

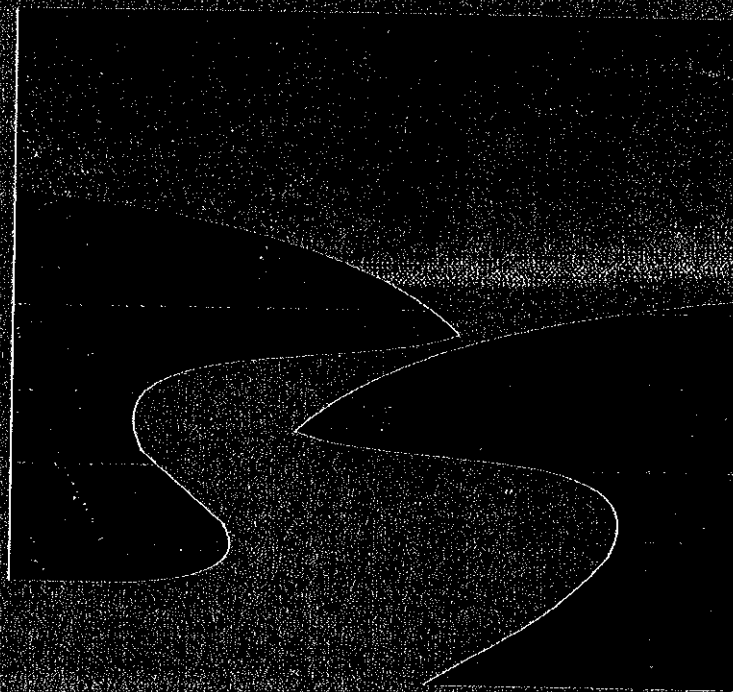
MASTER DESIGN GUIDELINES

FOR

SENDERO RANCH

February 1, 2002

(Revised)



MASTER DESIGN GUIDELINES

The Master Design Guidelines apply to the development and construction of any improvements at Sendero Ranch. The purpose of the Guidelines is to: identify and establish the aesthetic experience at Sendero Ranch; promote harmonious residential design, and protect and enhance property values. The Guidelines not only provide architectural standards and restrictions regarding height, color, massing, and building materials but extend to such matters as set back lines, site planning, fencing, lighting and landscaping. The Master Design Guidelines are administered by the Master Design Committee, which includes experienced architectural consultants. **No improvements of any kind shall commence on a Lot without the prior approval of the Master Design Committee.** The Committee's job is one of assistance, helping you and your designer maximize your architectural and living experience at Sendero Ranch.

PREFACE

The Master Design Guidelines are applicable to all residential lots and property at Sendero Ranch. Properties within the Sendero Ranch master plan may **not** be developed for non-residential uses with the exception of property fronting on major thoroughfares. **THESE MASTER DESIGN GUIDELINES DO NOT APPLY TO NONRESIDENTIAL USES**, although designated non-residential lots shall also be subject to review by the Master Design Committee and shall be encouraged to conform to the Sendero Ranch aesthetic.

As deemed appropriate by the Master Design Committee, and by its sole discretion, the Master Design Guidelines may be modified or supplemented from time to time, withstanding that any such modifications or supplements will retain the values and general appearance of Sendero Ranch.

These Master Design Guidelines are subject to the "Declaration of Covenants, Conditions, Easements, and Restrictions" as recorded in Volume 6241, Pages 0897-0918 of the Official Public Records of Real Property of Bexar County, Texas for Sendero Ranch (hereafter referred to as the Declaration). The Developer, Sendero Ranch Development, Ltd. may elect to create additional or supplementary guidelines applicable to subsequent units within Sendero Ranch and to additional property which may be annexed to Sendero Ranch by Sendero Ranch Development, Ltd. Such unit's design guidelines may add to or supplement general standards set forth in these Master Design Guidelines but will not materially contradict them or materially diminish the aesthetic and procedural standards stated herein.

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Note: These Master Design Guidelines were revised in February of 2001 to include clarification or changes to the existing guidelines, many of which were already in use by the Master Design Committee.

INTRODUCTION TO OBJECTIVES

1.0 The Sendero Ranch Difference

In contrast to the usual methods of residential development, Sendero Ranch has chosen to approach its planning from a more sensitive point of view. Emphasis is given to development that has been planned to harmonize, blend and compliment, rather than dominate the natural environment.

The philosophy of Sendero Ranch is the sensitive integration of man to nature. Its' goal is to create and maintain a "Hill Country" way of life by the subtle blending of the built environment into a harmonious and aesthetically pleasing community. Preservation of the natural environment is the unifying visual theme throughout Sendero Ranch.

1.1 Preservation of the Natural Environment

The Master Design Guidelines have been developed to communicate the philosophy of developing with sensitivity toward the preservation and maintenance of the environment. These are minimum standards of design, justified in part by the climate, environment, and the terrain of the site. They provide direction in the planning, design, and construction of residential structures and landscapes to ensure compatibility with that environment. The purpose of the Master Design Guidelines is not to create identical or look-alike residential structures, but to ensure that designs are compatible with one another and to ensure a "Hill County" environment. No residence should stand so apart in its design or construction as to detract from the overall aesthetic concept of Sendero Ranch. Creativity in design, innovative use of materials and unique methods of construction are encouraged, so long as the final result is consistent with this overall philosophy of these individual Design Guidelines.

It is the intent of the development philosophy; the residential architectural standard, and the design guidelines to preserve, protect, and enhance the special environment of Sendero Ranch. Each parcel and each lot in Sendero Ranch is considered unique in terms of its natural opportunities and constraints. **It is expected that the design of each residence in Sendero Ranch will be unique in response to the parameters of each Lot.** In an effort to achieve a synthesis of nature and residence, each residence should be placed on the site to minimize disruption of the existing environment; to preserve the natural features of each Lot such as: views; significant existing plant and tree materials; topography; creek beds and other natural drainage features. The Master Design Committee shall evaluate each proposed design for appropriateness to its Lot and compliance with the objectives of the Design Guidelines.

It is strongly recommended that each Owner retain competent professional services for planning and design. A thorough analysis and understanding of a particular Lot and the Owner's special needs and the skill to translate these factors into building form, as well as the ability to convey to the Master Design Committee the concept and design of a proposed residence or other improvement, are all elements of the design review process.

1.2 Sendero Ranch Water Ethics

In keeping with the development's concern for the natural environment, Sendero Ranch encourages the conscientious consideration of water as a precious natural resource. As a property owner at Sendero Ranch, you too become a steward of the land and its resources. Here are just a few of the things you can do in planning your new home to conserve and protect our precious water.

1. Use low flow plumbing fixtures.
2. Install drought tolerant indigenous landscaping.
3. Discontinue irrigation once new plants have established themselves.
4. Install "instant" hot water heaters near points of use.
5. Install and maintain a grey water or aerobic digestion system for irrigation.
6. Install a cistern to catch rainfall in order to provide or augment irrigation.
7. Omit the use of pesticides and fertilizers within natural drainage areas to prevent contamination of the Edward's Aquifer.
8. Artificially filled ponds are discouraged.

1.3 Sendero Ranch Energy Usage

As stewards of the land and its' associated natural terrain, the community of Sendero Ranch encourages the minimum usage of all nonrenewable energies and encourages the adoption of appropriate passive energy technologies and the utilization of renewable resources. These technologies include a wide variety of materials, hardware and systems such as insulation, set back thermostats and high efficiency appliances.

Good planning is essential in minimizing energy use and waste. The following are just a few of the factors your architect should consider in planning your new home:

1. Protect all glass areas exposed in summer with deep recesses, overhangs or other devices to minimize heat gain.
2. Orient your home so that its patios, courtyards and windows take refuge from the summer sun, but also can take advantage of the sun's heat in the winter.
3. Properly distribute areas of thermal mass and properly locate high resistance insulation to stabilize the interior's mean radiant temperature.
4. Protect against cold north winter winds and open the house up to the prevailing summer southeasterly breezes.

Remember that you are designing for the Texas Hill Country. Study its climate and natural environment. These efforts will pay dividends.

SITE DEVELOPMENT GUIDELINES

2.0 Overview

Like most ecosystems, the existing landscape at Sendero Ranch is fragile and if disrupted by negative development impacts, it could take years to naturally re-cultivate. Due to these concerns, the Committee has developed guidelines for your benefit, intended to provide protection for the land and its vegetation.

2.1 The Lot

Each lot in Sendero Ranch has been divided into three areas: a **Conservancy Area**, a **Native Area**, and a **Developable Area** that includes the building envelope.

