 10 feet
- ◆ 2-Story with a front porch with front swing J-drive-10 feet
- ◆ 2-Story with a front porch with garage facing street-garage at 20 feet and house at 10 feet
- ◆ 2-Story without a front porch with front swing J-drive-10 feet
- ◆ 2-Story without a front porch with garage facing street-garage at 20 feet and house at 10 feet

### **SIDE YARD SETBACK**

- ◆ A 1 foot side yard setback is required, with a minimum side yard of 9 feet on the opposite side.

### **REAR YARD SETBACK**

- ◆ There will be a five (5) foot rear yard setback requirement.

### **SQUARE FOOTAGE**

- ◆ The minimum house size, exclusive of garages, breezeways and porches will be 2,000 square feet.

### **LOT COVERAGE**

- ◆ In no case shall more than 70% of the total lot area be covered by the combined area of the main buildings and accessory buildings.

### **ELEVATIONS**

- ◆ The maximum repeat of elevations is six (6) and may not be built within 225 feet of each other, as measured by the street.

### **HEIGHT**

- ◆ No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

### **MASONRY REQUIREMENTS**

- ◆ Masonry products that qualify include:

- i)3-Coat stucco
- ii)Clay brick
- iii)Natural stone

- ◆ Homes must be 100% masonry with the exception of box windows and columns.
- ◆ Chimneys must be 100% masonry. Every home must have a chimney for all fireplaces, including wood burning fireplaces and direct vents.

### **GARAGE DOORS**

- ◆ All garage doors must be finished in a decorative wood design.
- ◆ Wrought iron fencing with columns shall be required of each side of the drive at the front yard setback for any home with a 3-car garage.



## **CASTLE HILLS GOLF VILLAS PHASE II CONTINUED**

### **DRIVEWAYS**

- ◆ All driveways are required to be finished in stained concrete or an exposed aggregate finish.

### **IRRIGATION & DRAINAGE**

- ◆ Irrigation systems are required in front rear and side yards.
- ◆ Gutters are required on all sides of the home.
- ◆ All downspouts are required to be tied into a drainage system and carried to the curb.
- ◆ A minimum of 3 surface drains on each side of the home located in the swale and are required to be tied into a drainage system drained at the curb.
- ◆ All front yard trees must have bubblers.

### **FENCES**

- ◆ Fences at property lines adjacent to the golf course and parks must be wrought iron fence built per the detail on page 62.
- ◆ Required fence height is six (6) feet.
- ◆ Fences cannot exceed six (6) feet in height from the high side of the grade.
- ◆ Fences erected on a retaining wall cannot exceed six (6) feet in height from the top of the retaining wall.
- ◆ Masonry columns on corners are required as in the previous sections.
- ◆ Finished side of the fence must face public view.
- ◆ All wood fences must be stained medium brown.
- ◆ All Fences must be constructed with metal posts.
- ◆ Fences along the rear property lines of lots 10-12, block C shall be wood with finished side facing lot 13, block C.
- ◆ Wrought iron fencing with columns shall be required of each side of the drive at the front yard setback for any home with a 3-car garage.

### **LANDSCAPING**

- ◆ One (1) 3 ½ inch caliper tree is required in the front yard area (see Landscape Guidelines for tree types).
- ◆ One (1) ornamental tree is required in front yard area.
- ◆ A minimum of 5% of the front yard area must be devoted to shrubs.
- ◆ The remaining landscaped area shall be ground cover or grass.
- ◆ There are no specific requirements for the back yard, but approved plants from the Landscape Design Guidelines must be used.

**NOTE:** The Golf Villas II Design Guidelines will incorporate the Design Guidelines for the rest of Castle Hills that are non-specific to a particular phase.

## Phase VII-A

### ETH – Estate Townhouse Residential District

- \* This is a front and rear entry product.
- \* Generally speaking, the same materials & Design Guidelines continue to apply for this product.
- \* The following specific rules address changes to the Design Guidelines for this Phase.

### LOT COVERAGE

- \*In no case shall more than 50% of the total lot area be covered by the combined area of the main buildings and accessory buildings.

### FRONT YARD SET-BACK

- \* Minimum Front Yard Setbacks shall be as follows:
  - a.1-story or 1 ½-story with a front porch—18-feet
  - b.1-story or 1 ½-story without a front porch—20-feet
  - c.2-story with a front porch—22-feet
  - d.2-story without a front porch—24-feet

### SIDE YARD SET-BACK

- \*Lots will require a 5 foot side yard setback.

### REAR YARD SET-BACK

- \*A 5-ft rear yard set-back required.
- \*If the garage entry is from the alley and the entry side of the garage faces the alley, the garage must be set back a minimum of 20 feet.

### SQUARE FOOTAGE

- \*The minimum house size, exclusive of garages, breezeways and porches will be 2,500 square feet.

### ELEVATIONS

- \*Builders developing multiple lots may not have more than four exterior variations of the same plan and may not repeat the same plan variation more than ~~three~~ four times and never closer than 340 feet measured in a straight line between the closest points between lots, or if located on the same street, the lots must be separated by eight adjacent intervening lots.

### PORCHES

- \*A front porch must be a minimum of 5 feet deep and 140 square feet to qualify as a porch for special front yard set-back.

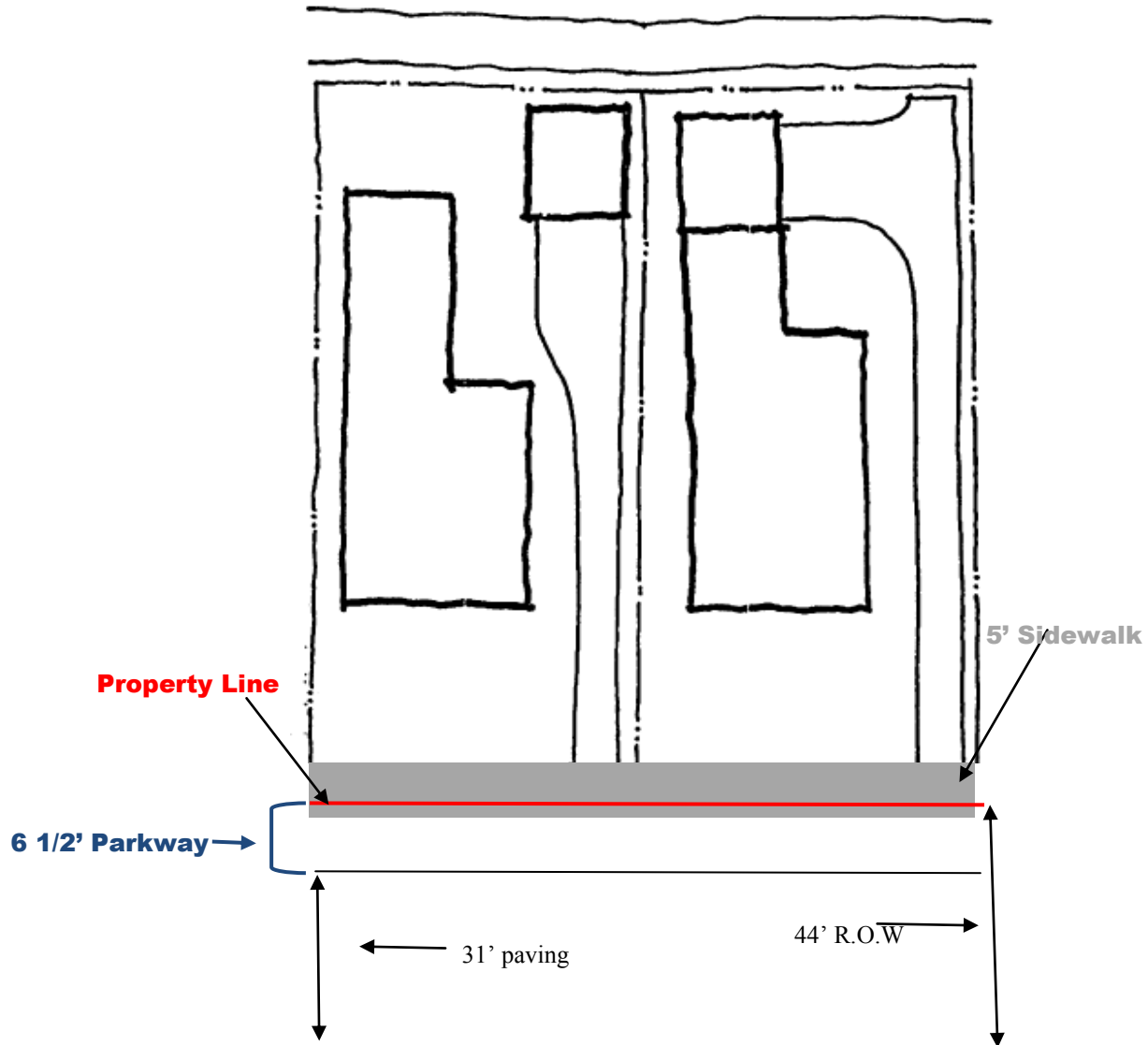
### IRRIGATION AND DRAINAGE

- \*All homes must have front and rear yard irrigation systems.
- \*Gutter down spouts must be tied into ADS drain system with a minimum of three (3) area collection boxes on each side of the home located in the swale.
- \*Drain line sharing is not allowed between two (2) homes.

## Phase VII Continued

### SIDEWALKS

#### PHASE VII SIDEWALK DETAILS



**5' Sidewalk to be placed with 4' in the Lot and 1 foot in the Parkway giving an effective 5 1/2 foot Parkway.**

## Phase VII Continued

### FENCES

- \*Fences cannot exceed eight (8) feet in height.
- \*Masonry columns on corners are required as in the previous sections.
- \*Fences must be stained medium brown.
- \*Finished side must face public view.

### HEIGHT

- \*No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

### ALLEY ENTRY GARAGE

- \*Alley entry drives must have a 10 foot radius at the alley pavement intersection.
- \*Alley entry drives must have a high point a minimum of 2" above the alley curb to prevent water from draining on the property from the alley.

### ATTACHED GARAGE

- \* Attached garages are preferred in the rear one-half of the lot.
- \* The Architectural Review Committee (ARC) may approve attached garages in the front one-half of the lot on a case-by-case basis.

### GARAGE DOORS

- \* If the garage is located in the front one-half of the lot and faces a street or neighbor, the garage door must be a decorative wood paneled door.
- \* All garages that have garage doors facing a side street and are not screened from the street with an approved fence must have decorative wood paneled doors.

