

*Notice*

**WINDSTONE COLONY SUBDIVISION**

**WINDSTONE COLONY COMMUNITY ASSOCIATION, INC.  
SECRETARY'S CERTIFICATE**

*107*  
*C*

I, the undersigned, do hereby certify:

(1) I am the duly elected and acting secretary of the Windstone Colony Community Association, Inc., a Texas non-profit corporation ("Association"), and,

(2) Attached hereto is a true and correct copy of the Builder Guidelines adopted by the Windstone Colony Architectural Control Committee for Section Eight of Windstone Colony. *mu*

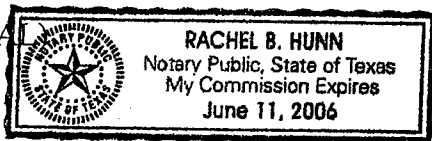
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 6th day of November, 2003.

*Cynthia Patterson*  
Cynthia Patterson, Secretary

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged on this 6th day of November, 2003 by Cynthia Patterson, Secretary of Windstone Colony Community Association, Inc., a Texas non-profit corporation. *102*

(SEAL)



*Rachel B. Hunn*  
Notary Public in and for  
the State of Texas

After Recording, Return To: ✓  
Windstone Development, Ltd.  
5005 Riverway, Suite 150  
Houston, Texas 77056

*Beverly B. Keppner*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
2003 NOV - 7 PM 1:15  
FILED

**\*\*\* THESE GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE \*\*\***

**ALL IMPROVEMENTS TO PROPERTY  
ARE REQUIRED TO BE SUBMITTED TO THE  
WINDSTONE COLONY ARCHITECTURAL REVIEW COMMITTEE (A.R.C.)  
FOR REVIEW AND APPROVAL PRIOR TO THE INCEPTION OF ANY CONSTRUCTION.**

**FURTHER, IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE  
WITH THE LATEST REVISIONS TO THESE GUIDELINES.  
COPIES WILL BE MADE AVAILABLE UPON REQUEST TO THE A.R.C.**

## **WINDSTONE COLONY BUILDER GUIDELINES**

### **SECTION EIGHT (Reserve H)**

#### **I. INTRODUCTION**

Windstone Colony is a residential development of Windstone Development, Ltd. The objective of these Builder guidelines is to achieve quality and uniformity in building construction and to address certain items and areas which are common to residential construction within Windstone Colony and over which WINDSTONE COLONY ARCHITECTURAL REVIEW COMMITTEE (A.R.C.) will exert strict control.

#### **Intent of Guidelines**

The Builder Guidelines are intended for the use of the various builders in Windstone Colony and the design professionals they employ. They are aimed at providing an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a pleasing street scene and to provide a separation of product line. However, certain standards have been adopted for key elements to provide continuity throughout the project.

The Builder Guidelines contain the construction and development standards adopted by the Windstone Colony Architectural Review Committee (A.R.C.) but do not necessarily represent all of the restrictions which may be imposed on a specific lot or parcel of land. Prior to commencing design of a project, the property deed, the recorded subdivision plat and the "Covenants, Conditions and Restrictions" should be referred to. In addition, Windstone Colony is located within the extraterritorial jurisdiction (ETJ) of the City of Houston and is, therefore, subject to Houston's development ordinance and any other ordinance which Houston may, by law, extend outside its corporate limits. In addition, Builders must comply with any other governmental agency (i.e., MUD, TCEQ) having applicable jurisdiction.

Builders within Windstone Colony are responsible for compliance with all applicable city, county, state and federal regulations.

Windstone Colony is located in Harris County, Texas, and must adhere to any and all development regulations, including road paving and construction standards. In addition, Harris County should be contacted regarding plan approval and permit procedures.

Although State law does not presently permit the establishment of building codes within unincorporated areas, it is the intent that construction within Windstone Colony be of the highest quality. As a minimum, Builders will be required to warrant compliance with the Southern Building Code.