The **Conservancy Area** has been created to provide a natural zone of undisturbed landscape to provide privacy and a noise buffer between residences as well as a habitat refuge for wildlife at Sendero Ranch. This Area typically consists of a 25-foot strip along the side and rear lot lines. **Only the removal of dead vegetation material on the ground is allowed in order to promote healthy growth of existing native vegetation in this area. Any vegetation removed or damaged during construction, or by deliberate action of the lot owner, or his agents, shall be replaced at the owner's expense. Dead lower limbs of living cedar trees are not to be trimmed within the Conservancy Area. No machinery of any type is permitted in this area.**

The **Native Area** consists of half or 50% of the overall lot; including the Conservancy Area. The **50-foot front lot line fence setback shall also be part and parcel of the Native Area.** Lot owners may trim and remove underbrush in this area while preserving existing trees and mature healthy shrubs, although **no tire or track mounted machinery of any type (e.g. bulldozers, backhoes, bobcats, mulchers, etc.) shall be allowed within the Native Area for any purpose.** The use of such equipment will severely damage the natural appearance of the Lot. The addition of trees, and shrubs native to Sendero Ranch is allowed with the approval of a Landscape plan submitted to the Master Design Committee. Only plants indigenous to the Texas Hill Country should be used in the Native Area (see Appendix B). The sowing of a mix of native grasses to discourage erosion and wildflowers to provide spring color are also encouraged. No landscape materials, soil, mulch, gravel or rock may be unloaded or stockpiled in the road right of way adjacent to the road pavement, or in the front fifty foot area of the property, as this is part of the Native Area.

The **Developable Area** consists of the remaining half or 50% of the overall lot area and includes the Building Envelope. The Building Envelope is defined as the area required to complete the construction of the planned improvements. The Developable Area shall be subject to the approval of the Master Design Committee to insure the protection of any significant topographical features, drainage areas or archeological features. Natural terrain features such as slopes, ridges, knolls and rock formations should be carefully

considered and integrated into the development of the lot. Landscaping should be carefully planned to integrate well with the natural area, utilizing a combination of indigenous plants. The addition of nonnative planting is allowed; although the Master Design Committee suggests the limited use of non-native plants, only in selected areas (please refer to Appendix B, Section 2). These plants should be non-invasive and, when mature, should not dominate the surrounding Native Area. The guidelines for the residence and other construction are provided within the Architectural Design Guidelines, Sections 3.0-3.15 in this document.

Entry drives are considered to be part of the Developable Area. To the extent practical, drives shall be winding, following the natural terrain. Washes and drainage ways may be bridged, but shall be left free and unimpeded in their natural state. Drives which cross a Recharge Feature Easement shall abide with the regulations of the Texas Natural Resource Conservation Commission and the approved Water Pollution Abatement Plan for Sendero Ranch. **In no case shall driveways, guest parking or motor courts encroach into the twenty-five (25) foot Conservancy Area.**

It is the goal of Sendero Ranch for the appearance and character of all its buildings and other improvements to harmonize with and enhance their natural settings, rather than dominate the landscape and contrast sharply with them.

2.2 Lot Clearing

The clearing of your lot is one of the most important decisions you will make on your lot, whether clearing for construction of your home or later to further landscape and improve the lot. The following must be adhered to when clearing the lot.

- (a) **No clearing of the driveway or home site may take place until house plans have been submitted to and approved by the MDC.**
- (b) No clearing is allowed within the Conservancy Area. No machinery of any type permitted.
- (c) No tire or track mounted equipment is permitted within the Native Area of the lot.
- (d) The use of track mounted equipment, (e.g. bulldozer) is only permitted within the building envelope, to clear for the home or driveway.
- (e) Debris from brush piles must be removed or mulched within three months.
- (f) Mulch piles should be spread within three months.
- (g) All stumps shall be cut off at ground level or removed from the ground and disposed of within the same period as the brush cleaning.

- (h) **Burning is not permitted in Sendero Ranch at any time by the owner or by a builder.**
- (i) All lot owners are encouraged to leave as much native habitat as possible, use view corridors in lieu of clear cutting, or develop pocket clearings to add depth of view and privacy.

2.3 Combining Lots

In cases where the Owner has purchased two contiguous Lots and would like to combine the Developable Area into a single home site, the Owner must receive consent from the Master Design Committee. A relocated Building Envelope and Developable Area may span the common Lot line, however, it is possible that such a location could have negative impacts such as impairing views from adjacent or nearby lots, blocking natural drainage ways or harming archeological or geological features, and therefore be unacceptable and disapproved by the Master Design Committee. It is encouraged that the Owner, or his delegated Architect/Designer, submit a plan for the reconfiguration of the Developable Area prior to the Preliminary Submittal. An approved reconfiguration of the Developable Area is a prerequisite, prior to the consideration of any other building approvals by The Master Design Committee. Approval is subject to the sole discretion of the Master Design Committee.

2.4 Site Planning Recommendations

Planning the location of your building improvements is an important aspect in the design process. Your Architect/Designer should consider the following site planning recommendations:

- (a) Consider the potential impact of future homes and improvements on neighboring and nearby Lots upon the views and privacy of your own home, and conversely consider the impact of your home upon the views and privacy of your neighbors. **Locate your improvements away from prominent ridges and just off of hill tops.** Please take into consideration the impact of all improvements on the privacy of adjacent property owners.
- (b) Evaluate the daytime versus nighttime quality of your views and arrange your living spaces to correspond to these differences.
- (c) Position your driveway and garages so they do not dominate the entry experience of your home or significantly impact the views or enjoyment from your living and entertaining areas, or those of your neighbors.
- (d) Out buildings such as guest houses, garden sheds or out-of-door spaces such as a Ramada, and any of their associated connecting walkways, should be visually integrated with the main house and surrounding landscape.

- (e) Carefully consider site drainage and building runoff. Avoid unnatural modifications of existing drainage. Avoid soil erosion by seeding natural perennial grasses and other planting material on exposed or disturbed soils. Consider capturing building runoff in a cistern for the conservation of water and for future irrigation.

2.5 Site Planning Requirements

While the natural topography in Sendero Ranch can vary considerably from Lot to Lot, the following are general guidelines and will apply in the absence of special circumstances:

- (a) Extensive cut and fill slopes should be avoided, and if required should have minimal exposure following completion of construction; site drainage and grading should be done with the goal of minimum disruption to the Lot. Any cutting and/or filling should be addressed on preliminary submittal.
- (b) Surface drainage shall not drain to adjoining Lots or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off site soil erosion on open spaces. When a change in the drainage way within a given Lot is absolutely necessary, avoid right angle diversions, and create a positive drainage in a logical and natural manner.
- (c) No change in natural or existing drainage patterns for surface waters shall be made upon any Lot that could adversely effect natural drainage patterns or another Lot.
- (d) Carefully evaluate the erosion potential and safety of the site based upon the percentage and direction of slope, soil type, and vegetation cover. Erosion within the Native Area shall be controlled through the use of plant materials or other erosion protection approved by the Master Design Committee.
- (e) Each Lot Owner must abide by the restrictions and regulations of the Water Pollution Abatement Plan for Sendero Ranch as approved by the Texas Natural Resource Conservation Commission.

In the event of any violation of the above, the Master Design Committee may cause the Lot to be restored immediately to its existing state prior to such violation. The Owner's building deposit may be used for this purpose at the discretion of the Master Design Committee.

2.6 Parking Spaces

Each residence shall contain parking spaces within the Lot for at least two automobiles in an enclosed garage either attached to or detached from the main structure of the residence. A minimum of two (2) additional parking spaces should be provided near the residence to accommodate guest parking. Except for special events, no on-street parking will be permitted for residents or their guests' vehicles. Views of guest parking areas from adjacent Lots, street, or public spaces should be mitigated and diffused by screen walls or a combination of screen walls and landscaping. Walls shall be between 36" and 48" high. Landscaped berms are discouraged unless appearing natural to the landscape. No exterior storage of recreational vehicles or boats will be permitted on any Lot.

2.7 Setbacks

Minimum setbacks for buildings from Lot lines are as follows:

- (a) Front yards and side and rear yards adjacent to a street: 125 feet.
- (b) Side yards: 50 feet, where provided, with an aggregate of 100 feet per Lot.
- (c) Rear yards: 75 feet.
- (d) Minimum distance between buildings on adjacent Lots: 100 feet.
- (e) Minimum distance between main and accessory buildings on a Lot: 10 feet.
- (f) Each lot in Sendero Ranch has a 50'.0" front lot line fence set back (and 50'.0" side set back for corner lots only). The purpose of these 50'.0" fence setbacks is to create **senderos** and to maintain the natural appearance of the Texas Hill Country along the roadways.