### LANDSCAPING

- \* Each home builder will be required to provide a complete front yard landscape installation prior to occupancy. Requirements are as follows:
  1. One 3 ½" inch caliper tree in the front yard area. The tree must be one of the following species: Live Oak; Shumard Red Oak; Chinese Pistache; Raywood Ash or Texas Ash
  2. One Ornamental tree—30 gallon sized container in the front yard area. The ornamental tree must be one of the following species: Crape Myrtle; Ok. Redbud; Wax Myrtle or Aristocrat Pear
  3. Minimum 15% of the front yard area devoted to shrubs.
  4. Remaining landscape area not planted with shrubs shall be planted with grass and/or groundcover.
- \*Parkway trees as in previous sections. (See Landscape Guidelines for tree by street.)

**NOTE:** The Phase VII Design Guidelines will incorporate the Design Guidelines for the rest of Castle Hills that are non-specific to a particular phase.

## **Phase VIII-A – 41 Foot Lots**

- > This is a front entry product.
- > Generally speaking, materials and other Design Guidelines continue to apply for this product.
- > The following specific rules address changes to the Design Guidelines for the lots in this phase.
- > Any items not specified herein are still subject to the design guidelines for Castle Hills.

### **Front Yard Setback**

- > 1-story with or without a front porch shall have a minimum set-back of - 17 feet.
- > 1 ½-story with or without a front porch shall have a minimum setback of - 17 feet.
- > 2-story with a front porch - 18-feet.
- > 2-story without a front porch - 20-feet.

### **Side Yard Setback**

- > Lots will require a 5-foot side yard setback.

### **Rear Yard Setback**

- > Lots will require a 5-foot rear yard setback.

### **Garage Setback**

- > Garages facing the street (No Alley) will require a 20-foot front setback.

### **Square Footage**

- > The minimum house size, exclusive of garages, breezeways and porches, will be 1,800 square feet. \* Note – Make sure you conform to the requirements for the main dwelling on the final plat.

### **Porches**

- > A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch.

### **Elevations**

- > The builders will be allowed six (6) elevation repeats.
- > Builders will not build the same plan with a pod of adjacent lots or repeat an elevation within 240-feet on the same street and perpendicular streets. The 240-feet is measured in street distance.

### **Roof**

- > Minimum 8:12 roof pitches are required. 12:12 and 14:12 roof pitches are preferred on front and side elevations, 6:12 roof pitches will be allowed on the rear of the home on patios and porches only, but are not viewed as desirable.
- > 30-year dimensional shingles, metal roofing, or better is required as roof covering.
- > Other roof materials require specific permission of the ARC.

### **Height**

- > No building shall exceed 35-feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

## Phase VIII-A – 41 Foot Lots Continued

### Masonry Requirements

- > Masonry products that qualify include 3-coat stucco, clay brick, and natural stone.
- > First floor exterior must have 100% masonry with the exception of box windows and columns.
- > Second floor exterior must have a minimum of 75% masonry. The remaining 25% must be a cementitious material, no wood or vinyl siding product will be allowed.
- > Homes must have a chimney for all fireplaces including wood burning fireplaces and direct vent fire places.

### Garage Doors

- > All garage doors are required to be cedar wood in a decorative design.

### Driveways

- > All driveways are required to be finished in a stained concrete finish, or an exposed aggregate finish.

**Note:** Driveways are not required to have banding and crossing banding, but is recommended.

### Irrigation & Drainage

- > Irrigation systems are required in front, rear, and side yards.
- > Full Gutters are required on all sides of the house.
- > All downspouts on each side of the home are required to be tied into drainage system and carried to the curb.
- > Minimum of 3 surface drains on each side of the home located in the swale and are required to be tied to a drainage system drained at the curb.
- > All front-yard trees must have bubblers.

### Landscaping

- > Each home builder will be required to provide a complete front yard landscape installation prior to occupancy. Requirements are as follows:
- > One 3 ½" inch caliper tree in the front yard area. The tree must be one of the following species: Live Oak; Shumard Red Oak; Chinese Pistache; Raywood Ash or Texas Ash
- > One Ornamental tree—30 gallon sized container in the front yard area. The ornamental tree must be one of the following species: Crape Myrtle; Ok. Redbud; Wax Myrtle or Aristocrat Pear.
- > Minimum 15% of the front yard area devoted to shrubs.
- > Remaining landscape area not planted with shrubs shall be planted with grass and/or ground-cover.

### Fences

- > Fences cannot exceed 6-feet in height. A variance request is required for fencing over 6-ft. in height if there is a grade difference of 1-foot or greater.
- > Fence height will not exceed 8'0".
- > *Fences shall comply to the Phase VIII Required Fencing Exhibit located on page 46. Column materials shall be Millsap sand stone with grey mortar and column size shall be 18" X 18". (See standard column and wrought iron fence details.)*
- > Finished side of the fence must face public view.
- > All wood fences will be topped with a 1X4 and must be stained medium brown.

## Phase VIII Required Fencing Exhibit

The standard fence guidelines for Phase VIII apply to all lots not highlighted below.



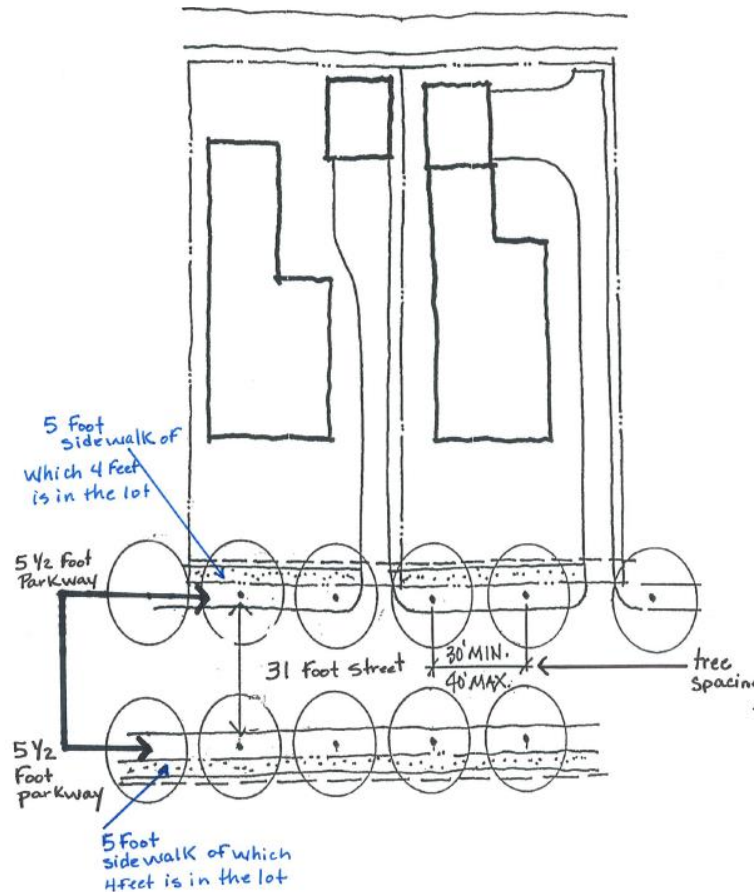
## Phase VIII-A – 41 Foot Lots Continued

### Sidewalks

> Sidewalks shall be 5' wide.

> The parkway area in this Phase has been reduced from 6 1/2-feet to 5 1/2 feet allowing 1 foot of the front sidewalks to extend into the right-of-way (see diagram below).

Phase VIII Sidewalks



### Parkways

> 1 Parkway tree is required. See Landscape Designs for species.

**NOTE:** The Phase VIII-A 41 Foot Lots Design Guidelines will incorporate the Design Guidelines for the rest of Castle Hills that are non-specific to a particular phase.



## **Phase VIII-A – 50 Foot Lots**

- > This is a front entry product.
- > Generally speaking, materials and other Design Guidelines continue to apply for this product.
- > The following specific rules address changes to the Design Guidelines for the lots in this phase.
- > Any items not specified herein are still subject to the design guidelines for Castle Hills.

### **Front Yard Setback**

- > 1-story with a front porch shall have a minimum set-back of 14 feet.
- > 1-story without a front porch shall have a minimum set-back of 16 feet.
- > 1 ½-story with a front porch shall have a minimum setback of 14 feet.
- > 1 ½-story without a front porch shall have a minimum set-back of 16 feet.
- > 2-story with a front porch 16-feet.
- > 2-story without a front porch 18-feet.

### **Side Yard Setback**

- > Lots will require a 5-foot side yard setback.
- > An 11-foot side yard setback will be required adjacent to a side street as measured from the street right-of-way line.

### **Rear Yard Setback**

- > Lots will require a 5-foot rear yard setback.

### **Garage Setback**

- > Garages facing the street (No Alley) will require a 20-foot front setback.

### **Square Footage**

- > The minimum house size, exclusive of garages, breezeways and porches, will be 2,100 s.f.  
\* Note – Make sure you conform to the requirements for the main dwelling on the final plat.

### **Porches**

- > A front porch must be a minimum of 5-feet deep and 75 square feet to qualify as a porch.

### **Elevations**

- > The builders will be allowed six (6) elevation repeats.
- > Builders will not build the same plan with a pod of adjacent lots or repeat an elevation within 300 feet on the same street and perpendicular streets. The 300-feet is measured in street distance.

### **Roof**

- > Minimum 8:12 roof pitches are required. 12:12 and 14:12 roof pitches are preferred on front and side elevations, 6:12 roof pitches will be allowed on the rear of the home on patios and porches only, but are not viewed as desirable.
- > 30-year dimensional shingles, metal roofing, or better is required.
- > Other roof materials require specific permission of the ARC.

### **Height**

- > No building shall exceed 35-feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

## Phase VIII-A – 50 Foot Lots Continued

### Masonry Requirements

- > Masonry products that qualify include 3-coat stucco, clay brick, and natural stone.
- > First floor exterior must have 100% masonry with the exception of box windows and columns.
- > Second floor exterior must have a minimum of 75% masonry. The remaining 25% must be a cementitious material, no wood or vinyl siding product will be allowed.
- > Homes must have a chimney for all fireplaces including wood burning fireplaces & direct vent fireplaces.
  
- > **Garage Doors**
- > All garage doors are required to be wood in a decorative design.
  
- > **Driveways**
- > All driveways are required to be finished in a stained concrete finish, or an exposed aggregate finish.
- > Note driveways are not required to have banding and cross banding, but is recommended.
  
- > **Irrigation & Drainage**
- > Irrigation systems are required in front, rear, and side yards.
- > Full Gutters are required on all sides of the house.
- > All downspouts on each side of the home are required to be tied into a drainage system and carried to the curb.
- > Minimum of 3 surface drains on each side of the home located in the swale and are required to be tied to a drainage system drained at the curb.
- > All front-yard trees must have bubblers.

### Landscaping

- > Each home builder will be required to provide a complete front yard landscape installation prior to occupancy. Requirements are as follows:
  - a. One 3 ½" inch caliper tree in the front yard area. The tree must be one of the following species: Live Oak; Shumard Red Oak; Chinese Pistache; Raywood Ash or Texas Ash.
  - b. One Ornamental tree—30 gallon sized container in the front yard area. The ornamental tree must be one of the following species: Crape Myrtle; Ok. Redbud; Wax Myrtle or Aristocrat Pear.
  - c. Minimum 15% of the front yard area devoted to shrubs.
  - d. Remaining landscape area not planted with shrubs shall be planted with grass and/or groundcover.