The Builder shall develop and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions, recorded plats/replats, rules and regulations of the Windstone Colony Community Association, Inc. and by these builder guidelines and standards. Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, wiring requirements, etc. are required of the Builder. Ties to utilities are the responsibility of the Builder.

## **II. NEIGHBORHOOD PLANNING ELEMENTS**

Residential development within Windstone Colony is encouraged to produce "street scenes" that are visually unique in characteristics and reflect the feeling of a community. Creating a "street scene" requires Builders to coordinate their architectural designs and landscaping styles in a manner that promotes street and neighborhood individuality while maintaining a level of continuity. The purpose of this section is to identify those elements that will influence the overall neighborhood appearance.

The Builder shall be responsible for individual site development and maintenance including the area within the public street right-of-way (between the back of the street curb and property lines). The builder of corner lots shall be responsible for the right-of-way for both streets.

### **Living Areas**

In order to enhance the distinction between single-family housing in each neighborhood, the following living area requirements must be adhered to unless otherwise approved by the A.R.C. These living area requirements establish the maximum and minimum requirements set forth in the Declaration of Covenants, Conditions and Restrictions for each section and may be modified by the A.R.C.

The square footage is to be calculated as the total living area of any single-family residence exclusive of open porches and garages.

Windstone Colony, Section 8 (Reserve H)

Minimum living area, single story	1600 sq. ft.
Minimum living area, two-story	1700 sq. ft.

### **Site Massing and Exterior Elevations**

- \* If possible, corner lots in single-family residential villages are to be single story residences, or the single story portion of a double story residence is to be placed nearest the corner. Where a single story occurs next to a double story residence, the common single story elements should be adjacent to each other. Whenever possible, all single story residences should include some variation of the ridge line.

### **Housing Plan and Elevation Repetition**

The following three scenarios represent Windstone Colony guidelines for determining when a plan and elevation can be repeated within a subdivision.

- \* When building the same plan, different elevation, on the same side of the street, three (3) lots must be skipped (see Illustration II-1).
- \* When building the same plan, different elevation, on both sides of the street, two (2) full lots must be skipped (see Illustration II-1).
- \* When building the same plan, same elevation, on the same side of the street or on both sides of the street, four (4) full lots must be skipped (see Illustration II-1).

### **Building Setback Lines**

Minimum building setback lines are established by the City of Houston's Development Ordinance and are reflected on the recorded subdivision plat. The deed restrictions and the final plat should be referred to in determining the appropriate setback line for a specific building site. If there is a discrepancy between these two documents, the document specifying the greater setback lines of the two shall apply. Encroachment upon the aforementioned setback lines with residential structures and garages is prohibited. The A.R.C. may, in special cases, grant variances to building lines NOT specifically illustrated on the recorded plat. A variance may be allowed only if it can be demonstrated by the designers of a

particular house that the variance will allow a significant positive contribution to the house design or, more importantly, to the site design of the community as a whole. Typical setback lines for residential lots are as follows:

- \* Twenty foot (20') front yard setback lines on typical lots in Section 8; relating to all typical lots, excluding cul-de-sac lots. However, where practical, Builder is requested to position the location of the front of each unit five feet (5') off the twenty foot (20') front set-back line shown on the recorded plat, to allow for a total front yard setback of twenty-five feet (25');
- \* Twenty foot (20') front yard setback lines on typical cul-de-sac lots;
- \* Five foot (5') side yard setback lines on typical lots;
- \* Ten foot (10') side yard setback lines for side yard that is adjacent to a public street r.o.w. on typical corner lots;
- \* Detached garages, where allowed, have a three foot (3') side yard building setback line;
- \* Fourteen foot (14') rear building setback line (except for split easements); and
- \* Twenty-five foot (25') rear building line on those lots abutting Fry Road.