Setbacks will be reviewed on the merits of the submitted site plan design. Final approval of any changes in setbacks shall be by the sole discretion of the Master Design Committee. **When a setback variance has been granted, or when the home is within five feet of a setback line, a form survey is required to be submitted to the Master Design Committee prior to pouring the foundation.**

2.8 Drives & Entranceway

Structures, roads, driveways or any improvement should be designed with the objective of fitting the existing contours of the site as nearly as possible, with minimal excavation.

Freestanding site walls, bollards, planters or gate posts may be allowed at the driveway entrance, as long as the improvements are a minimum of 50 feet from the front property

line. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, and no driveway entrance feature shall exceed 8 feet in height and 50' in width along the street (25' from either side of the centerline of the driveway).

Entrance driveways should be located so as to minimize their visual impact on important natural features of a Lot such as large or significant plant materials, washes or drainage ways, and to minimize disruption of the existing landscape. Driveways shall be a minimum of 12 feet and a maximum of 16 feet wide at the property line. Only one driveway entrance will be permitted for each Lot. A secondary entrance may be considered by the Master Design Committee at its' sole discretion.

Drives which cross a Recharge Feature Easement shall abide with the regulations of the Texas Natural Resource Conservation Commission and the approved Water Pollution Abatement Plan for Sendero Ranch.

Stone, flagstone, exposed aggregate concrete, concrete pavers, brick and asphalt are all approvable driveway paving materials. Asphalt drives are encouraged to have edging and/or feature strips of an approved material. Areas of decomposed granite may also be allowed if contained appropriately with an edge condition, and provided, that in the view of the Master Design Committee, such a drive will not produce burdensome dust on adjoining Lots or Common Areas.

Entranceway designs and drives are subject to the approval of the Master Design Committee.

2.9 Perimeter Fencing

In keeping with the Sendero Ranch philosophy, perimeter fencing, including fencing along the 50 foot fence setback lines, shall consist only of the following kinds of ranch fencing:

- (a) **Posts.** Cedar posts shall be placed 10- 12' on center (min. 3-4" diameter for in-line posts and 6-7" diameter for corners and H-braces) with cedar stakes or metal tee stakes (color to be approved by the Master Design Committee) between each post. Cedar posts may be stripped of bark. Painted iron pipe (color to be approved by the Master Design Committee) may be used in lieu of wood posts. In-line pipe shall be a minimum of 2 3/8", and corners and H-braces shall be a minimum diameter of 2 7/8". Wolmanized pine or other wood posts are permissible. Top rails are not permitted.

Iron pipe shall be placed at a maximum of 200' (100' is recommended) provided there are no comers, or any changes in direction, and must have metal tee stakes or cedar posts placed 10-12' on center. In general, H-braces should be placed at all changes in direction and at all ends.

- (b) **Wire.** Wire shall be standard 47" Sheep and Goat galvanized wire fencing (12.5 ga. or better). The overall height of the fence shall not exceed 56". The wire fencing shall be tied at a height of 48", and may be topped with two strands (2" above fencing, and then 6" for a total fence height of 56") of either smooth wire or barbed wire. Non-climb wire (12.5 ga. wire or better) 48" in height, 2X4 12.5 ga. welded wire 48" in height, or 48" 8 ga. welded wire panels, may be used in lieu of the Sheep and Goat wire fencing.

Also, five strands of smooth wire or barbed wire may take the place of the fencing. This kind of fencing will also allow for the easier passage of fawns and other small wildlife within Sendero Ranch.

No "deer proof" perimeter fencing or any fencing above the height of 56" shall be permitted which would restrict the movement and habitat of wildlife presently existing on Sendero Ranch.

2.10 Interior Fencing

- (a) Approved perimeter fencing and wrought iron fencing, as approved by the Master Design Committee, is allowed for use around pools and interior enclosures.
- (b) Wood rail and picket fences are allowed at the discretion of the Master Design Committee.
- (c) Chain link fencing is prohibited for any use.

2.11 Walls

Walls may not be used along the front Lot line in lieu of fencing, or within the boundaries of the Native Area of the Lot, although walls may be used within the Developable Area. Walls when allowable by the Master Design Committee shall be stone walls with a minimum thickness of 12", and maximum height of 72". The type of stone and coursing (pattern of laying) shall be restricted by approval of the Master Design Committee at its' sole discretion. The Committee encourages the use of "Sisterdale Limestone" and similar limestones. Unusual stone and unique patterns of coursing shall not be allowed. Walls should be constructed either as full masonry walls or so that the manner of coursing does not belie veneer construction.

Walls within the Developable Area shall on the whole conform to the restrictions of building structure materials and are subject to approval by the Master Design Committee.

2.12 Washes and Drainage Easements

Natural drainage ways occur throughout Sendero Ranch. These are important recharge features for the Edwards Aquifer and should not be significantly obstructed. Bridging over by drives or the siting of building improvements alongside or above natural drainage ways are appropriate and can be desirable, as long as they comply with the approved Water Pollution Abatement Plan for Sendero Ranch. Building improvements, including landscaping, however, must be designed so as not to be situated within or obstruct 100-year storm flows. Also, drainage easements have been established which encompass washes with projected 100-year storm flows of greater than 50 cubic feet per second. These easements are areas of special consideration due to the potential for water flows of a high volume, and must remain unaltered and unobstructed except as may be approved by the Master Design Committee. In such cases, a backwater flood analysis prepared by a Texas licensed civil engineer, ensuring the safety and feasibility of the design, may also be required by the Master Design Committee.

In general, the surface drainage across a Lot must enter and leave the Lot in the same locations as before construction of improvements, and in no condition may any improvements regarding natural drainage ways force water onto adjacent property.

2.13 Swimming Pools

Swimming pools should be designed to be visually connected to the residence through the use of walls or courtyards, and must be screened from view from adjacent Lots, streets and public spaces. Above ground pools shall in general not be permitted. Pools may be constructed on slopes exposing one or more sides of the pool, although the exposed sides should be concealed either in approved building materials or by decks or platforms approved by the Master Design Committee. Swimming pool designs must be submitted for review and approval prior to installation. Plans must include security fencing around the pool, or perimeter fencing on the lot.

2.14 Freestanding Basketball Hoops

Basketball hoops and backboards may be installed on any property, only when approved by the Master Design Committee. The installation of game backboards and such should consider the privacy of adjacent Lots, as well as color and obtrusiveness of its location. The basketball hoop and/or game backboards should be dismantled when no longer utilized.

2.15 Address Identification

Individual address identification devices for each approved residence shall be installed by the Lot Owner. Such devices should utilize the same materials and colors as the residence and must reflect its design character. No "unique" identification devices will be permitted. No additional signage detached from the residence will be permitted, except one temporary construction sign or other signs as permitted by the Declaration and approved by the Master Design Committee. The Master Design Committee may, in the future, with the approval by majority vote of the Board of Directors of the Sendero Ranch Owner's Association, require installation of uniform address identification

devices for all Lots, including Lots with previously constructed identification devices. The design of the Lot identification device must be presented on the final Site Plan submittal.

In addition to the afore mentioned specifications regarding address markers, the marker must be located within the property of the homeowner and out of the street right of way. This will differ on each lot and owners should check the pins at the front of the Lot, but in no circumstance should an address marker be closer than ten (10) feet from the edge of the pavement.

As there are no street lights in Sendero Ranch, the owner may want to consider using low voltage lighting to illuminate the address for safety reasons. This and any lighting must be approved by the Master Design Committee (see Section 2.14 below, "Site Lighting.")

2.16 Site Lighting

Excessive and obtrusive lighting can be invasive to neighboring lots as well as intrude upon evening Hill Country vistas and the night sky over Sendero Ranch. Site lighting should be included in the landscaping plan and submitted for review and approval prior to installation.

"Site lighting" is defined as exterior lighting mounted either on the ground, in trees, or on site walls for the purpose of: providing safe passage between building improvements, accent lighting of building improvements themselves, or accent lighting of trees and other landscape features.

"Building mounted lighting" means lighting built into or attached to buildings on the walls, ceiling, eaves, fascias or other locations for the purpose of providing general illumination, area illumination, security illumination or landscape illumination.

"Security lighting" means lighting intended to provide bright general illumination of the area adjacent to a residence during emergency situations.

The Master Design Committee has established the following guidelines for residential site lighting:

- (a) Site lighting must be directed onto trees, vegetation or prominent site features, and not upon the buildings. The accent lighting of the building improvements themselves is discouraged but allowed on a low level illumination basis.
- (b) Building mounted lighting must be directed downward away from adjacent Lots, streets and open spaces and may not be used to light walls or building elements for decorative purposes.