### Fences

- > Fences cannot exceed 6-feet in height. A variance request is required for fencing over 6-ft. in height if there is a grade difference of 1-foot or greater.
- > Fence height will not exceed 8'0".
- > *Fences shall comply to the Phase VIII Required Fencing Exhibit located on page 50. Column materials shall be Millsap sand stone with grey mortar and column size shall be 18" X 18". (See standard column and wrought iron fence details.)*
- > Finished side of the fence must face public view.
- > All wood fences will be topped with a 1X4 and must be stained medium brown.

The standard fence guidelines for Phase VIII apply to all lots not highlighted below.

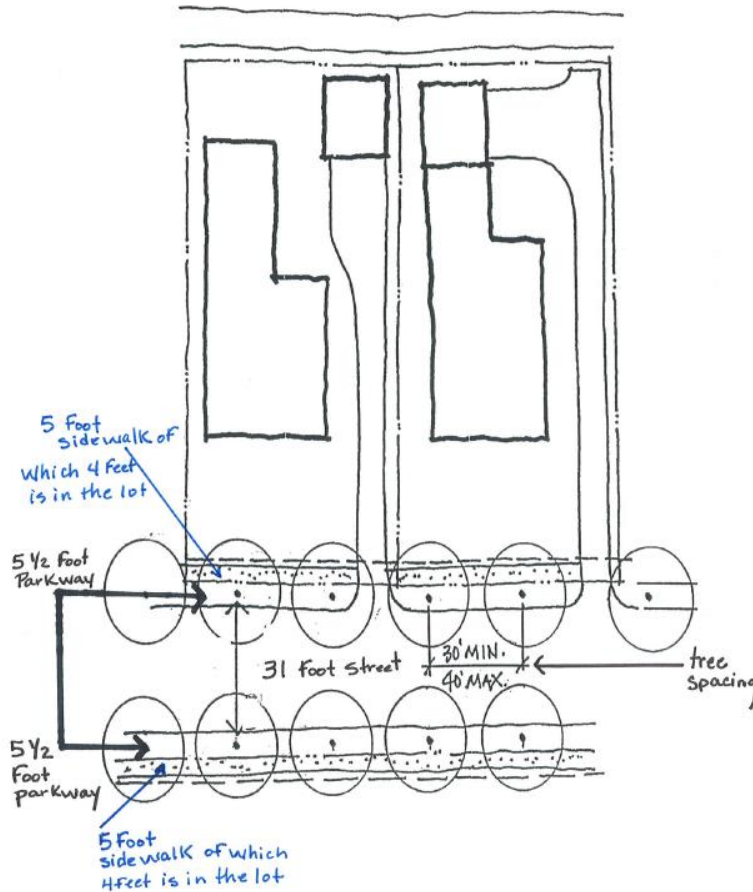


## Phase VIII-A - 50 Foot Lots Continued

### Sidewalks

- > Sidewalks shall be 5' wide.
- > The parkway area in this Phase has been reduced from 6 1/2-feet to 5 1/2 feet allowing 1 foot of the front sidewalks to extend into the right-of-way (see diagram below).

Phase VIII Sidewalks



### Parkways

- > 2 Parkway trees are required. See Landscape Designs for species and spacing.

**NOTE:** The Phase VIII-A 50 Foot Lots Design Guidelines will incorporate the Design Guidelines for the rest of Castle Hills that are non-specific to a particular phase.

## HOUSE PLANS WITH FRONT GARAGES

House plans with front garages will be permitted as follows:

### **Phase II – Section D**

Weekley – 3 permitted

Landstar – 3 permitted

### **Phase III – Section A**

Weekley – 8 permitted

Landstar – 8 permitted

Darling – 3 permitted

The general guidelines for house plans with front garages are as follows:

- (1) A plot plan must be submitted and approved.
- (2) Since the driveway is a major element in the front yard, the Architectural Review Committee requires the driveway from the sidewalk back to be black concrete with a 12" brick paver edge band and crossing banding. Also, enhanced landscaping must be provided in the front yard with more mature trees and plants than normal.
- (3) A front yard site plan must be submitted for approval showing the landscaping and driveway paving. The driveway must be screened along the side property line from the front setback line back by 6 feet high evergreen hedge.
- (4) The garage doors must be wood paneled doors.

## PLAN MODIFICATIONS AFTER PLAN APPROVAL

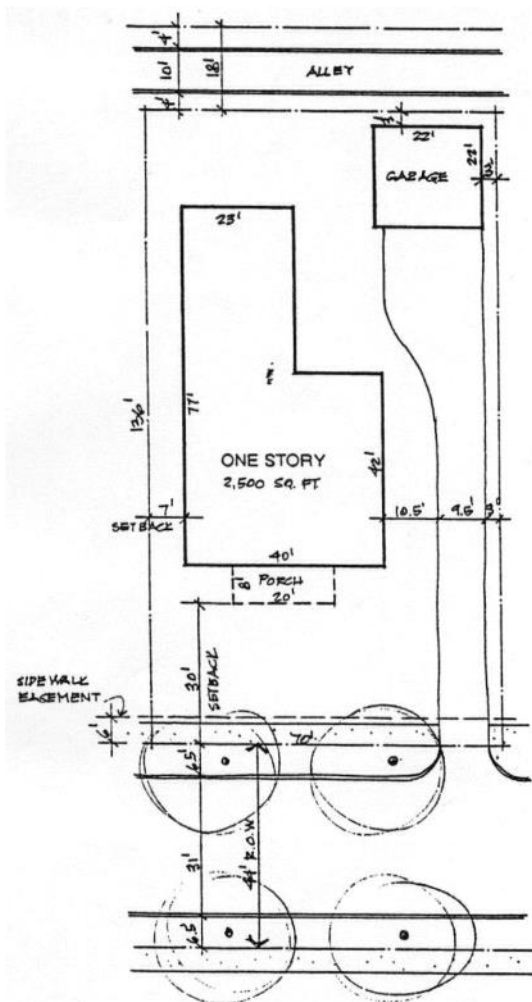
- Any changes made to plans after they have been approved by the Architectural Review Committee must be clearly identified on the plans and the plans must be re-submitted to the Architectural Review committee for approval of the changes.

## SPECIAL SETBACKS (ALL SECTIONS EXCEPT SECTION IV-PHASE A)

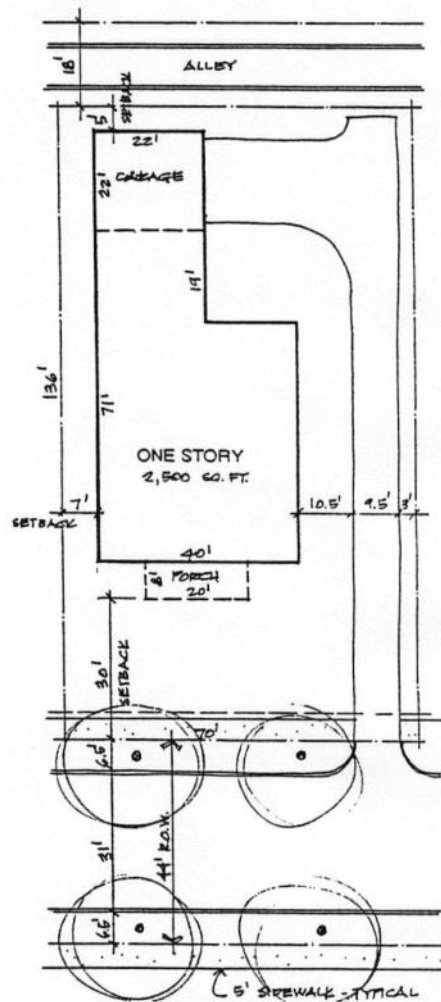
Minimum Front Yard Setbacks shall be as follows:

- 30 Feet – One Story Residence with Porch (minimum 5 feet deep x 160 square feet).
- 30 Feet – On and One-half Story Residence with Porch (minimum 5 feet deep x 160 square feet).
- 35 Feet – One Story Residence without Porch.
- 35 Feet – One and One-half Story Residence without Porch.
- 35 Feet – Two Story Residence with Porch (minimum 5 feet deep x 160 square feet).
- 40 Feet – Two Story Residence without Porch.

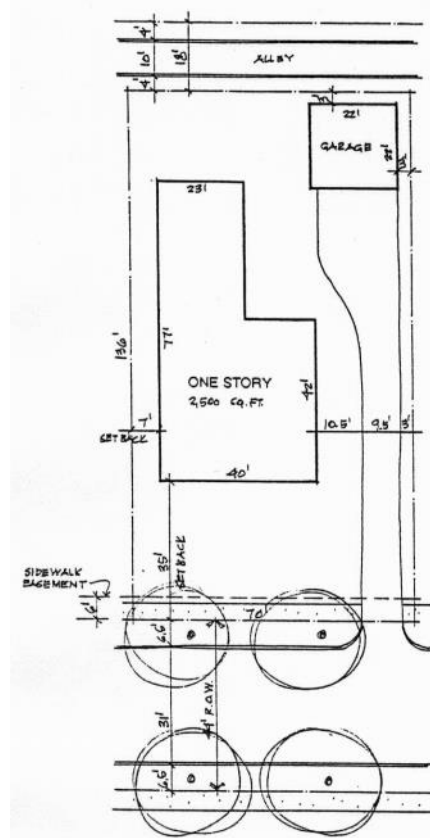
### One Story with Porch



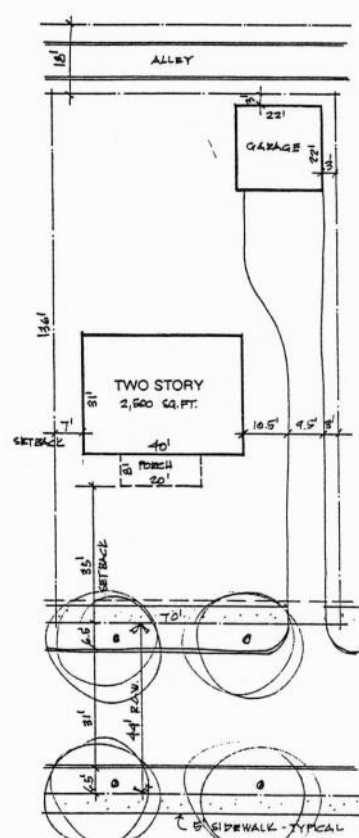
### One Story with Porch



## One Story without Porch



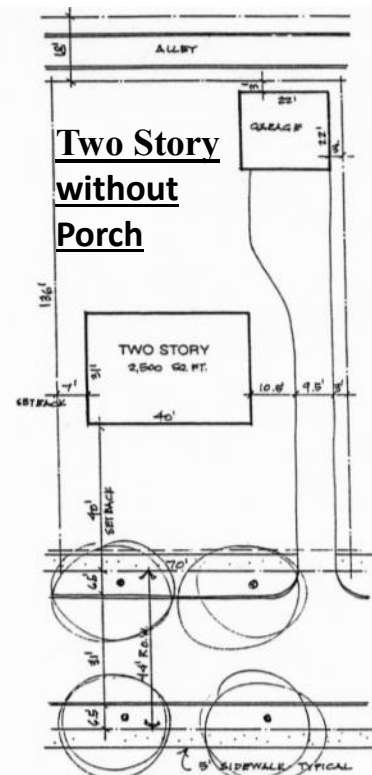
## Two Story with Porch



## One & One-Half Story with Porch



## Two Story without Porch



Special Lot Setbacks are as follows:

**Phase I – Section A**

- Block A, Lots 1, 2 & 3 50 foot Front Yard
- Block A, Lots 4, 5, 6 & 7 40 foot Front Yard
- Block E, Lots 1, 2, 3 & 4 40 foot Front Yard
- Block D, Lots 1 thru 8 35 foot Front Yard
- Block B, Lots 1 thru 7 35 foot Front Yard
- Block C, Lots 1 thru 4 35 foot Front Yard
- Block F, Lots 12 thru 16 35 foot Front Yard

**Phase I – Section B**

- Block L, Lots 1 thru 5 35 foot Front Yard
- Block Q, Lots 1 thru 7 35 foot Front Yard
- Block M, Lot 23 35 foot Front Yard
- Block M, Lot 22 40 foot Front Yard
- Block R, Lots 1, 2 & 3 40 foot Front Yard
- Block S, Lots 1 thru 4 40 foot Front Yard

**Phase I, Section C**

- Block V, Lot 1 40 foot Front Yard on Lady of the Lake & 30 foot Front Yard on King Arthur
- Block V, Lots 1 thru 4 40 foot Front Yard
- Block V, Lots 5 thru 8 50 foot Front Yard
- Block V, Lot 9 50 foot Front Yard on Lady of the Lake & 30 foot Front Yard on Round Table Blvd.
- Block V, Lot 10 30 foot Front Yard on Round Table Blvd. & King Ban Drive
- Block T, Lots 1 thru 4 40 foot Front Yard
- Block U, Lot 1 30 foot Front Yard on King Arthur Blvd. & Sir Galahad Lane
- Block W, Lot 1 30 foot Front Yard on Sir Gawain Lane & King Ban Drive
- Block W, Lot 19 30 foot Front Yard on Sir Gawain Lane & Sir Galahad Lane



## Special Lot Setbacks Continued

### **Phase II, Section C**

- Block A, Lots 1, 2 & 3 35 foot minimum Front Yard
- Block A, Lots 5, 6 & 7 40 foot Front Yard
- Block A, Lot 8 40 foot Front Yard
- Block C, Lots 4 & 5 Note sight easement on plat

### **Phase II, Section D**

- Block E, Lot 4 20 foot Side Yard on King Arthur Blvd.
- Block A, Lots 1 & 2 50 foot Front Yard
- Block A, Lot 10 40 foot Front Yard

### **Phase III, Section A**

- Block A, Lot 1 11.5 foot Front Yard on Holy Gail
- Block A, Lots 8 & 9 Note sight easement on plat
- Block I, Lots 15, 16 & 17 35 foot minimum Front Yard
- Block J, Lot 7 35 foot minimum Front Yard

## **FOUNDATION DESIGN**

- Each lot must have a soil boring to minimum 20 feet deep, or as recommended by an approved Geotechnical Engineer, and a soil report by an ARC approved testing laboratory.
- Each foundation must be designed by a Texas registered structural engineer.
- The design engineer must inspect the foundation installation and certify conformance to the design after construction.

## **ARCHITECTURAL TREATMENT – GENERAL DESIGN**

- Traditional simple form residences are preferred.
- Floor levels that are raised 12" to 24" above the front grade with front porches are encouraged.
- Façade design should continue on all sides of a residence. Avoid expensive and elaborate front façade with inexpensive side and rear facades.
- It has become apparent to the Architectural Review Committee that some designers are using wood siding as a cost cutting method rather than as a design element as intended by the Design Guidelines. It is not the intent of the Architectural Review Committee to limit the amount of wood siding used on a residence if it is part of a design theme. The arbitrary use of wood siding to reduce cost will not be accepted.

## **EXTERIOR BUILDING WALLS**

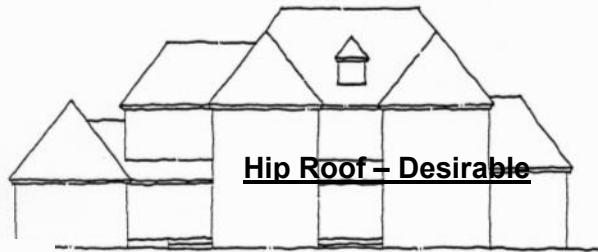
*Exterior first floor building walls must be a minimum of 8'-0" tall from the finished floor elevation to the roof soffit or eave.*

## ARCHITECTURAL TREATMENT – ROOF DESIGN

- The roof form is the most important exterior element of a residence.
- Gable or hip roofs are desirable.
- Mixed roof forms (hip and gable on the same residence) are discouraged.
- Exploding hip roofs (hip roofs that extend upward until they finally terminate) are not allowed.
- Flat roofs are limited to 10% of total roof area.
- **Top ridge line can never exceed forty (40) feet.**



**Gable Roof – Desirable**



**Hip Roof – Desirable**



**Mixed Gable & Hip Roof – Undesirable**



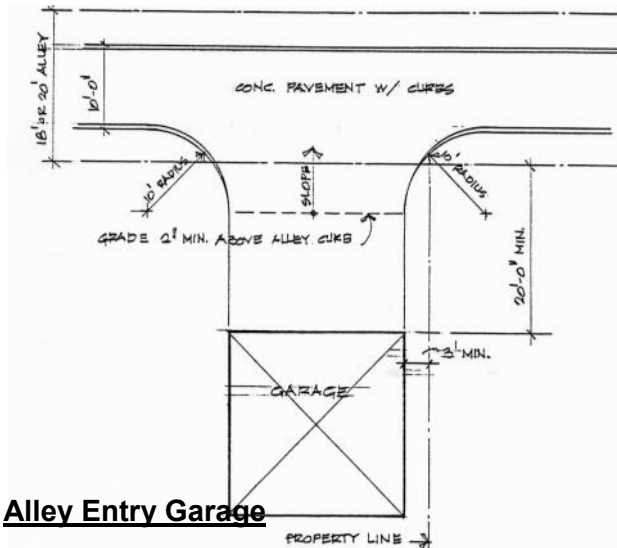
**Exploding Hip Roof – Not Allowed**

## PORCHES

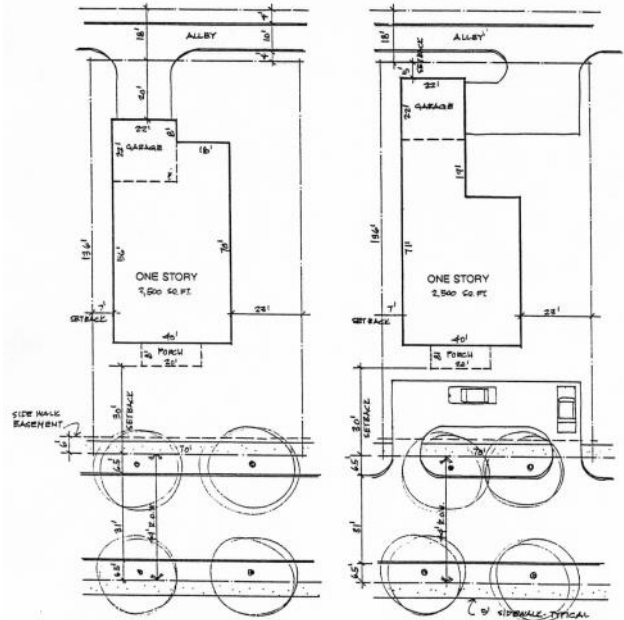
- Traditional front porches 12" to 24" above grade and covering 60% to 100% of the front façade are encouraged.
- A front porch must be a minimum of 5 feet deep and 160 square feet to qualify as a porch for special front yard setback.
- Front porches in Phase IV – Section A **and Phase IV – Section B** may be a minimum of 5 feet deep and 140 square feet.

## ALLEY ENTRY GARAGE

- Alley entry drives must have a 10 foot radius at the alley pavement intersection.
- Alley entry drives must have a high point a minimum of 2" above the alley curb to prevent water from draining on the property from the alley.



**Alley Entry Garage**



**Alley Entry Garages (Require Special Permission from the ARC)**

## ATTACHED GARAGE

- Attached garages must be in the rear one-half of the lot.
- The Architectural Review Committee (ARC) may approve attached garages in the front one-half of the lot on a case-by-case basis.

## GARAGE DOORS

- If the garage is located in the front one-half of the lot and faces a street or neighbor, the garage door must be a decorative wood paneled door.
- All garages that have garage doors facing a side street and are not screened from the street with an approved fence must have decorative wood paneled doors.

## BUILDING FAÇADE MATERIALS

- Brick
  - ◇ Brick must be hard fired face brick.
  - ◇ Mexican and cement brick will be allowed only with special permission of the ARC.
- Stone
  - ◇ Artificial stone will not be allowed.
  - ◇ Stone that is subject to damage by freezing weather will not be allowed.
- Stucco
  - ◇ Stucco shall be traditional 3 coat process cement plaster stucco.
  - ◇ EIFS (Exterior insulating and Finish System) is not allowed.
  - ◇ Hard panel stucco is not allowed.
- Wood Siding:
  - ◇ All wood siding shall be boards.
  - ◇ Redwood, cedar or cypress are preferred.
  - ◇ Hardboard or plywood siding is not allowed.
  - ◇ Wood shingles (No. 1 Perfection Red Cedar) or wood shakes (No. 1 Hand split Red Cedar) may be used as siding.
- Fiber Cement Exterior Siding:
  - ◇ 6" or 8" wide cement fiber 5/16" thick horizontal plank siding with a 50 year transferable warranty is permitted.
- Fiber Cement Shingle Siding:
  - ◇ The use of fiber cement shingle siding (Hardishake or equal) is acceptable if limited to a reasonably small area, but it must be approved on a case-by-case basis by the Architectural Review Committee (ARC).
- Other Façade Materials:
  - ◇ Other facade materials are permitted only by specific approval of the ARC.