Pools, spas, decks and walkways, excluding accessory buildings, located in the rear yard, are not considered building encroachments to the side setback lines. However, a planted landscaped area (of a minimum three feet in width) must be maintained between the fence line and the aforementioned structures.

Prior to the placement of any forms, Builder should review the most recently recorded plat or replat for the specific lot to verify all setback requirements.

### **Garage Placement**

- \* When a lot sides onto a neighborhood entry street, driveways and garages are to be placed near the property line farthest from the entry street.
- \* Lots that back onto or have a side exposed to a greenbelt may have detached garages positioned on either side of the lot.
- \* On corner lots, detached and attached garages may not face the side street and must be placed on the opposite lot side from the side street.

- \* See Illustration II-2 for all typical garage placements.

### **Utility Easements**

- \* All single-family residential lots contain a utility easement for the distribution of electrical, telephone, gas and cable television service. Utility easements are typically located along the rear lot line, although, selected lots may contain a side lot utility easement for the purpose of completing circuits or distribution systems. Both the recorded subdivision plat and the individual lot survey should be consulted to determine the size and location of utility easements on a specified lot.
- \* Generally, interior lots contain a seven foot (7') wide utility easement along the rear lot line. Perimeter lots or lots that back up to drainage facilities, pipeline easements, property boundaries and non-residential tracts typically contain a fourteen foot (14') wide utility easement. Encroachment of structures upon the utility easement is prohibited.

### **III. SITE MAINTENANCE DURING CONSTRUCTION**

Each lot in Windstone Colony shall be maintained in a neat, clean and orderly condition by the Builder during construction. The Builder shall place a minimum of one (1) wire basket large enough for trash and construction debris containment within the boundaries of the lot on which the house is being constructed. Such debris must be removed from each lot as often as necessary to maintain attractiveness of the construction site. Construction debris, including excess concrete, may not be burned, dumped or disposed of in any area of the development unless a specific location for such a purpose is approved in writing by the A.R.C. Guidelines developed by the Houston Clean Builder Program are available upon request from Clean Houston.

#### **Sediment Control**

In order to maintain clean streets and prevent siltation of storm sewers and drainage channels, all Builders in Windstone Colony are required to practice sediment control during construction. As soon as earthwork commences which destroys the natural vegetative cover on any portion of a building tract, one of three basic sediment control methods shall be installed in such a way as to filter all storm water runoff from the tract into the public street. The sediment control system shall remain in place and in good repair until construction and landscaping is complete. If A.R.C. determines that a Builder has not maintained his sediment or drainage course, the Builder will be assessed the cost of clean up.

Builder agrees to complete a Texas Commission on Environmental Quality (the "TCEQ") construction general permit (TPDES) and comply with TCEQ rules and regulations for storm water discharge permit. Furthermore, Builder agrees to comply with any applicable rules and regulations of the MUD affecting the lots.

### **Protection of Existing Trees and Development**

Trees existing on individual building sites should be evaluated carefully to determine their desirability and suitability to the proposed design. No trees measuring six inches (6") in caliper at a point six inches (6") above ground level may be removed without prior approval of the A.R.C. unless located within an approved building site, driveway or walk. The A.R.C. has the authority to require that houses, driveways and garages be staked out and that such setting be approved before any tree cutting is done or any construction site work is begun. Trees that are selected to be preserved on building sites, must be adequately protected from damage during construction. Work done in esplanades or landscape reserves (to connect utilities, etc.) must protect existing plantings, berms, etc. Existing adjacent developments must be protected during construction by erecting a temporary fence along or parallel to the property line. Builders will be responsible for the repair and/or replacement of trees, plants, sidewalks, lights, etc., damaged during construction.