- (c) All exterior lighting must provide for **complete shielding** of light sources; no bare lamps will be permitted. Care should be taken to shield the lamp from view. One should see the effect of the light, not the lamp itself!
- (d) Only incandescent lamps with a **maximum wattage of 75 watts** will be allowed unless approval is received from the Master Design Committee.
- (e) No lighting will be permitted within the Native Area of the lot. Site lighting must be confined to areas enclosed by walls or other screening devices which minimize the spill of light outside the Developable Area, or be in the immediate vicinity of the main or secondary entrances.
- (f) Security lighting, which by its nature, is bright and of a general nature, will be permitted with the understanding that it will **only** be used in emergencies. Its separate circuiting and controls shall be shown on the final plan submittal.
- (g) Up-lighting will generally be disallowed, as will an excessive number of fixtures, or excess light levels and glare.

2.17 Tennis Courts and Other Sport/Recreational Facilities

In cases where the Owner of a Lot wishes to construct a tennis court, other recreational surface, or other recreational facility, it should be shielded from view and be inconspicuous in nature. All courts and sports facilities must be submitted to the Master Design Committee for review and approval before installation. The following criteria should be used:

- (a) Any grading required to create a level playing surface should achieve a balance of cut to fill.
- (b) The playing surface must be screened from view on all sides.
- (c) A combination of solid walls and approved fencing is recommended and may be required. The height of perimeter protection may be limited if, in the opinion of the Master Design Committee, such devices would be obtrusive and/or unattractive.
- (d) Additional landscaping with indigenous trees and vegetation may be required to mitigate the court's visibility from nearby streets, Lots and Common Areas.
- (e) Bright sports lighting would disrupt the Sendero Ranch night scape; therefore, the lighting of tennis courts and other sport/recreation areas are disallowed by the Master Design Committee.

- (f) Batting cages or other sports structures and equipment may be allowed at the sole discretion of the Master Design Committee. Lot size and proximity to neighbors will be taken into consideration.
- (g) Tree houses and play structures must be submitted for approval prior to construction/installation and must be screened from view. Trampolines must also be screened from view.

2.18 Standardization of "For Sale" Signs

Signage shall be limited to one (1) sign per lot. The sign shall be a standard Sendero Ranch sign-face. The Sendero Ranch Owners Association can direct the owner to a company that can produce the sign for a fee. The Sign shall be as follows:

- (a) The sign shall be a single-faced, panel type, constructed to 24" x 36" dimensions with Sendero Ranch colors and logo. No additional signs may be attached to the main sign or be suspended below it.
- (b) A maximum of five lines of information may appear on a sign. No descriptions, such as size and number of bedrooms and baths shall be allowed. This information shall be limited to:
 - FOR SALE
 - The Real Estate Company Name
 - Real Estate Agent Name
 - One (1) phone number
 - Lot # _____ Acreage _____
- (c) The sign shall be mounted on a standard metal sign support and placed in the ground. It may not be attached to a tree or fence.
- (d) The sign must be removed at the time the house is sold.

ARCHITECTURAL DESIGN GUIDELINES

3.0 Introduction

In order to create an identifying character as well as a harmonious community, Sendero Ranch has developed architectural guidelines. The character of "Hill Country" architecture has been emphasized. Restrictions and guidelines have been developed for materials, size of residence, massing, colors, slope of roofs, and other elements to assist owners and their architects/designers in creating architecture which maintains the spirit of Sendero Ranch life.

3.1 Building Heights

The terrain of Sendero Ranch is varied, with hilltops, valleys and other changes in elevation, making absolute and uniform applicability of height restrictions for residences both inadvisable and impractical. These Master Design Guidelines are intended to discourage and/or prevent any residence or other structure which would appear excessive in height when viewed from a street, public space, or other Lot, or which would appear out of character with the Sendero Ranch aesthetic. Consequently, despite the maximum heights generally permitted as herein specified, the Master Design Committee may disapprove a proposed residence or other structure or structures which may be within the maximum height guidelines. **These considerations will be of particular importance concerning residences to be constructed near or upon tops of hills or ridges.**

In general, Sendero Ranch encourages the siting of residences and improvements away from hill tops or in prominent ridge locations. It is preferred that vistas of the native landscape remain as unimpeded as is practical, and that building improvements not dominate the environment.

In no case shall the overall height of a residence exceed 36 feet measured in a vertical plane from the highest roof ridge or parapet to the natural grade at the lowest point adjacent to the residence exclusive of driveway.

3.2 Building Sizes

Unless specifically given a variance, **residences will contain at least 2,300 square feet of living area.** Smaller residences may be approved by the Master Design Committee if, in its opinion, the design would not result in a residence which would be out of character or value with the other residences in the area.

3.3 Building Massing

In order to enhance the concept of predominance of the environment, and following the spirit of early Texas houses, building masses should be broken into a main mass, with smaller scale appendages, ells or outbuildings. Use covered links to attach a garage, guest house, or other outbuildings which may be used frequently. The creation of ranch-like compounds is encouraged. Porches and sleeping porches should be used to articulate building mass as well as provide adjacent interior spaces with shade and

covered out-of-door access. Cisterns can also become an architectural element to assist in creating variance in height and shape to the overall theme.

Unless otherwise approved by the Master Design Committee, each residence shall be composed of at least two visual building masses, one of which whose height must differ by at least 2'-0". See Illustration 1.

3.4 Building Colors

Colors for the body of the house (whether stone or plaster) should be compatible with the landscape around them. Choice of stone color should be limited to regional stone colors. Stone of unusual color or distant origin would lack historical context for the construction of a "Hill Country" house.

Similarly, choice of plaster color should either: imitate a regional limestone color; be a color which is compatible with the colors of the native landscape; or get their color source from mortar colors found in early stone "Hill Country" houses.

Colors for exterior art work and sculpture should also be muted tones chosen to blend rather than contrast with the residence's surroundings.

3.5 Accent Colors

In keeping with "Hill Country" tradition, accent colors on front doors, window sash and screens or other incidental elements are allowed as long as, in the opinion of the Master Design Committee, the accent does not overwhelm the building's basic color or create a visual distraction from the street, adjacent Lot, or Common Area.

3.6 Roofs

Since roofscapes form an important part of the visual environment, they must be carefully designed. In keeping with our goals of visual harmony and sensitivity to the predominant Hill Country styles, the Master Design Committee strongly encourages pitched metal roofs for the main body of the house as well as any significant outbuildings. Limited use of other materials for porches and roofs not visible from any other lot or common area may be approved by the Master Design Committee on a case by case basis.

All pitched roofs, not including porches, must comply with the following:

- (a) Minimum slope of 6 in 12.
- (b) There shall be no more than two different roof slopes for any one structure and for all of the structures built on the Lot, exclusive of attached porches and ornamental architectural elements.
- (c) All roofs must be standing seam (26 gauge minimum) metal as follows:
 1. Standing seam galvanized tin, copper or zinc.

2. Painted Earth tones or natural metal colors. (No black or white roofs are allowed.)
3. Non-glare surfaces are preferred, although the natural aging of metal roofs is allowed.

(d) No mechanical equipment shall be located on pitched roofs.

The use of cupolas, lanterns, dormer vents or windows, and weather vanes are encouraged.

Roof mounted mechanical equipment is prohibited on any roof, unless in the judgement of the Master Design Committee, it does not adversely affect views from streets, other Lots, or public spaces. When permitted, such equipment must be screened from view from streets, other Lots, or public spaces. All sloped roof materials used at Sendero Ranch must be approved by the Master Design Committee.

All porch roofs must comply with the following:

- (a) Porch roofs historically were often at a shallower roof pitch than the main body of the house and are allowed. Low pitched metal roof shall be designed to the manufacturer's specifications.
- (b) Porch roofs which are designed with a slope of less than 1 to 12 or flat roofs may have alternate types of roofing, such as modified bitumen rolled roofing, or single membrane roofing, with the caveat that the roofs not be visible either from the Lot itself or from any other Lot,, or street. Select a color to match or complement the color of the roof on the main body of the house. Lighter colors will help lessen heat load during the summer.

3.7 Materials - Exterior Surfaces

A minimum of 90% of the body of the primary residence must be constructed of native or Texas stone. The stone, when used as a veneer, should be laid as if to resemble an actual masonry load bearing wall with more or less rectilinear joints. Random irregular stone is not allowed. Stone should be distributed on all sides of the main house and outbuildings. Full height stone walls are preferred over wainscot.