## WINDOWS AND DOORS

- Windows on the front of houses in the Custom Section shall be wood or vinyl clad wood windows or windows of equal or better quality if approved by the Architectural Review Committee.
- Sliding or french doors shall be wood or vinyl clad wood doors and doors of equal or better quality if approved by the Architectural Review Committee.
- Other types of windows, sliding doors and french doors must be approved by the Architectural Review Committee.

## SOLAR FILM & SUN SCREENS

- Solar film and sun screens must be approved by the Architectural Review Committee (ARC).

## MAILBOXES

- All mail boxes shall conform to the location and design established by the ARC.
- Mail slots may be either swing-in type or flip-up type with maximum size of 2 ½" x 11".
- Mail slots are not allowed in doors.

## ROOF MATERIALS

- Asphalt or fiberglass composition shingles shall be 240 lb./square minimum weight.
- Wood shingles shall be No. 1 Perfection Red Cedar Shingles fire-treated per Lewisville Code.
- Wood shakes shall be No. 2 Hand-split Red Cedar Shakes fire-treated per Lewisville Code.
- Slate is permitted.
- Standing seam metal – copper, natural grey galvanized or terne metal is permitted.
- Painted metal roofs are permitted only by special permission of the ARC.
- Clay tile is permitted.
- Other roof materials require specific permission of the ARC.

## CHIMNEYS

- All chimneys in the custom sections **and on the golf course** must be faced with masonry. If the house is all stucco, the chimney may be stucco.

## ROOF TOP EQUIPMENT

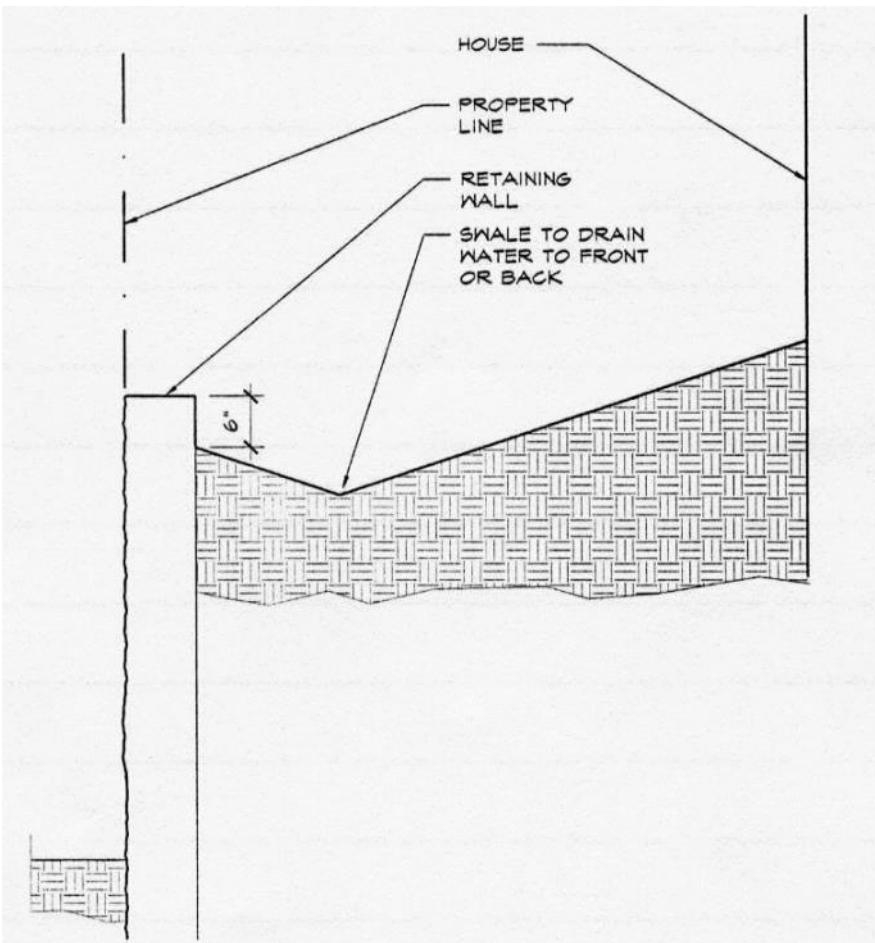
- Roof top mounted air conditioning units are not allowed.
- Antennae are not allowed.
- Satellite dishes must be located where they are not publicly visible and with the location approved by the Architectural Review Committee.
- Roof turbine vents are not allowed.
- Low profile roof vents or ridge vents are recommended.
- All roof accessories and vent pipes must be painted to match the roof color **and should be located on the rear portion of the roof.**
- Roof flashing must be painted to match the roof or adjacent wall surface.

## SLOPING LOTS

- Terracing of lots with greater than a 3% slope shall be limited to terraces that do not exceed 25% of the lot area in each terrace unless otherwise approved by the Architectural Review Committee.
- The yard in front of the residence and the required rear yard may not have retaining walls greater than 4 feet high, unless approved by the Architectural Review Committee.

## RETAINING WALLS

- All retaining walls in excess of four feet or carrying a hydrostatic load must be designed by a Texas registered structural engineer.
- Retaining walls visible from a public street must be constructed of masonry or have a masonry face. If the masonry face is stone, the stone shall be the type and pattern used on the Holy Grail bridges, unless otherwise approved by the Architectural Review Committee.
- Wood retaining walls are not permitted.
- Retaining walls at side property lines must be installed as shown in the detail below to provide proper drainage.

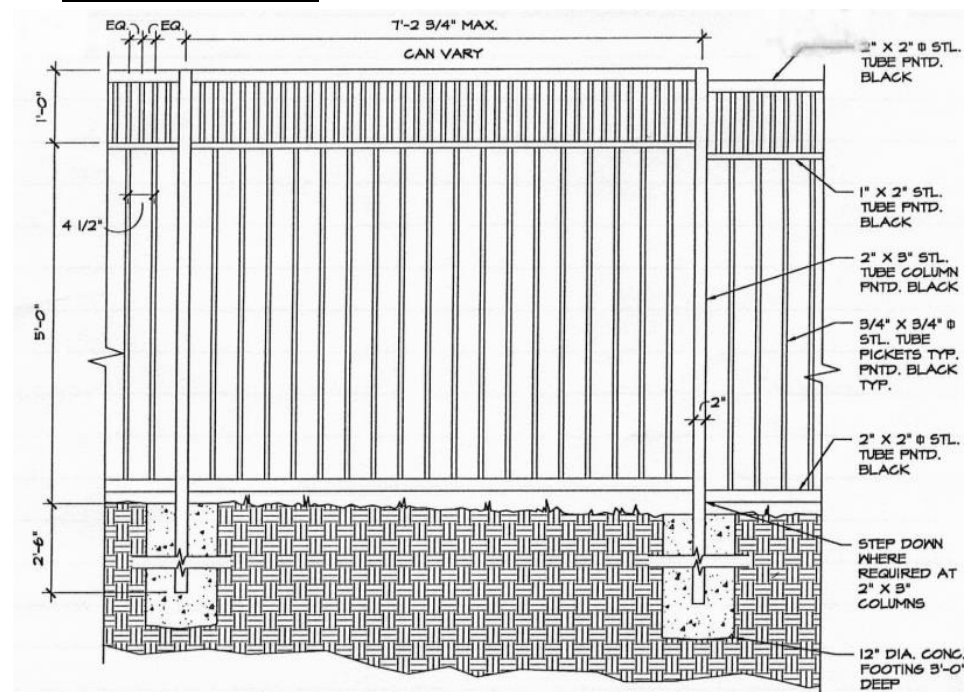


**Drainage Detail at Retaining Wall**

## FENCES

- Fences shall be wood, wood with masonry columns, wrought iron or solid masonry, unless more restrictive requirements apply in specific Sections.
- Fences cannot exceed eight (8) feet in height.**
- Fences adjacent to a side street shall be wood with masonry columns at 12 feet maximum on center, wrought iron with masonry columns at 12 feet maximum on center, or solid masonry.
- Fences shall be located a minimum of one foot behind the sidewalk.
- No fences are permitted in the required front yard setback.
- Chain link fences are not allowed.
- Barbed wire and electric charged fences are not permitted.
- Fences at property lines must have the finish side exposed to public view.
- Fences at property lines adjacent to the golf course and parks must be wrought iron fence built per the detail below.
- THE ARC HAS SEEN A TENDENCY IN RECENT SUBMISSIONS TO ORIENT THE SITE PLAN IN WHAT TO THE ARC APPEARS TO BE PRIMARILY AN ATTEMPT TO AVOID THE INSTALLATION OF THE TYPICALLY REQUIRED CORNER COLUMNS. PLEASE BE ADVISED THAT THE PRESUMPTION WILL BE THAT CORNER COLUMNS WILL BE REQUIRED, AS THE ARC BELIEVES THEY ARE IMPORTANT TO THE CHARACTER AND VALUE OF THE COMMUNITY.**  
(page revision 7/28/2009)

### Metal Fence Detail



### A/C CONDENSER SCREENING

- The Castle Hills Deed Restrictions require A/C condensers to be screened from a public street. It has become apparent that this requirement is not being taken seriously. Many times inadequate or inappropriate landscape is used which does not screen the A/C condenser from view and will mature to a 12 foot height. A/C condensers must be completely screened from view at the time of installation with appropriate landscaping or fence or both landscaping and fence.

## SIDEWALKS

- Sidewalks shall be provided in the 6 foot minimum sidewalk easement.
- Sidewalks shall be 5 feet wide with the street side edge at the property line.
- The ARC may vary the sidewalk location to enhance the landscape area between the street curb and the sidewalk.
- Sidewalks in the sidewalk easement shall be broom finish concrete.

## DRIVEWAY OPENING TO A SIDE STREET

- Driveways may not open to a side street if lots across the street front on this street.

## ACCESSORIES

- Gas Meters and A/C Condensers
  - ◇ Gas meters and A/C condensers shall not be allowed in front of the residence and must be screened from a public street. A/C condensers must be completely screened from view at the time of installation with appropriate landscaping or fence or both landscaping and fence.
  - ◇ **Castle Hills does not allow window a/c units.**
- Trash
  - ◇ Trash containers and location shall be as determined by the ARC.

## HEIGHT

- No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.



# **ENCHANTED HILL**

## **PHASE III, SECTION C GUIDELINES—Enchanted hill**

### **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

- ♦ The purpose of this committee is to oversee and provide direction to the individual and/or the home builder regarding a home's compliance and overall harmony with adjoining homes in the village streetscape.
- ♦ The ARC will **attempt to** review all submissions and provide written approval/denial within 10 working days of **a complete** submission. The applicant is required to submit a total package with all submission requirements in order for the submission to be reviewed and approved/denied.
- ♦ Reference to the Castle Hills Residential Association Covenants and Restrictions, **Enchanted Hill Restrictive Covenants** and **Castle Hills Single Family** Design Guidelines should be made for additional design information.