Trees must be protected as follows:

- \* A tree protection fence shall be erected around all trees as far from the trunks as possible ideally, at the dripline of the tree. The tree protection fencing is to be constructed prior to the beginning of any construction including clearing and grubbing;
- \* Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches, or foliage. No nails, bolts, ropes or guy wires shall be attached to any trees;
- \* No materials or equipment of any sort may enter or be stored within the fenced protection area, or dripline of the tree;
- \* Potentially toxic materials such as solvents, paints, gasoline, etc., shall not be poured on the ground near the dripline of the trees;
- \* Protection fences shall not be removed without approval of the A.R.C.; and,

- \* Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by hand trenching.

### **Temporary Buildings**

- \* Temporary buildings are permitted for use only during construction of permanent buildings, streets, utilities and driveways. The temporary buildings may be used only for construction offices, security offices, storage of tools and equipment and toilets. The location, design and general appearance of all temporary buildings must be approved by A.R.C.. All temporary buildings must be placed a minimum of 25 feet off of the street r.o.w.; no temporary building may be located in a landscape setback. Temporary buildings must have access from hard paved or temporary gravel driveways.

## **IV. LOT ELEMENTS**

### **Grading and Drainage**

- \* In general, each lot shall be graded so that storm water will drain from the rear property line through the side yard and front yard to the abutting street and not across adjacent lots. Minimum grade shall be 1.0 percent (see Illustration IV-1). Exceptions will be made in those instances where existing topography dictates an alternate lot grading plan. The A.R.C. must approve all exceptions.

### **Lot Coverage**

- \* Total coverage of residential lots including dwelling, garage, driveway, walks and other structures shall not exceed sixty percent (60%) of the total lot area. Pools, spas and decks are not considered structures for the purpose of calculating the lot coverage.

### **Driveways**

The lot builder is required to build driveways into the street right-of-way. All driveway locations must be approved by the A.R.C. To the extent possible, driveways are to be de-emphasized, highlighting instead the landscape and pedestrian environment.

- \* Concrete driveways are to be a minimum four inches (4") thick over a sand base. A #6, six inch by six inch (6" x 6") woven wire mesh shall be installed within the "drive-in" portion of the driveway between the curb

and sidewalk. County specifications regarding driveway cuts and curb returns at driveway openings shall be adhered to.

- \* Driveways may be paved with concrete or unit masonry although use of materials should be consistent with the architectural character of the entire neighborhood. The use of stamped or colored concrete, interlocking pavers, brick pavers and brick borders are encouraged, but must be approved by the A.R.C. Asphalt paving is prohibited.
- \* Driveways should not be constructed over inlets or man holes. In instances where this is unavoidable, compliance with county regulations, which may require inlet adjustment and/or upgrade, will be necessary by the builder.
- \* Driveways shall be located no closer than two feet (2") from the side property line.
- \* Driveways serving residences with attached side or rear loaded garages and/or detached garages shall be twelve feet (12') in width (see Illustration II-2).
- \* Driveways serving attached two car garages facing the street shall be a minimum of 16 feet (16') in width (see Illustration II-2).
- \* Driveway slopes should be uniform with smooth transitions between areas of varying pitch.
- The use of circular drives is prohibited and exceptions will only be allowed by the A.R.C. in instances where the width of the lot is sufficient to accommodate such driveways while leaving a significant amount of green space. Under no circumstance may an entire front yard be paved as a driveway.

### **Sidewalks**

Sidewalks are required along both sides of local residential streets within Windstone Colony and are to be constructed by the lot builder in accordance with the specifications shown in Illustration IV-2.

- \* All sidewalks within Windstone Colony must conform to all applicable City of Houston rules and regulations and to the Americans With Disabilities Act standards.
- \* Locations of sidewalks are not to be varied except where required to avoid

existing trees.

- \* Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway.
- \* Where sidewalks deviate from a straight line, gentle radii, instead of abrupt curves and angles, shall be utilized.
- \* Manholes and valve boxes located within sidewalks shall be flush with the concrete paving. Adjustment of heights may be required by the builder.

### **Walkways**

Walkways should be a complimentary component of the site architecture and should not compete visually with the house and/or landscape.