Plaster exterior walls may be used in lieu of stone for the body of the primary residence, although a minimum of 20% of the exterior should incorporate allowable stone. The stone should be distributed on all four sides of the home. Plaster colors should be limited to earth tones that would harmonize with the natural landscape. Stone should be used for chimneys, lintels or to a more decorative extent around doors and windows, or as a base detail. Alternatively, the main body of the house could incorporate stone while an ell or wings be constructed with plaster. **Finish material on all exterior walls should be continued down to within 12 inches of the finished grade.**

Other exterior surfaces must generally be of materials that will withstand the climate extremes, and like stone and plaster, be natural and unobtrusive to the surrounding landscape.

The use of wood is allowed but requires careful consideration and detailing particularly as a wall surface material. Logs and board and batten have historical precedence and are encouraged over wide board contemporary siding. If a wood siding is being considered, take care in selecting the appropriate scale and profile. Such selection will be at the approval of the Master Design Committee.

Outbuildings in general must be of similar construction to the main body of the residence, although other materials such as wood may be allowed on a case by case basis.

All chimneys must be constructed of stone or plaster. **If a metal fireplace is used, a decorative cap or bonnet must be installed to screen the spark arrester.** Design must be submitted for approval.

Materials which are specifically prohibited are: metal siding, opaque glass, glass block, mirrored glass, vinyl and plastics, reflective materials, reflective exterior art work and sculpture, and other materials whose appearance in the judgment of the Master Design Committee does not convey strength, permanence or durability. Stained glass panels will be considered on an individual basis.

Avant garde or highly contemporary styles and materials are also strongly discouraged, and may be rejected by the Master Design Committee in its sole discretion.

3.8 Building Projections

All projections from a building including, but not limited to, chimney caps, vents, gutters, down spouts, utility boxes, porches, railings, and exterior stairways shall be visually integrated into the overall design, unless otherwise approved by the Master Design Committee in compliance with Article 3.4 Building Colors and 3.5 Accent Colors. All building projections must be contained within the Building Envelope.

3.9 No Antennae or Flagpoles

There shall be no antennae of any sort either installed or maintained, which are visible from neighboring property, streets or Common Areas except as expressly permitted by the Master Design Committee.

Free standing flagpoles are not allowed on any Lot. The displaying of the American flag is permitted and encouraged, if it is hung from a pole bracket mounted on the residence or if it is suspended from a roof overhang.

3.10 Skylights and Windows

Skylights and windows are important sources of natural light but can be positive contributors of solar heat gain. They can also be sources of undesirable reflections and

glare; particularly at night. Care must be taken in locating, positioning and sizing of all windows and skylights. Skylights might be either tinted bronze or gray, rather than white or clear, to help disguise their appearance on a pitched roof. Skylights should not be visible from neighboring properties, streets or common areas.

Proportionately tall windows, windows with transoms, and multiple banks of windows as opposed to large picture windows are encouraged. Equal sash windows are preferred. Horizontal sliders are not permitted. Window division patterns must be submitted for review.

3.11 Porches and Patios

Porches and Patios are encouraged and should be designed as integral parts of the residence, so they maximize the enjoyment of the Hill Country's climate and capitalize on the views from the Lot. By properly orienting these outdoor spaces, summer southeast breezes can be captured or winter north winds deflected, the sun can be directed to create shade or allow light, and privacy can be gained. Porches and patios can provide alternative living areas, e.g. consider the use of sleeping porches on first or second floors or use patios for creating lush alternatives to the native countryside.

3.12 Architectural Screen Walls

Screen walls should be a visual extension of the architectural design of the residence. They may be used to separate private areas from the rest of the Building Envelope and used as screening for parking and service areas. The colors, and materials of walls must conform to the same standards described in Articles 3.4, 3.5, and 3.7 of these Master Design Guidelines.

Finish materials on all building walls and screen walls should be continued down to finish grade to the extent possible, thereby eliminating unfinished foundation walls.

3.13 Service Yard

All above-ground garbage and trash containers, mechanical equipment, and other outdoor maintenance and service facilities must be screened from other lots by walls. These walls must be shown on the approved plans and constructed of materials approved by the Master Design Committee.

3.14 Guest Houses and Out Buildings

Such structures are encouraged and may be attached by covered links or be detached but should be in the same general architectural style and material as the residence. Use walls, patios, courtyards, or landscape elements to visually relate detached buildings to the main residence. Separating activities or spaces from the main residence allows their advantage of alternative views, can give privacy, and provide architectural complexity to otherwise simple ranch-like forms. Out buildings must comply with all regulations and will be subject to these Architectural guidelines.

3.15 No Visible Storage Tanks

All propane tanks, water tanks, or similar storage facilities shall either be shielded from view by walls or structures or shall be located underground with all visible projections screened from view. Use and/or construction shall comply with all applicable codes and ordinances. Screening must be submitted for review and approval by the Master Design Committee.

3.16 Remodeling of Homes

Remodeling of homes that affects the exterior of a home must follow the same processes outlined in Section Two - Site Development Guidelines, Section Three - Architectural Design Guidelines, Section Five - Construction guidelines, and Section Six - Review and Approval Process. An existing garage may not be converted into a living space, unless an additional garage space attached to or detached from the main structure of the residence is added to provide space for a minimum of two automobiles.

LANDSCAPE GUIDELINES

4.0 Introduction

The goal of Sendero Ranch is to preserve the beauty and character of the property's natural landscape. Accordingly, we have established the "Conservancy Area," the "Native Area," and the "Developable Area". The distinguishing of these areas constitutes the Sendero Ranch concept to minimize the disturbance of what exists on the land today, and further establish what can be added in the future. **All landscaping materials and plans must be submitted to and approved by the Master Design Committee prior to installation. Please refer to Section 6.8, part (c) for submittal process.**

The distinct character of our natural landscape beyond the natural rolling topography is primarily a combination of mature trees, understory vegetation, brush, and native grass pasture. The variety of height, color, density and distribution of vegetation gives the Texas Hill Country its unique habitat. While there are many different types of trees in the Hill Country area, the Live Oak, Elm, and the Red Oak are the most prevalent at Sendero Ranch. To preserve the existing landscape's texture and color and avoid sporadic "foreign" elements on the horizon, the use of other types of trees (that are typically taller and lighter in color) will be limited to low areas within the Developable Area where their maximum mature height is not likely to exceed the height of surrounding topography.

Because many varieties that are "foreign" to the predominant landscape are taller and more riparian in nature, their use may be appropriate around low areas, along drainage ways, dry creek beds or created tanks and ponds within the Developable Area of your Lot.

Similar standards of preservation of the natural environment at Sendero Ranch will apply to ground cover as well. Native wild grasses and wildflowers shall be preserved as the predominant ground cover in the "Native Area" of your lot as well along Common Areas such as road right of ways and integral medians. The use of cultivated grasses will only be allowed in the Developable Area of the Lot. Ideally, areas of cultivated grass will be maintained either out of view from the street or adjacent lots or be contained within a fenced country garden. A controlled or crisp edge along the grass can contrast with the natural surroundings in a manner which can create a very dramatic transition enhancing the beauty of both the natural and manmade environments.

As with the use of trees, cultivated grasses may be used in certain private and Common Areas where long term planning and management can properly contain and control their visual impact. Similarly, the use of flowering ground covers, shrubs, annuals and perennials, can have a dramatic impact if such areas are well controlled and limited in the frequency of their occurrence. Such landscaping may be most appropriate in pedestrian areas, intersections and planters in and around public use areas.

4.1 Conservancy Areas & Native Areas

Areas required by the guidelines or determined by the Master Design Committee to be designated as native and conservancy areas may occur on either Common Areas or on private Lots. In all cases, they **must continue in their natural state as a permanent feature of the landscape. Any disturbance at any time will cause the Master Design Committee and/or the Sendero Ranch Owner's Association to require the Lot Owner to restore the native vegetation at the expense of the Owner, or the Association in its sole discretion may restore any disturbed areas and bill the Lot Owner for such expense.**

The **Conservancy Area** is that area mandated to remain entirely in its natural state without the assistance of clearing underbrush. These small areas carry the most stringent limitations for landscaping on your Lot. This area has been created not only to provide undisturbed habitat for wildlife, but also to give each Lot a visual and noise barrier with its neighbors. No machinery of any type is permitted in this area.