### **SUBMISSION REQUIREMENTS**

1. Submissions should be made to:
  - ♦ Castle Hills ARC  
Attn: Dale Selzer  
4515 Travis Street #235  
Dallas, TX 75205  
Phone—214-528-4499  
Fax—214-528-7375
2. Construction Plan Requirements
  - A. One set of architectural construction documents stamped and signed by licensed architect.
  - B. Engineered and Stamped, Site Plan 1"=20 FT. that contains the following:
    - ♦ Footprint of the house including location of HVAC equipment
    - ♦ Retaining walls
    - ♦ Flatwork
    - ♦ Pool and all pool equipment
    - ♦ Shade Structures
    - ♦ Setbacks
    - ♦ Fences
  - C. Dimensional Floor Plan
  - D. Exterior Elevations
  - E. Brick, Stucco, Stone, and paint colors
  - F. Stamped Structural Foundation Plan (these will not be reviewed except for verifying they are stamped)**

## **SUBMISSION REQUIREMENTS CONTINUED**

### 3. Landscape Plan Requirements

- ◆ Landscape Plan indicating sidewalks, fence type and locations, walls, existing trees, and proposed landscaping.
- ◆ Landscape plan must specify materials by common name, plant spacing and size at time of planting.
- ◆ ***Landscape plans may be turned in late, but must be consistent with civil drawings.***

## **OVERALL ARCHITECTURAL CHARACTER**

- ◆ The architectural design philosophy of Enchanted Hill is intended to develop a look and feel of “timeless” architectural design. The vocabulary selected is based on architectural traditions and design heritage and includes 5 basic “styles”:
  - ◇ Mediterranean Villa
  - ◇ Spanish Hacienda
  - ◇ Italian Country Villa
  - ◇ English Country/English Tudor
  - ◇ French Country/French Norman
- ◆ The execution of each residence must be “traditional” in character and should be such that the residence fits the property with sensitivity and respect for the land and its surroundings. If a stucco design is planned, the colors must be in soft tones in shades of white, grey, tan, or cream. **No exterior designs of an “extreme” contemporary nature will be considered for construction in Enchanted Hill.**
- ◆ The ARC reserves the right to deny any architectural submittal that will, in their sole judgment, be inconsistent with the surrounding designs.

## **BUILDING RESTRICTIONS**

### **MINIMUM SQUARE FOOTAGE**

- ◆ No single story design in Enchanted Hill shall be less than 4,000 square feet of air-conditioned space.
- ◆ No two story design in the Enchanted Hill shall be less than 4,500 square feet of air-conditioned space.

## **BUILDING RESTRICTIONS CONTINUED**

### **SETBACKS**

- ♦ Front yard.....25 Feet
- ♦ Porte cochere.....20 Feet
- ♦ Rear Yard.....10 Feet
- ♦ Side Yard.....10 Feet
- ♦ Pools, Gazebos, and other vertical construction, rear yard.....10 Feet
- ♦ Pools, Gazebos, and other vertical construction, side yard.....10 Feet
- ♦ Please refer to a plat for special rear setbacks that may apply to each lot individually.
- ♦ No pool or structure can be constructed in a utility easement.

### **MASONRY REQUIREMENTS**

- ♦ 100% masonry fireplaces – This requirement applies to the exterior finish. Metal fireboxes are permitted.
- ♦ 100% masonry on all elevations, with the exception of recessed porches and window treatments located on the side and rear elevations. Wooden detail will be considered based on architectural style. No cementitious siding (i.e. Hardi board) may be used on any elevation in Enchanted Hill.

### **CHIMNEYS**

- ♦ ***Chimney must be masonry, and direct vents will not be approved in lieu of a chimney unless there is an engineering reason that the ARC is in agreement with.***

### **ROOFS**

- ♦ Composition roofs are permitted based on an acceptable color approved by the ARC. The minimum requirement is a 40 year laminated roof. Wood roofs are not allowed. Other roof materials such as tile or slate **may be** acceptable pending approval by the ARC. The minimum roof pitch allowed is 8:12. Flatter roof pitches may be accepted for portions of the roof structure.
- ♦ **Architectural designs that warrant flatter roof sections will be given consideration. However, if an architectural design includes roof pitch of less than 8:12, only barrel tile may be used for the roofing material.** No composite roofs will be allowed on designs of less than 8:12 pitch.

### **HEIGHT**

- No building shall exceed 40 feet measured from the finished ground level adjoining the building at all exterior walls to the highest roof ridge.

## **BUILDING RESTRICTIONS CONTINUED**

### **GARAGES**

- ◆ Whenever possible, garage doors should be placed at right angles to the street, creating a motor court theme. Where this is not possible, doors facing the street must be located a minimum of 30 feet from the front building line and must be recessed from the front elevation a minimum of 24 inches. All garage doors visible from the street **or common areas** must be wood or clad with wood.
- ◆ Front entry or swing-in garages could, under certain circumstances, be considered on corner lots. Conceptual scale drawings **should** be submitted for preliminary approval prior to standard ARC submittal.

### **LANDSCAPE**

- ◆ 100% irrigated, sodded yards. Sod variety is at discretion of the buyer.
- ◆ Each neighborhood builder will be required to implement a parkway tree planting program within their **lots**. The requirements of this program are:
  - ◇ Plant trees centered within 6.5 feet parkway (between sidewalk and curb) at an average of 30'-0" o.c.
  - ◇ Utilize a single species of parkway tree on each street.
  - ◇ **Use** tree species from the approved plant materials listed with the guidelines. **(pg. 5-7 of the Landscape Design Guidelines)**
  - ◇ All parkway trees are to be a minimum 3 1/2" caliper, full and matched per species.
  - ◇ Builder is responsible for maintenance until time of occupancy.
- ◆ Minimum of three 6" caliper trees and two ornamental trees (minimum 8-19 ft. in height) in the front yard. The ornamental trees permitted include but are not limited to multi-trunk crepe myrtles and Yaupon Hollies.

## **PLANT MATERIALS LIST AND SPECIFICATIONS**

### **1. General Requirements**

- ◆ All plant materials within Castle Hills must comply with "American Standards for Nursery Stock", as established by the American Nurserymen Association.
- ◆ Tree Size: 3 1/2 minimum caliper measured at height of 12" from the base of the tree.
- ◆ Root ball size (if ball and burlap material or machine transplanted material or machine transplanted material used): Minimum 10 inch width for every 1 inch caliper.

## **PLANT MATERIALS LIST AND SPECIFICATIONS CONTINUED**

### 2. Species

#### A. Parkway Trees

- ◊ Quercus shumardi – Red Oak
- ◊ Ulmus crassifolia – Cedar Elm
- ◊ Pistacia Chinensis – Chinese Pistache
- ◊ Ulmus Parvifolia – Drake Elm

#### B. Ornamental Trees

- ◊ Lagerstroemia indica – Crape Myrtle
- ◊ Cercis Canadensis ‘Ok. Palnora’ – Ok. Redbud
- ◊ Myrica cerifera – Wax Myrtle
- ◊ Pyrus calleryana ‘Aristocrat’ – Aristocrat Pear

### 3. Irrigation

- ◊ Irrigation system to include components to prevent system operation during or within 24 hours of a rain event and/or when air temperatures fall below 34 degrees F.

## **TREE LIGHTING**

- ◊ ***Up or down lighting is required in front yard trees.***

## **SCREENING**

- ♦ Continuous shrub planting is required along the foundation visible to streets **or common areas**. A minimum 5 gallon size shrub is required.
- ♦ All outdoor equipment including HVAC and pool equipment must be screened from public view.
- ♦ All gas and electric meters must be screened with landscaping.
- ♦ All outdoor equipment must be set back from the front elevation a minimum of 20 ft.

## **WINDOW RESTRICTIONS**

- ♦ All windows must be wood or vinyl clad wood.
- ♦ All windows must be wood, vinyl clad wood, or aluminum clad wood. All windows must have brick mould trim. Windows must comply with AAMA/WDMA/CSA Specifications 101/1.S.2A440-5, "Standard Specification for windows, doors and unit skylights", latest edition, Performance Class LC meeting or exceeding the following criteria as defined by the referenced specification:
  1. Minimum Performance Grade of 25,
  2. Minimum Design Pressure of 25.0 psf,
  3. Minimum Structural Test Pressure of 37.5 psf, and
  4. Minimum Water Resistance Test Pressure of 3.75 psf.

To be approved, window manufacturers' specifications conforming to the above requirements must be submitted to the Architectural Review Committee for approval.

## **DRAINAGE**

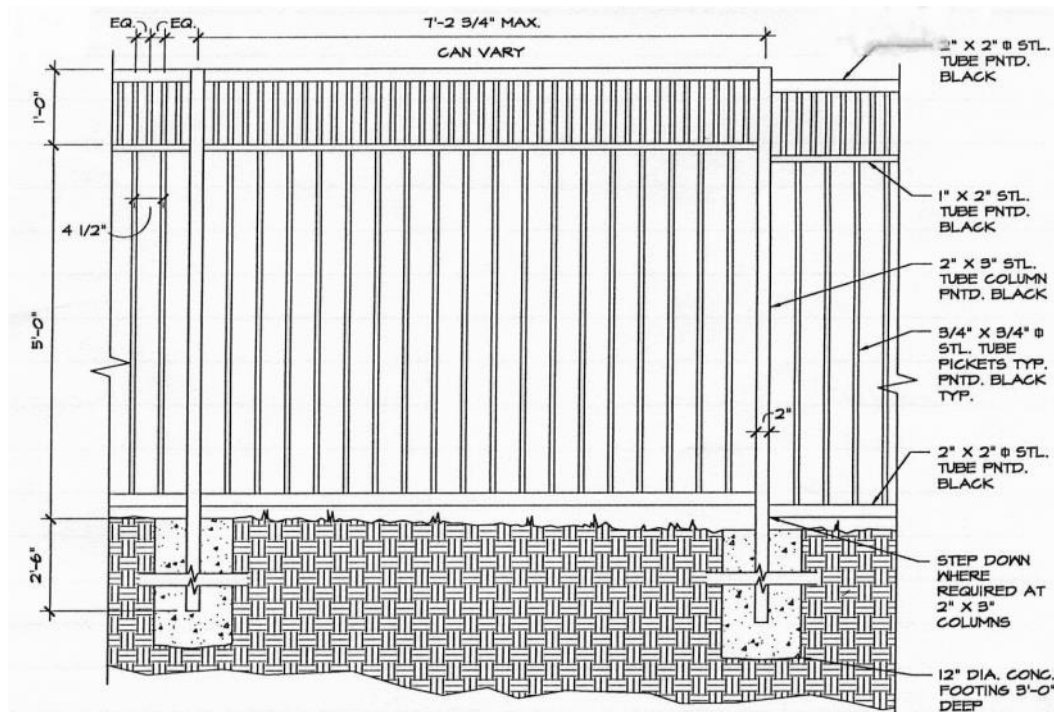
- ♦ The builder is required to coordinate both water surface drainage and under-ground drainage of improved lots with adjacent property owners, so as to ensure that there is no lot to lot drainage.
- ♦ The builder is required to coordinate with the Developer the drainage from the rear and sides of lots adjacent to the common areas to prevent damages to the landscape and the improvements therein.
- ♦ No pool drainage is allowed to discharge into the common areas.