- \* A walkway at least three feet (3') in width and no more than five feet (5') in width shall be provided from the front door of the residence to the street curb or the driveway.
- \* Walkways shall be constructed with unit masonry, quarried stone or concrete. The use of alternate materials shall require the approval of the A.R.C. Asphalt walkways are prohibited.
- \* In those instances where a walkway parallels the front, side or rear elevation of a house, a planting area (a minimum two feet (2') in width) must be maintained between the house and walkway. In such cases, the planting area shall be planted with an appropriate ground cover.
- \* Meandering walks, fountains and statuary within the walk and front yard require A.R.C. approval.
- \* Sidewalks shall not be visually or physically broken by crossing walkways.
- \* Steps at elevation changes are required on walkway slopes exceeding 4.0 percent.

### **Pools, Decks and Other Structures**

Swimming pools, spas, decks, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines.

- \* Pool decks may extend beyond the established side setback lines so long as an adequate area (minimum 3 feet) for landscaping and fencing remains between the deck and the property line.
- \* Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable.
- \* Swimming pools, spas and accompanying decks and equipment must be screened from public view, including public streets and other common areas.
- \* Swimming pool appurtenances, such as rock waterfalls and sliding boards, must not exceed six feet (6') in height.
- \* Pool structures that enclose the swimming pool area are discouraged and must receive approval from A.R.C.
- \* All pools and spas must have security fencing and locking gates and must be constructed in compliance with all applicable regulatory specifications.
- \* All pools and spas, with a site and landscaping plan, must be approved in writing by the A.R.C. prior to construction.
- \* All other structures including gazebos, storage buildings, playhouses, decks, greenhouses, trellises, etc. must be submitted to the A.R.C. for approval and must be accompanied by a site plan. Such approval may be denied for any reason the A.R.C. feels said structure would have a negative impact on the community. If approved, the following general guidelines must be adhered to:
  - Structure must not exceed seven feet (7') in height at its highest elevation;
  - Structure must not exceed eighty square feet (80') in size;
  - Structure must be constructed of brick, hardiplank or wood. If constructed of wood, two coats of a neutral color of paint is required at the time of construction;
  - Roof must be the same color and type as the main dwelling; and
  - Structure must be unobstructed from public view.

### **Patio Covers**

Patio covers are restricted to the rear yard and must adhere to the following guidelines:

- \* Color must blend with the color of the main dwelling;
- \* Must be unobstructed to public view;
- \* Must not exceed the height of the roof overhang when attached to the roof of the main dwelling; and
- \* Must not exceed seven feet (7') in height if not attached to the roof of the main dwelling.

### **Lot Fencing**

The Builder shall be responsible for installing a fence along the rear and side property lines of each residence, except where specifically stated otherwise, in conformance with the standards adopted for each lot type.

The following represents minimum fencing requirements. To insure compatibility of fence design throughout Windstone Colony, all fences visible from the public street that depart from the guidelines must be approved by the A.R.C.

- \* Fence sides visible to the public must be the "finished" side.
- \* A maximum fence height of 6'-0" is allowed, unless specifically approved in writing by the A.R.C. for an individual application.
- \* Fencing on slopes is to be staggered or stair-stepped down the slopes. The tops of these fences are to be level with the horizon. Height levels should be changed at normal column spacing. Fences running parallel to the slope are not acceptable.
- \* One single sided hinged gate shall be installed in the most appropriate side yard (see Illustration IV-3).
- \* The placement of fence gates within fencing located along rear and side property lines of a lot is prohibited.
- \* Side yard fence should be setback from the front elevation of the house a minimum of ten feet (10') and be coordinated to avoid setbacks with the fencing of adjacent lots.
- \* All pickets are to be attached with eight (8) penny screw shanks nails.

The following information represents the fencing standards for the different lot types found within Windstone Colony.