The **Native Area** of each Lot, shall also remain in its natural state with the exception that this environment may be assisted and improved. It is the intent that the Native Area on a Lot be free from any improvements and any scars resulting from construction and as long as the vegetation and land surface are not permanently damaged, it is possible to hand clean and trim in the Native Area to enhance recuperation of the natural landscape to allow the more vigorous growth of native grasses, wildflowers, trees and preferred native plants. **Note, however, that no tire or track mounted machinery of any type (e.g. bulldozers, backhoes, bobcats, mulchers, etc.) shall be allowed within the Native Area for any purpose.** Pruning and shaping of trees is allowed, although landscaping such areas is not allowed unless needed to repair vegetation which has been destroyed or to fill in areas which are devoid of any significant vegetation. Such repair or addition must be made with indigenous materials only (see Appendix B) and is the responsibility of the Lot Owner. When restoring damaged areas, the use of compost, native soil, native grass and wildflower seed is encouraged. The use of cedar mulch is discouraged as mulch inhibits vegetation. No landscape materials, soil, mulch, gravel or rock may be unloaded or stockpiled in the road right of way adjacent to the road pavement, or in the front fifty foot area of the property, as this is part of the Native Area.

4.2 Approved Plants for Native Areas

See Appendix B - Approved Plant List

4.3 Developable Areas

Developable Areas are those areas which are adjacent to building improvements and are enclosed by walls or other means where non-indigenous plants would be appropriate despite their increased watering needs. The Developable Area shall consist of no greater area than half or 50% of the total area of the Lot. This area is the least restrictive in terms of what plants, shrubs, and trees can be planted therein. They include those plant materials listed in Appendix B, and, if first approved in writing by the Master Design Committee any other plant not included in Appendix B. A private area within a courtyard, patio or within a fenced garden may be designed as a mini-oasis area which

may be as lush and varied as desired by the Owner. However, all plants which are visible from a street or Common Area or from an adjacent Lot, must be one of the plants listed in Appendix B or be approved by the Master Design Committee. Views of grass lawns located within Developable Areas are disallowed. Screening may be accomplished by walls or by plant material which when mature and properly cared for will provide the end effect.

4.4 Protecting and Preserving Plants

Care should be taken to protect all plants at Sendero Ranch, therefore, all improvements should be sited to avoid existing trees if at all possible. Reasonable efforts should be made to transplant all significant and transplantable materials that conflict with building improvements within the Developable Area. It is recommended that competent professionals be consulted prior to transplanting any natural materials. The Master Design Committee may require the transplanting of natural material as a condition of site planning approval. Such natural material that dies during transplanting may be required to be replaced with a plant of the same species and size.

4.5 Site Work

Be creative in the design process. Plan to alter the site as little as possible from its original native condition, protecting existing watershed and drainage ways wherever practical. Limit structures to the area on the site where drainage, soil and geological conditions will provide a safe foundation. Soil analysis shall be obtained to assure proper foundation design.

Do not use any track or tire mounted machinery of any type (e.g. bulldozers, backhoes, bobcats, mulchers, etc.) within the Native Area of the Lot as the natural appearance will be severely damaged. Damaged vegetation (which includes the ground surface) shall be immediately replaced and/or repaired at the expense of the Lot Owner. Damaged vegetation that is not replaced in a timely manner may be installed by the directive and action of the Master Design Committee at the expense of the Owner. In addition, extreme care should be taken when using any machinery in the developable area of the Lot in order to minimize the amount of land disturbed from its native state.

Typically, residences should be nestled into the land, so as to be part of the site rather than being perched on it; thus avoiding unnecessary height which could disturb natural vistas. Consider building between terraces in the natural topography and when possible follow existing contours while achieving a balance of cut and fill.

Once a preliminary plan is well enough defined, it is recommended that the corners of the building be staked out on the ungraded site and elevations taken at each corner with a transit. With this information it is often possible to determine exactly how to further adjust the design to minimize the impact of the structure on the existing contours.

CONSTRUCTION GUIDELINES

5.0 Construction Regulations

In order to assure that the natural landscape of Sendero Ranch is not unduly damaged during construction, the following Construction Regulations shall be made a part of the construction contract documents for each residence or other improvements on a Lot. All Builders and Owners shall be bound by these Regulations and any violation, regardless if by a Builder, shall be deemed to be a violation by the Owner of the Lot.

Policing of building sites during the construction of any improvements to the Lot will be done by the Master Design Committee (MDC) Members and the Directors of the Sendero Ranch Owners' Association. A summary of violations of the Construction Guidelines will be sent to the Homeowners Association from the MDC, with a copy to the Board of Directors. A letter will then be sent to the Owner involved.

5.1 Owners Construction Deposit

To guarantee that these Regulations are adhered to, each Owner, before beginning any construction or remodeling, shall post a check or cash deposit in the amount of \$3,000.00, payable to the Sendero Ranch Owners Association. Should it become necessary for either the Master Design Committee or the Board to remedy any violation of these Regulations, the costs of such remedy will be charged against these funds. The determination of a violation shall be by the sole discretion of the Master Design Committee.

5.2 Pre-construction Conference

Prior to commencing construction, it is mandatory for the Builder and Owner to meet with the Master Design Committee to review construction procedures and to coordinate construction activities. Prior to this meeting, Builders will be asked to submit financial statements for review, along with client and professional references. The builder will be asked to supply the Sendero Ranch Owners Association with a listing of subcontractors and suppliers in order for them to gain access to the project. These subcontractors will be issued a quarterly pass that will allow them access into the development. The (front gate) guard will issue this quarterly pass to the subcontractors after they provide the name of the owner, the builder, and the address of the property. Any suppliers entering the subdivision must give the name of the owner, the builder, and the address of the property where they are making the delivery, and they will be permitted access for the delivery. Deliveries, with the exception of concrete for the foundation, must be made within Sendero Ranch construction hours, Monday through Saturday, with no deliveries on Sunday.

5.3 Sendero Ranch Construction Permit

Upon final design approval and approval of the primary Contractor for the residence, the Master Design Committee shall issue its own permit which will be required at each construction site before any work begins. The Sendero Ranch construction permit shall

be posted adjacent to the City or County Permits. In order to receive the Sendero Ranch permit, the construction documents need to be received and reviewed for compliance with the Master Design Committee's stipulations for final approval. **In addition, the Owner's Deposit must be collected and an acknowledgment of the receipt of the Construction Regulations must be signed.** No construction activity of any kind can take place until the Sendero Ranch permit is issued and posted.

5.4 Occupational Safety and Health Act Compliance (OSHA)

All applicable OSHA regulations and guidelines must be strictly observed at all times.

5.5 Temporary Facilities

Any Owner or Builder who desires to temporarily install or bring a construction trailer, field office, or the like to Sendero Ranch shall first apply for and obtain written approval from the Master Design Committee. To obtain such approval, he shall submit a copy of the architect's site plan with proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle noted thereon. The location should be out of site from the street and adjacent neighbors to the extent possible. Such temporary structures shall be removed upon completion of construction.

5.6 Construction Fencing

To protect the Native Area of a Lot from damage due to construction operations, a permanent and substantial rope, chain or fence shall be installed to completely enclose the construction site (the "Building Envelope") within the Developable Area. The fencing must be made of nylon rope, chain or other material as may be approved by the Master Design Committee. **This fencing should completely enclose the construction site (the "Building Envelope") within the Developable Area, as well as border the front of the lot, construction driveway, and the lot on the opposite side of the street.**

Where the building envelope comes within five feet of the Conservancy Area, a semi-permanent fence (e.g. orange plastic mesh) must be installed. No construction of any kind is allowed in the Native Area of the Lot. The Master Design Committee encourages protecting as much of the landscape as possible, including land located within the Developable Area. Accordingly, the Building Envelope shall be the minimum area needed surrounding the building improvements to allow for access of construction and shall have a single entrance located at the driveway entrance. The border protecting the Native Area and delineating the Building Envelope shall be maintained intact until the completion of construction. The construction trailer, (if any), portable toilet, construction material storage, dumpsters, and all parking areas must all be contained within the Building Envelope.

5.7 Debris and Trash Removal

At the start of construction (start is defined as form work for the foundation), a dumpster must be on site within the construction envelope. Builders shall clean up all trash and debris on the construction site at the end of **each week**. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are prohibited from

dumping, burying, or burning trash anywhere on Sendero Ranch. During the construction period, each construction site and the route to and from the construction site, shall be kept neat and clean, and shall be properly policed to prevent it from becoming a public eyesore or affecting other Lots or any open space. Unsightly dirt, mud, or debris from activity on each construction site shall be promptly removed and the general area cleaned up.

5.8 Sanitary Facilities

At the start of construction (start is defined as form work for the foundation), each Builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Building Envelope and or in an area approved by the Master Design Committee. The location should be out of site from the street and from adjacent neighbors to the extent possible. Such temporary structures shall be removed upon completion of construction. Location of such shall be delineated on the architect's site plan and submitted to the Master Design Committee for approval.