## **WALLS AND FENCING**

- ♦ The builder is required to install fences according to the established Castle Hills' Guidelines and details.
- ♦ A plan submission indicating the fence type and location is required for approval to the ARC prior to the commencement of construction.
- ♦ Only wrought iron, masonry fencing, and board on board wood, will be considered for residences in Enchanted Hill.
- ♦ Any wooden fence sections that adjoin a community street must also include 18" x 18' masonry columns on max of 12 ft. centers.
- ♦ All fences are considered to be common fencing between adjacent property owners.

**SIX FOOT (6') HIGH WROUGHT IRON FENCING – REQUIRED INSTALLATION BY THE BUILDER**

- ◆ Wrought iron fencing is required along the rear yards on all of the lots in Enchanted Hill. All side yards which face common areas or the golf course must also be wrought iron.
- ◆ Design shall be Castle Hills 6 foot High fence (see detail below).



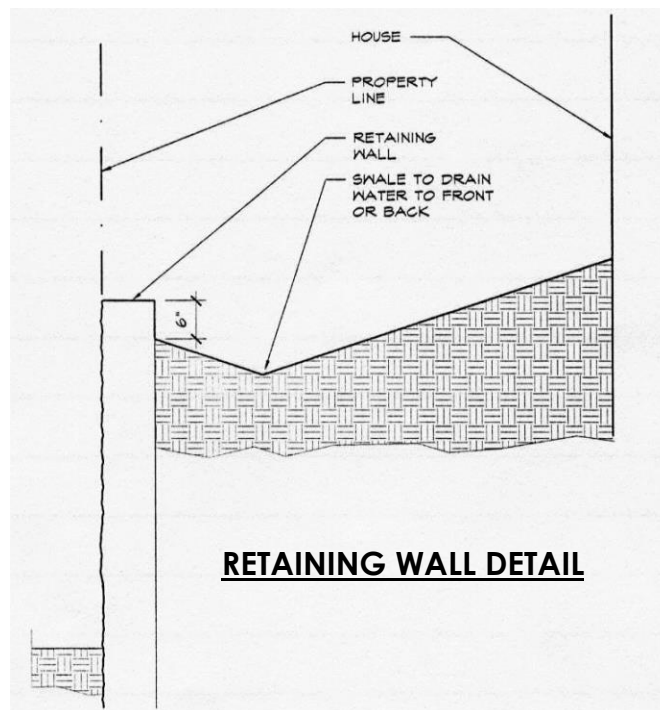
## RETAINING WALLS

- ◆ Retaining walls will be required on all lots where side or rear slopes exceed 4.5 to 1, the party on the high side shall be responsible for the cost and installation of the retaining wall.
- ◆ In the event that a lot on the high side remains in the ownership of the developer and a retaining wall is required for installation for a completed residence on the lower lot, then the developer may install the retaining wall and increase the sales price of the lot by the amount of the cost of the retaining wall.
- ◆ In the event that the uphill lot is under contract, but unclosed to a builder, then the low side builder shall notify the developer 120 days prior to the estimated completion to the low side residence. The developer shall then notify the builder of the unclosed lot and that builder will have 60 days to build the wall or the developer will build the wall and the lot price will be adjusted accordingly.



## **RETAINING WALLS CONTINUED**

- ♦ All retaining walls shall be constructed of rock or masonry construction.
- ♦ If the low side is built first and the grading plan creates more of a wall obligation on the high side lot, then the low side lot will be required to build the entirety of the high side wall.
- ♦ **Wood or Railroad Tie wall construction is not permitted.**
- ♦ **No mortared, dry stack walls will not be permitted.**
- ♦ The high side property owner shall have financial and maintenance responsibility for retaining walls between lots.
- ♦ If a builder creates a grade separation greater than the one that presently exists, then he shall bear the financial responsibility for any wall required as a result of that grade adjustment.



## **SIDEWALKS**

- ♦ Enchanted Hill design guidelines require sidewalks along both sides of Enchanted Hill's residential streets. The builder is responsible for sidewalks, including side-yards along streets. The sidewalks may extend out of the sidewalk easement if so desired with ARC approval, but must be within the sidewalk easement at each property line.

# **LANDSCAPE GUIDELINES**

## **RESIDENTIAL LANDSCAPE DESIGN GUIDELINES**

### **LANDSCAPE INTENT**

- The intent of the landscape at Castle Hills is to provide an aesthetic image for the community at a consistently high level, regardless of specific neighborhood or product type. Utilization of continuous parkway tree planting is the primary means to achieve this intent and enhance the traditional character of the neighborhoods.
- Community landscape areas will be established by the Master Developer to include the following:
  - ◇ Primary community entries and edges adjoining adjacent properties or jurisdictions.
  - ◇ Informal median landscape along King Arthur Blvd. and Holy Grail Drive.
  - ◇ Landscape/hardscape development at all neighborhood park areas and median/entry areas, within public rights-of-way.

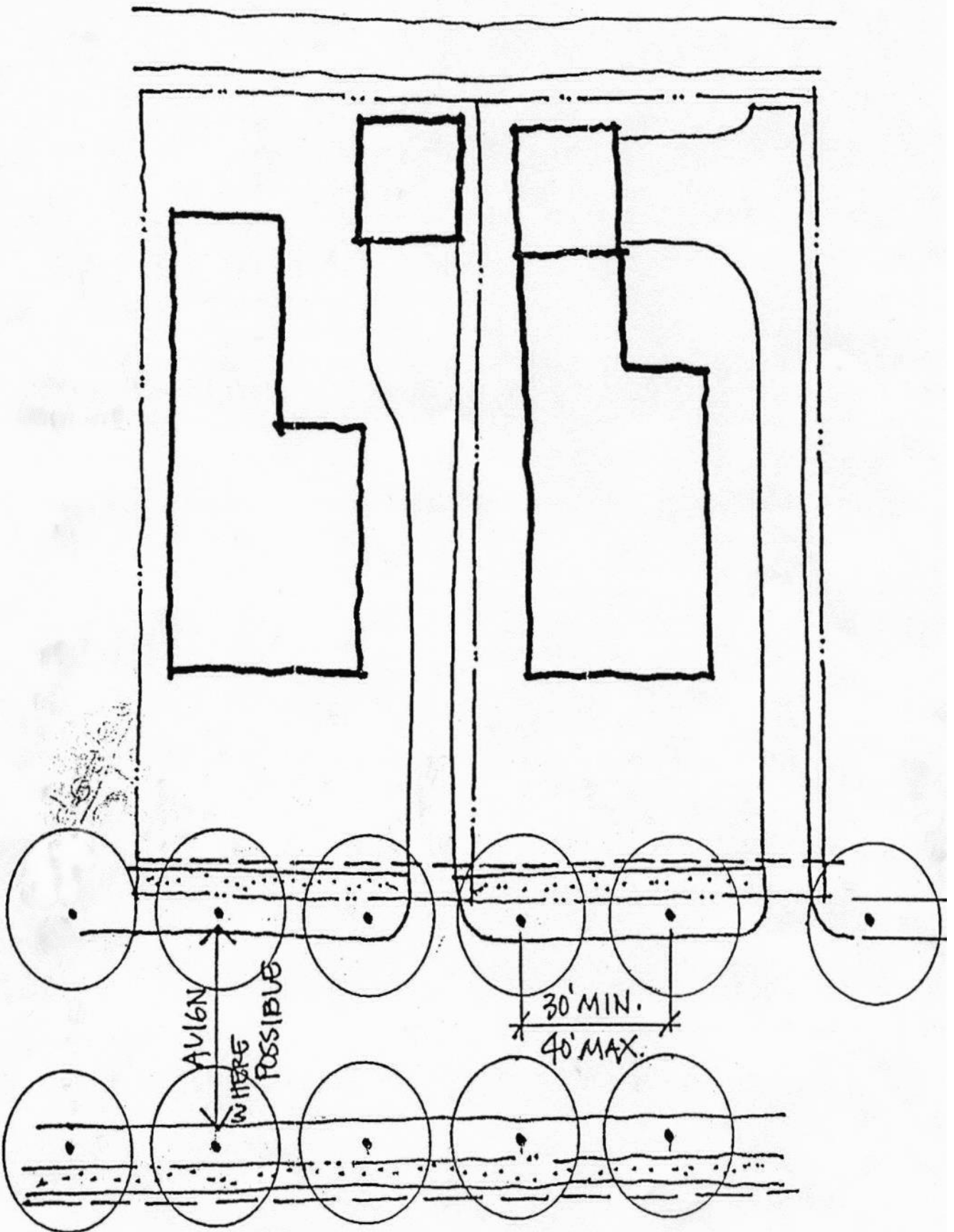
### **LANDSCAPE REQUIREMENTS**

- Each builder will be required to implement a parkway tree planting program within their **lots**. The requirements of this program are:
  - ◇ Plant trees centered within 6.5 feet parkway (between sidewalk and curb) at an average 30'-0" o.c. (reference diagram)
  - ◇ Utilize a single species of parkway tree on each street.
  - ◇ Select tree species from the approved Plant Materials List included with these guidelines.
  - ◇ All parkway trees are to be a minimum 3 ½" caliper, full and matched per species.
  - ◇ Builder is responsible for maintenance (water, staking, fertilization) of Parkway trees until time of occupancy.
- Each homeowner will be required to provide a complete front yard landscape within 30 days of occupancy. Requirements are as follows:
  - ◇ One tree (ornamental or Parkway species) per 750 square feet of front yard area.
  - ◇ Minimum 10% of the front yard area devoted to shrubs.
  - ◇ Remaining landscape area not planted with shrubs shall be planted with grass and/or groundcover.
  - ◇ All planted yard areas shall be irrigated with 100% fully automatic irrigation system.
  - ◇ **Front and rear irrigation and landscape.**

## GENERAL SITE PLANTINGS



## PARKWAY PLANTINGS



## **PLANT MATERIALS LIST / SPECIFICATIONS**

### **GENERAL REQUIREMENTS AND SPECIES**

- All plant materials within Castle Hills must comply with “American Standards for Nursery Stock”, as established by the American Nurserymen Association.
- Tree Size: 3 ½” minimum caliper, measured at height of 12” from the base of the tree.
- Root Ball Size (if Ball and Burlap material or machine transplanted material is used): Minimum 10 inch width for every 1 inch of caliper.
- Parkway Trees:
  - ◊ *Quercus virginiana* – Live Oak
  - ◊ *Quercus macrocarpa* – Bur Oak
  - ◊ *Quercus shumardi* – Shumard Red Oak
  - ◊ *Fraxinus texensis* – Texas Ash
  - ◊ *Fraxinus oxycarpa* – Raywood Ash
  - ◊ *Ulmus crassifolia* – Cedar Elm
  - ◊ *Pistacia Chinensis* – Chinese Pistache
  - ◊ *Ulmus parvifolia* – Drake Elm
  - ◊ *Taxodium distichum* – Bald Cypress
  - ◊ *Liquidambar styraciflua* Palo Alto – Palo Alto Sweetgum
- Ornamental Trees
  - ◊ *Lagerstroemia indica* – Crape Myrtle
  - ◊ *Cercis canadensis* ‘Ok. Palnora’ – Ok. Redbud
  - ◊ *Myrica cerifera* – Wax Myrtle
  - ◊ *Pyrus calleryana* ‘Aristocrat’ – Aristocrat Pear

### **LANDSCAPE MAINTENANCE**

- All landscaping shall be maintained in a neat, clean and healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, the application of pest control substances, and the regular watering of all plant material.