### **Typical Interior Lot**

- \* Typical interior lots require wood fences of six feet (6') in height to be constructed with quality (no used fencing) treated cedar and treated pine in accordance with the specifications (see Illustration IV-4).
- \* Wood fences shall be installed with alternating seven foot (7') panels and exposed rails along common interior lot lines to provide a uniform, attractive fence to each abutting property.

### **Typical Corner Lot**

- \* The fencing located on the exterior lot side (lot side abutting the public street) must be an upgraded wood fence with a trim cap (see Illustration IV-5). The trim cap shall consist of treated cedar two inches by six inches (2" x 6") with a 1" x 6" fascia. Trim cap joints are to be mitered at 45 degrees. A 1" x 4" rot board must also be included.
- \* The upgraded wood fence must be located five feet (5') from the street r.o.w. line and constructed from the rear lot line parallel to the public street to a point located a maximum of fifteen feet (15') past the rear elevation of the house (see Illustration IV-6).
- \* Additional fencing for corner lots abutting a public street shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.
- \* The A.R.C. may, in certain cases, grant variances relating to fencing on typical corner lots.

### **Corner Lots at Neighborhood Entrances**

- \* The fencing located on the exterior lot side (lot side abutting the landscape easement) shall be the adopted upgraded wood fence with a trim cap (see Illustration IV-5). The trim cap shall be treated cedar two inches by six inches (2" x 6"). Trim cap joints are to be mitered at 45 degrees.
- \* The upgraded wood fence must be constructed from the rear lot line adjacent to the landscape reserve to a point located a maximum fifteen feet (15') past the rear elevation of the house.
- \* Additional fencing for corner lots at neighborhood entrances abutting a landscape easement shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.

- \* In certain locations, the A.R.C. may, at its discretion, require brick columns to be incorporated into the six foot (6') upgraded wood fence (see Illustration IV-7).
- \* The A.R.C. may, in certain cases, grant variances relating to fencing on corner lots at neighborhood entrances.

### **Greenbelt Lot Fencing**

- \* The exterior lot side of lots abutting a greenbelt shall be constructed with a six foot (6') high upgraded wood fence with a trim cap (see Illustration IV-5). The trim cap shall be treated cedar two inches by six inches (2" x 6"). Trim cap joints are to be mitered at 45 degrees.
- \* Where lots side onto a greenbelt, the upgraded wood fence must be constructed along the common property line between the greenbelt and such lots from the rear property line to a point ten feet (10') behind the front elevation of the house (see Illustration IV-8).
- \* Additional fencing for lots abutting a greenbelt shall be constructed in accordance with the aforementioned criteria for typical interior lots.
- \* The placement of fence gates within fences along the greenbelts is prohibited.
- \* In certain locations, the A.R.C. may, at its discretion, require brick columns to be incorporated into the six foot (6') upgraded wood fence (see Illustration IV-7).
- \* The A.R.C. may, in certain cases, grant variances relating to fencing along greenbelts.

### **Perimeter Walls**

Developer will provide a six foot (6') wood upgrade fence with or without brick columns along the rear or side property line where residential lots back or side to the perimeter of the project. However, Builder shall reimburse Developer Eight and 50/100<sup>th</sup> Dollars (\$8.50) per linear foot where Developer has constructed special fencing in place of typical builder fence on a lot. At sideyard fence junctions, Builder may not affix or attach sideyard fencing to the perimeter fence. Where side lot or other type wood fencing terminates into the perimeter wall, minimal space should exist between the two posts for the different fence types. The intent is to create a neat, well-constructed terminus for the builder fence.

## **Outdoor Lighting**

All outdoor lighting must conform to the following standards and be approved by the A.R.C.

- \* Floodlighting fixtures shall be attached to the house or an architectural extension and shall not illuminate areas beyond the limits of the property line.
- \* Ornamental or accent lighting is allowed but should be used in moderation and compliment the associated architectural elements.
- \* Mercury vapor lights, when the fixture is visible from public view or from other lots, is prohibited. Mercury vapor lights, when used for special landscape lighting affect (such as affixed to trees as up and down lights) is permissible, upon prior written approval by the ARC.