5.9 Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within the Building Envelope or in areas designated by the Master Design Committee. All vehicles shall be parked so as not to inhibit traffic. To clarify, parking for constructions workers and all equipment must be confined to inside the "Building Envelope." No parking is allowed on the street, in the street right of way at the front of the Lot, on neighboring Lots or in common areas.

Each Builder shall be responsible for its subcontractors and suppliers obeying the speed limits posted within the development. Fines will be imposed against the Builder for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the Builder and its subcontractors/suppliers. Repeat offenders may be denied future access to Sendero Ranch by the Committee.

5.10 Conservation of Landscaping Materials

Builders are advised that the Lots and open spaces of Sendero Ranch contain valuable native plant and other natural features, such as top soils. It is imperative that these resources be protected during construction.

5.11 Excavation Materials

Excess excavation materials must be hauled away from Sendero Ranch.

5.12 Restoration or Repair of Property Damages

Damage and scarring to any property, open space or other lot, including, but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expenses are those of the Builder, and, in the event of default by the Builder in meeting these obligations,

the Lot Owner who has retained the Builder shall be responsible.

5.13 Miscellaneous and General Practices

All Owners will be absolutely responsible for the conduct and behavior of their agents, representative, builders, contractors, and subcontractors while on the premises of Sendero Ranch. The following practices are prohibited:

- (a) Changing oil on any vehicle or equipment on the site itself or at any other location within Sendero Ranch other than at a location, if any, designated for that purpose by the Master Design Committee.
- (b) Allowing concrete suppliers, plasterers, painters, or subcontractors to clean their equipment anywhere but the location designated, if any, for that purpose by the Master Design Committee.
- (c) Removing any rocks, plant material, topsoil, or similar items from any property of others within Sendero Ranch, including other construction sites.
- (d) Carrying any type of firearms within Sendero Ranch.
- (e) Using disposal methods or equipment other than those approved by the Master Design Committee.
- (f) Careless disposition of cigarettes and other flammable material. At least one 10-pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- (g) Careless treatment or removal of protected plant materials or plants not previously approved for removal by the Master Design Committee.
- (h) No pets, particularly dogs, may be brought into Sendero Ranch by construction personnel. In the event hereof, the Master Design Committee, the Board, or Developer shall have the right to contact authorities to impound the pets, to refuse to permit the Builder or subcontractor involved to continue work on the project, or to take other action as may be permitted by law, these Master Design Guidelines, or the Declaration of Covenants, Conditions, Easements, and Restrictions.
- (i) Catering trucks will be permitted. Trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. Repeated problems with these requirements could result in the trucks being denied admittance to the property.

- (j) **Open fires are not permitted by the Owner or Builder at any time.**

5.14 Construction Access

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot, unless the Master Design Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any Lot. Access through neighboring Lots or driveways is not permitted.

Prior to construction of any kind, a construction driveway must be built with a minimum of 4" base material.

5.15 Dust and Noise

The Builder shall be responsible for controlling dust and noise, including, without limitation, music from the construction site.

5.16 Construction Signage

Temporary construction signs shall be limited to one sign per Lot not to exceed six square feet of total surface area. The sign shall be free standing within the Building Envelope, and its design and location shall be subject to the review and approval of the Master Design Committee.

In an effort to maintain the residential character of Sendero Ranch, the Master Design Committee will require all construction signs to meet the following criteria:

- (a) Signs shall be single-faced, panel type, with a maximum area of 6 square feet. No additional signs may be attached to the main sign or be suspended below it.
- (b) Only the following information may appear on a construction sign:
 - Builder's name
 - Architect's name
 - Owner's name or name of house (Twin Creek, etc.) One phone number
 - One miscellaneous tag line
 - Street address and Lot number
- (c) Descriptive phrases such as "3-bedroom" may not appear on any construction sign.
- (d) Colors of sign backgrounds should be muted earth tones which harmonize with Hill Country colors rather than sharply contrast with them. Letter colors should relate harmoniously with the background colors while providing sufficient contrast to enable the sign to be read from approximately 20 feet away.

- (e) The sign shall be mounted on a standard metal sign support and placed in the ground. It may not be attached to a tree or a fence.
- (f) Construction signs must be removed at the time the house is substantially complete or when the Master Design Committee directs the sign to be removed.

5.17 Daily Operation

Daily working hours for each construction site shall be from 7:00 a.m. to 7:00 p.m., Monday through Saturday, unless other hours are designated in writing by the Master Design Committee. No construction is allowed on Sundays.

REVIEW AND APPROVAL PROCESS

6.0 Organization of the Master Design Committee

A Master Design Committee (see Appendix A) has been created to oversee the overall residential development of Sendero Ranch in accordance with these Master Design Guidelines and the "Declaration of Covenants, Conditions, Easements, and Restrictions" as recorded in Volume 6241, Pages 0897-0918 of the Official Public Records of Real Property of Bexar County, Texas for Sendero Ranch. Other design guidelines as well as separate Design Review Committees may be created for additional units or annexations to Sendero Ranch. The role of additional Design Review Committees would be to review proposed designs for compliance with the more specific guidelines that may be applicable in those specific areas.

6.1 Purpose and authority of the Master Design Committee In order to assist each Owner in the planning and designing of his residence (and any other improvement of the Lot) within the Sendero Ranch aesthetic, a comprehensive design review process to be administered by the Master Design Committee has been established. This process provides an opportunity for the Owner to draw upon expertise and knowledge which has been acquired by the Master Design Committee during the planning and development of Sendero Ranch. As provided by the Declaration, the Design Committee is charged with the responsibility of maintaining the standards set forth in the Master Design Guidelines and as provided herein the Design Committee has the authority to issue all formal approvals or disapprovals of projects and enforce the Master Design Guidelines. **Each residence and/or improvement on the Lot must meet the criteria of the Master Design Guidelines.**

The Master Design Committee will review designs only after determining that it has all information necessary. After adequate time for professional review, it will take one of the following actions: (a) Approval; (b) Approval with stipulations; or (c) Disapproval. The Committee will inform the applicant in writing of its action.

It is strongly recommended that an Owner retain competent, experienced professional services for planning and design. A thorough analysis and understanding of a particular Lot and the Owner's special needs, and the skill to translate this into building form, as well as the ability to convey the concept and design of a proposed residence or other improvement, to the Master Design Committee are all elements critical to the design and review process. If an Owner elects to do his own design or to obtain nonprofessional services, and the result in either case is not approved by the Master Design Committee, the Committee has the right to require that the Owner thereafter utilize professional design services. If a submittal is rejected more than twice, an additional review fee will be charged.

6.2 The Review Process in General

The design review process was developed to provide adequate checkpoints in an effort to ensure compliance with the overall philosophy and aesthetics of Sendero Ranch, and

minimize time and money spent on residential designs which do not adhere to the Master Design Guidelines. An attempt has been made to streamline this process and eliminate excessive delays. Nevertheless, each Owner is himself responsible for complying with the Master Design Guidelines and all other applicable provisions of the Declaration as filed on record with the City of San Antonio, Volume 6241 Pages 0897 through 0918, as well as all the rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion.

The Master Design Committee will conduct reviews of projects during their regular meetings or at such other times as they deem appropriate. Owners, Architects and Builders shall be encouraged to attend regular meetings. The Master Design Committee will respond in writing no later than 30 working days after a **complete** submittal is made and receipted. Results of reviews will not normally be discussed over the telephone. Any responses an Owner may wish to make in reference to issues contained in the Master Design Committee's notice following review of submittals should be addressed to the Master Design Committee in writing. **All discussions and responses must be directed to the Committee in writing, in care of the Owners Association.**

Although the Master Design Committee will enforce all provisions of the Master Design Guidelines, the following will be of particular concern:

- (a) Site Planning with regard to the building improvements, location and its sensitivity to views and privacy from other Lots or open spaces.
- (b) Building heights and massing, including roof lines.
- (c) Exterior elevations of residences in an effort to establish and maintain a high level of aesthetic quality.
- (d) Building materials.
- (e) Exterior paint and material colors, as well as color usage and its distribution.
- (f) Landscaping, within the Developable Area and the protection of the Native Area of the Lot in order to maintain the overall native and natural state of Sendero Ranch.

Sendero Ranch has chosen not to take a prescriptive approach to achieving harmony, but an objective approach wherein environmental and aesthetic goals are presented for the creative interpretation of the designer. Throughout the Master Design Guidelines, care has been taken to avoid requiring certain elements of style or references to specific periods of architectural history.