## TREE SPECIES BY STREET

### Phase I, Section A

<u>Street Name</u>	<u>Tree Species</u>
Merlin Drive	Shumard Red Oak
Avalon Drive	Chinese Pistache
Sir Percival Lane	Drake Elm
Holy Grail Drive	Shumard Red Oak
Sir Turquin Lane	Shumard Red Oak
Sir Tristram Lane	Bald Cypress
King Bors Lane	Bur Oak
Queen Guinevere Drive	Cedar Elm

### Phase I, Section B

<u>Street Name</u>	<u>Tree Species</u>
Merlin Drive	Shumard Red Oak
Avalon Drive	Chinese Pistache
Sir Lancelot Boulevard	Live Oak
Sir Lancelot Circle	Live Oak
Sir Kay Drive	Live Oak
Sir Ector Lane	Live Oak
Sir Bedivere Lane	Chinese Pistache
Sir Lionel Lane	Shumard Red Oak
Queen Elaine Drive	Palo Alto Sweetgum
King Arthur Boulevard	Shumard Red Oak

### Phase I, Section C

<u>Street Name</u>	<u>Tree Species</u>
Lady of the Lake Boulevard	Shumard Red Oak
Sir Galahad Lane	Shumard Red Oak
Round Table Boulevard	Chinese Pistache
King Ban Drive	Live Oak
Sir Gawain Lane	Live Oak
King Arthur Boulevard	Shumard Red Oak

### Phase II, Section A

<u>Street Name</u>	<u>Tree Species</u>
Avalon Drive	Chinese Pistache
Queen Elaine Drive	Palo Alto Sweetgum
Sir Percival Lane	Drake Elm
Sir Turquin Lane	Shumard Red Oak
Merlin Drive	Shumard Red Oak
Sir Astamore Lane	Shumard Red Oak
Sir Patrice Lane	Palo Alto Sweetgum
Cheyenne	Shumard Red Oak

## TREE SPECIES BY STREET CONTINUED

### Phase II, Section B

#### Street Name

Queen Guinevere Drive  
Sir Tristram Lane  
Merlin Drive  
Sir Lancelot Circle

#### Tree Species

Cedar Elm  
Bald Cypress  
Shumard Red Oak  
Live Oak

### Phase II, Section C

#### Street Name

King Arthur Boulevard  
Sir Gawain Lane  
Round Table Boulevard  
Queen Elizabeth Boulevard  
Sir Andred Lane  
Dame Brisen

#### Tree Species

Shumard Red Oak  
Live Oak  
Chinese Pistache  
Drake Elm  
Drake Elm  
Cedar Elm

### Phase II, Section D

#### Street Name

Damsel Cherry Lane  
Camille Drive  
King Arthur Boulevard  
Sir Lancelot Boulevard  
Sir Constantine Drive  
Queen Margaret Drive  
Avalon Drive  
Queen Elaine Drive

#### Tree Species

Live Oak  
Texas Ash  
Shumard Red Oak  
Live Oak  
Shumard Red Oak  
Bur Oak  
Chinese Pistache  
Live Oak *\*Change only in 2-D*

### Phase II, Section E

#### Street Name

**King Arthur Boulevard**  
**Sir Castor Court**  
**Merlin Drive**  
**Seven Shields Lane**  
**Merlins Rock Lane**  
**Gareths Sword Drive**  
**Wallingford Lane**

#### Tree Species

**Shumard Red Oak**  
**Bur Oak**  
**Shumard Red Oak**  
**Bur Oak**  
**Live Oak**  
**Raywood Ash**  
**Live Oak**



## TREE SPECIES BY STREET CONTINUED

### Phase III, Section A

<u>Street Name</u>	<u>Tree Species</u>
King Arthur Boulevard	Shumard Red Oak
King Mark Drive	Live Oak
Lady Lore Lane	Live Oak
Lady Carol Lane	Raywood Ash
Avalon Drive	Chinese Pistache
Damsel Caroline Drive	Texas Ash
Merlin Drive	Shumard Red Oak
Damsel Ginger Lane	Cedar Elm
Damsel Katie Drive	Raywood Ash
Holy Grail Drive	Shumard Red Oak
Queen Peggy Lane	Bur Oak
Sir Malory Drive	Bur Oak
Dame Susan Lane	Drake Elm

### Phase III, Section B

<u>Street Name</u>	<u>Tree Species</u>
<b>Harpes Castle Drive</b>	<b>Palo Alto Sweetgum</b>
<b>King Arthur Boulevard</b>	<b>Bur Oak</b>
<b>Lady Cornwall Drive</b>	<b>Live Oak</b>
<b>Lady De Vance Lane</b>	<b>Bur Oak</b>
<b>Lady Rule Lane</b>	<b>Chinese Pistache</b>
<b>Lambeth Lane</b>	<b>Raywood Ash</b>
<b>Maidens Castle Drive</b>	<b>Bur Oak</b>
<b>Morgan LeFay Lane</b>	<b>Bur Oak</b>
<b>Round Mountain Circle</b>	<b>Texas Ash</b>
<b>Seige Court</b>	<b>Texas Ash</b>
<b>Wild Forest Circle</b>	<b>Raywood Ash</b>

### Phase III, Section C

<u>Street Name</u>	<u>Tree Species</u>
Excalibur Boulevard	Cedar Elm
Hollow Hill Lane	Chinese Pistache
Long Isle Lane	Drake Elm
Silver Table Drive	Red Oak

## TREE SPECIES BY STREET CONTINUED

### Phase IV, Section A

<b><u>Street Name</u></b>	<b><u>Tree Species</u></b>
Stone Circle Lane	Bur Oak
Stony Passage Lane	Bur Oak
Landoine Lane	Bur Oak
Magic Mantle Drive	Texas Ash
Stonehenge lane	Raywood Ash
Winchester Drive	Bur Oak
Dame Laurel Lane	Live Oak
Sword Bridge Drive	Live Oak
Sir Lovel Lane	Live Oak
Oxford Court	Texas Ash
York Court	Raywood Ash
Sir Amant Drive	Bur Oak
King Lionel Lane	Bur Oak
Sir Belin Drive	Bur Oak
Salisbury Court	Live Oak
Queen Morgan Lane	Raywood Ash
King Lot Lane	Bur Oak
Windhaven Parkway	Live Oak
Water Bridge	Live Oak
Lady Lile Lane	Texas Ash

### Phase IV, Section B

<b><u>Street Name</u></b>	<b><u>Tree Species</u></b>
<b>Almsbury Lane</b>	<b>Live Oak</b>
<b>Benwick Way</b>	<b>Drake Elm</b>
<b>Black Castle Drive</b>	<b>Live Oak</b>
<b>Broken Sword Drive</b>	<b>Bur Oak</b>
<b>Chariot Castle Drive</b>	<b>Live Oak</b>
<b>Duke Saxony Drive</b>	<b>Live Oak</b>
<b>Hardrock Castle Drive</b>	<b>Palo Alto Sweetgum</b>
<b>Lady of the Lake Boulevard</b>	<b>Shumard Red Oak</b>
<b>Magic Mantle Drive</b>	<b>Texas Ash</b>
<b>Mordred Lane</b>	<b>Cedar Elm</b>
<b>Pendragon Drive</b>	<b>Live Oak</b>
<b>Red Castle Drive</b>	<b>Palo Alto Sweetgum</b>
<b>Salisbury Court</b>	<b>Live Oak</b>
<b>Shoreham Circle</b>	<b>Chinese Pistache</b>
<b>Sir Lovel Lane</b>	<b>Live Oak</b>
<b>South Hampton Court</b>	<b>Live Oak</b>
<b>Sword Bridge Drive</b>	<b>Live Oak</b>
<b>Water Bridge Drive</b>	<b>Live Oak</b>
<b>Windsor Castle Way</b>	<b>Live Oak</b>
<b>York Court</b>	<b>Raywood Ash</b>

## TREE SPECIES BY STREET CONTINUED

### PHASE IV, SECTION C

<u>STREET NAME</u>	<u>TREE SPECIES</u>
SIR ALEXANDER LANE	LIVE OAK
SIR WADE WAY	CHINESE PISTACHE
LADY VIVIANE LANE	TEXAS ASH
CASE CASTLE COURT	RAYWOOD ASH
LADY AMIDE LANE	CHINESE PISTACHE
ADVENTUROUS SHIELD DRIVE	RAYWOOD ASH
SIR TORIN LANE	CHINESE PISTACHE
GRAIL CASTLE DRIVE	RAYWOOD ASH
KING GALLOWAY DRIVE	LIVE OAK
HUNDRED KNIGHTS DRIVE	LIVE OAK
CROWN OF GOLD DRIVE	LIVE OAK

### PHASE V, SECTION A

<u>STREET NAME</u>	<u>TREE SPECIES</u>
Four Stones Boulevard	Live Oak
London Lane	Bur Oak
Laviane Lane	Texas Ash
Ironside Drive	Raywood Ash
Magic Mantle Drive	Texas Ash
Lambor Lane	Chinese Pistache
Kerrin Lane	Bur Oak
Torin Street	Bald Cypress
Blaise Lane	Drake Elm
Glastonburg Lane	Raywood Ash
Joyous Circle	Live Oak
Hemison Lane	Chinese Pistache
Brandiles Drive	Bald Cypress
Lancer Lane	Drake Elm

### Phase VII

<u>STREET NAME</u>	<u>TREE SPECIES</u>
Damsel Bella Blvd.	Live Oak
Damsel Caitlyn Dr,	Drake Elm
Damsel Grey Trail	Texas Ash
Damsel Madison Lane	Chinese Pistache

### PHASE VIII

<u>STREET NAME</u>	<u>TREE SPECIES</u>
• All Streets	Live Oak