## **Screening**

- \* Mechanical and electrical devices, garbage containers and other similar objects visible from a public street or common area, or located on property boundaries, must be screened from view by either fences, walls, plantings, or a combination thereof. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity.

## **Landscaping**

The Builder is responsible for landscaping all areas on his property and the portion of the street right-of-way between the property line and the street curb. Plantings other than groundcovers and low growing ornamentals between the street curb and the paved sidewalk is discouraged in order to preserve adequate sight lines for motorists. Automatic irrigation systems for all residential lots is encouraged, but not required. Installation of all landscaping must occur immediately upon occupancy of the house or within 30 days after completion of construction, whichever occurs first. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards.

The following landscaping standards are applicable to all typical lots. Planting materials for larger and/or oversized lots should be increased proportionally in plant size and quantity.

#### Lots 49' in Width and Less

- \* Minimum planting bed specifications include:
  - a. Minimum planting bed width is four feet (4') from the house foundation. Curvilinear planting beds are encouraged.
  - b. Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 12 larger shrubs (minimum five (5) gallon), 15 smaller shrubs (minimum one (1) gallon) and two (2) 15-gallon specimens.
  - c. The number and variety of plants utilized shall be appropriate for the size of the planting bed. A maximum of five (5) different species of planting may be utilized within a front yard.

#### Lots 50' to 64' in Width

- \* Minimum planting bed specifications include:
  - a. Minimum planting bed width is five feet (5') from the house foundation. Curvilinear planting beds are encouraged.
  - b. Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 16 larger shrubs (minimum five (5) gallon), 20 smaller shrubs (minimum one (1) gallon) and two (2) 15-gallon specimens.
  - c. The number and variety of plants utilized shall be appropriate for the size of the planting bed. A maximum of six (6) different species of planting may be utilized within a front yard.

#### Lots 65' in Width and Over

- \* Minimum planting bed specifications include:
  - a. Minimum planting bed width is five feet (5') from the house foundation. Curvilinear planting beds are encouraged.
  - b. Shrubs are to be planted in a pleasing, organized design. Shrubs shall include a minimum of 20 larger shrubs (minimum five (5) gallon), 25 smaller shrubs (minimum one (1) gallon) and two (2) 15 gallon specimens.
  - c. The number and variety of plants utilized shall be appropriate for the size of the planting bed. A maximum of seven (7) different species of planting may be utilized within a front yard.
  
- \* Isolated tree planting is not permitted between the sidewalk and street.
  
- \* Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Loose brick, plastic,

concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc., are not in character with the desired landscape effect and are prohibited. Acceptable edging materials are ryerson steel and horizontal timber: (2 inches by 4 inches (2" x 4"), 2 inches by 6 inches (2" x 6"), 4 inches by 4 inches (4" x 4"), and 4 inches by 6 inches (4" x 6").

- \* All planting beds are to be mulched with shredded pine bark.
- \* The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.
- \* The front lawn of each completed residence shall be completely sodded with St. Augustine grass. Seeding and/or sprigging is prohibited.

<u>Lot Width</u>	<u>Trees</u>		<u>Caliper</u>	<u>Height</u>
	<u>Required</u>	<u>Type</u>		
49' or less	1	1 Hardwood	4"	12'
50' - 64'	2	1 Hardwood	4"	12'
		1 Ornamental	N/A	
65' and over	3	2 Hardwoods	4"	14'
		1 Ornamental	N/A	

- \* Tree stakes must be made out of wood, 2 inches in diameter by 6 feet long.
- \* After completion of landscaping, Builder shall see that the landscaping is maintained in a healthy and attractive appearance until the lot is sold to an owner/occupant. At that time Builder shall use his best efforts to notify owner/occupant of the necessity to comply with all landscaping requirements under the landscape guidelines. Proper maintenance includes:
  - a. Adequate watering;
  - b. Appropriate fertilization;
  - c. Pruning;
  - d. Mowing;
  - e. Weed control in lawns and planting beds;
  - f. Seasonal mulching of planting beds;
  - g. Insect and disease control;
  - h. Replacement of diseased or dead plant materials; and,
  - i. Warranty of all planting materials.