Instead, Sendero Ranch seeks to acknowledge the appropriateness of the Texas Hill Country's style without dictating adherence to a strict set of rules. While this approach

promotes diversity and creativity, its inherent subjectivity places greater demands on the design and review processes and relies exclusively on the sensitivity and talent of the designer and the judgment of the reviewers.

While Sendero Ranch has taken several steps to make its objectives clear, experience has proven that compliance with guidelines does not guarantee good composition or beauty. In addition to being pro-active in the communication of our goals and review process, experience has prompted us to become positive contributors in design situations where the Master Design Committee is dissatisfied with the abstract issues of general composition, or integrity, or the lack of visual strength, durability or permanence. In these cases, sketches may be offered to illustrate specific areas or elements of dissatisfaction, and the committee may require a personal meeting with the applicant to discuss possible alternatives.

6.3 The Review Process

In general, the design review process is divided into six phases: 1) The Pre-Design Meeting, 2) The Preliminary Submittal, 3) The Final Submittal, 4) The Pre-Construction Meeting, 5) The Construction Process and 6) The Final Inspection. Revised submittals may be required before final approval is granted. Please also refer to Section 6.5, (d) regarding the design review fees.

6.4 Pre-Design Meeting (First Mandatory Meeting)

To initiate the review and approval process prior to preparing any drawings for proposed improvement, it is **mandatory** that the Owner and/or his Architect meet with a representative of the Master Design Committee to discuss the proposed residence and to explore and resolve any questions regarding building requirements or interpretation of the Master Design Guidelines or the design review process. This informal review is to offer guidance prior to the initiation of preliminary design. An appointment for the Pre-Design Meeting should be made at least one week in advance.

6.5 Preliminary Submittal (Second Mandatory Meeting)

Preliminary drawings, including all of the exhibits outlined below, must be submitted to the Master Design Committee after the Pre-Design Meeting.

- (a) A site plan at a scale no less than 1"=30' (1"=20' preferable) on a 24"x 36" or a 30"x 42" sheet showing the locations and areas of the Conservancy Area, the Native Area, the Developable Area,, the Building Envelope, all building improvements or major structures, distances from proposed structures to nearest structures (if any) on adjacent Lots, driveway, parking areas, patios, pools, walls, proposed utility service facilities and routes, site grading, including existing and proposed contours at one foot intervals, and major topographic features such as washes, rock outcroppings and existing trees and major shrubs to be retained and relocated or that are within 30 feet of the proposed improvements, any disturbed areas, and elevations of all building floors, patios, and terraces, shown in relation to site contour elevations. Each Owner submitting drawings for approval to the Master

Design Committee shall be responsible for the accuracy of all information contained therein. The survey received upon closing may be incomplete due to the lack of tree locations and unique topographical features and would not be acceptable for submittal purposes.

- (b) Roof Plan and Floor Plans at no less than 1/8"= 1'-0". Roof plans shall show areas of sloped and flat roofs (if any) , porch roofs, roof mounted equipment, all skylights, solar collectors, etc.
- (c) Exterior elevations of all sides of the residence, at the same scale as the floor plans, with both existing and proposed grade lines shown and all exterior materials and general colors indicated. Elevations (heights) of all roof ridge lines, cupolas, or parapets shall be shown.
- (d) A Design Review Fee of \$350.00 must accompany the submittal. In the case of an addition to the existing home or other improvement to the Lot, the Improvement Review Fee will be based in \$0.10 per square foot of total area under roof, or a minimum of \$100.00. Checks should be made out to the Sendero Ranch Owners' Association. The Improvement Review Fee is a one-time fee that covers all improvements, i.e. pools, fencing, landscaping, etc.
- (e) Any other drawings, materials, or samples requested by the Master Design Committee.
- (f) Ancillary improvements contemplated on the Lot must be shown on the Preliminary Submittal.

To assist the Master Design Committee in its evaluation of the Preliminary Submittal, the Owner shall, if requested, provide preliminary staking at the locations of the comers of the residence or major improvements and at such other locations as the Committee may request. The staking will be at such heights as may be necessary to indicate proposed finish floor elevations.

6.6 Posting of Property

As soon as the submission of preliminary drawings is complete, the Master Design Committee will post a notice at the Lot stating "Design Review in Progress" that drawings have been submitted with respect to the Lot and will be available for review by other Owners. Written comments may be submitted to the Master Design Committee regarding the posted Lot within **ten working days** of the posting of the notice.

6.7 Preliminary Review

After the posting and comment period and any staking of the Lot, the Preliminary Submittal will be deemed complete except for any additional materials, information or staking requested in writing by the Master Design Committee. The Master Design Committee will then review the submittal for conformance to these Master Design

Guidelines and provide a written response to the Owner (see 6. 1).

6.8 Final Submittal & Approval (Third Mandatory Meeting)

After preliminary approval is obtained, the following documents are to be submitted to the Master Design Committee for final approval.

- (a) Complete construction documents for the residence including all data noted required in the Preliminary approval, building sections as required to illustrate the building, all utility locations, electric meter and transformer locations, any adjustments to locations and/or areas of the Native Area and Developable area, Building Envelope or the location of the building improvements and manufacturer's catalog cut sheets of all exterior fixtures.
- (b) Specifications for all exterior materials and colors, including stone and mortar, stucco color, trim color, roof material, front door, window and glass specifications and accent items, including color photographs of any exterior art work. These should be mounted on an 18"x 24" board clearly marked with Owner's name, filing date, and Lot number, and identified with manufacturer's name, color, and/or number.
- (c) A complete landscape plan, at the same scale as the site plan showing: areas to be irrigated, (if any), locations and sizes of all existing and proposed plants with a list of all proposed plants, lawn areas specifying variety of grass, any decorative features such as imported rocks and/or sculpture, areas of dry creek beds, terracing, swimming pools, decorative ponds and/or fountains, site lighting, decks, patios, fencing, play structures, basketball goals, recreational courts, garden areas, and any other improvements. All plants proposed for transplanting shall be tagged in the field for inspection by the Master Design Committee.
- (d) If necessary, a surface water hydrology report, performed by a registered civil engineer, in a form determined by the Master Design Committee.
- (e) Notification of any changes required by city or county plan review.
- (f) An approximate time schedule indicating approximate dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.
- (g) Locations of the construction toilet and dumpster and any other temporary facilities.
- (h) Contractor's name and references, if already chosen. *Please refer to Section 6.16 regarding contractor approval.*

6.14 Final Inspection

Upon completion of any residence or other improvement for which final approval was given by the Master Design Committee, the Owner shall give written notice of completion to the Master Design Committee. **All landscaping and site repair work should be completed before a request is made for a final inspection.**

Within such reasonable time as the Master Design Committee may determine, but in no case exceeding 30 working days from receipt of such written notice of completion, it may inspect the residence and/or improvements. If it is found that such work was not done in strict compliance with the approved Final Submittal and the Master Design Guidelines, it shall notify the Owner in writing of such non-compliance within 30 days of its receipt of the Owner's notice of completion, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

If upon the expiration of 30 days from the date of such notification by the Master Design Committee, the Owner shall have failed to remedy such noncompliance, the Master Design Committee shall notify the Owner. The Committee may take such action to remedy this noncompliance as is provided for in these Master Design Guidelines or the Declaration including, but without limitation, injunctive relief or the imposition of a fine. **The cash bond/construction deposit will not be refunded until the Final Inspection is completed and it is determined that the house was built according to the approved plan and all of the Sendero Ranch Guidelines were followed.**

6.15 Non-Waiver

Any approval by the Master Design Committee of any drawings or specifications or work done or proposed, or in connection with any other matter requiring such approval under these Master Design Guidelines or Declaration, including a waiver by the Committee, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Committee may disapprove an item shown on the Final Submittal even though it may have been existent in previous submittals and was not disapproved. The Owner and his representative shall make known to the Committee any variances from the Master Design Guidelines. Furthermore, should the Committee overlook or not be aware of any item of noncompliance at anytime during the review process, construction process or during its final inspection, the oversight of the Committee in no way relieves the Owner from compliance with these Master Design Guidelines and all other applicable codes, ordinances and laws.

6.16 Approval of Contractor

In order to ensure quality construction within Sendero Ranch, your primary contractor's name together with a minimum of three references (including a banking reference) must be submitted in writing for approval by the Master Design Committee before construction of any kind may commence on your Lot. Approval in no case shall exceed more than 30 days from receipt of such notice. The Master Design Committee, however, by giving approval of a contractor makes no guaranties of any kind for the performance either fiscally or for the quality of actual construction of the approved contractor.