## **Corner Lots**

Supplemental landscaping specifications for all corner lots include the following:

- \* The side yard of each completed residence shall be completely sodded with St. Augustine grass. Seeding, and/or sprigging is prohibited.
- \* One additional hardwood tree in front/side yard.
- \* Three (3) ornamental trees in 15 gallon containers are to be planted along the side street portion of corner lots. The trees are to be planted beginning at a point 10 feet from the rear property line or driveway, if applicable, on fifteen foot (15') centers, equidistant between the sidewalk and fence along the side yard (see Illustration IV-9). The trees shall not extend beyond the front elevation of the house.

## **Greenbelt Lots**

Supplemental landscaping specifications for all greenbelt lots include the following:

- \* One tree, minimum four inch caliper (4") when measured six inches (6") above the ground, must be planted in the rear yard of all lots abutting a greenbelt. The tree should be planted on the greenbelt side of the lot no further than twenty feet (20') from the property line abutting the greenbelt.
- \* Use of hardwoods preferred, however, some pines can be introduced into planting. The accepted planting ratio is to be 2/3 hardwood and 1/3 pines.

## **Master Plant List**

A residential lot master plant list to be used by Builders is provided in the appendix for assistance in selecting species for landscaping lawns and landscape easements. The plants listed are generally suitable to conditions in the Houston area. However, in selecting plants from this list, careful consideration should be given to their cultural requirements as compared to the particular conditions they must endure in a given location. Any soil, water, or other tests necessary to determine the existing conditions on a particular site are the responsibility of the individual tract developer.

## **V. HOUSING**

It is the intent of this section to establish basic criteria for the construction of residences within Windstone Colony. Emphasis is on quality in material, design

and construction in order to promote well-crafted homes.

Texas law does not presently permit the establishment of building codes in unincorporated areas. It is the intention, however, that all building construction in Windstone Colony be of the highest quality; as a minimum, Builders are required to warrant compliance with the Southern Building Code.

### **Foundations**

- \* Prior to foundation construction, an area soils test should be undertaken to ensure foundation quality.
- \* Prior to foundation construction, a form survey should be undertaken to ensure that building setback lines will not be violated.
- \* All foundation plans must be signed and sealed by a Texas Registered Professional Engineer. Minimum slab elevations are determined by and should be coordinated with the appropriate county agency.

### **Exterior Materials**

Single-family residences within Windstone Colony must be, at a minimum, comprised of at least 51.0 percent masonry products exclusive of windows, doors and other building openings. Changes in materials should have a logical relationship to the changes in the form of the house.

Exterior lots are defined as those lots that back or side to the following roadways: Fry Road, Keith Harrow Boulevard, Windstone Drive, and Windy Mark Drive. All other lots are classified as interior.

#### Interior Lots

- \* One story product – Shall be 100% masonry on three sides
- \* Two story product – Shall be 100% masonry front elevation; 50% masonry on two sides

#### Exterior Lots

- \* One story product – Shall be 100% masonry
- \* Two story product – Shall be 100% masonry (unless precluded by Southern Building Code)

Samples of all exterior building materials must be submitted to the A.R.C. for approval. Exterior building materials for single-family residences within Windstone Colony must comply with the following standards and/or guidelines.

## Masonry

- \* Stone  
The use of any type of stone on the exterior of a residence must be approved by the A.R.C. to ensure architectural compatibility within the neighborhood.
- \* Brick  
Brick used on residences in Windstone Colony shall meet standard specifications established by the Brick Institute of America. These standards are found in the Selected Standards for Brick compiled by the American Society for Testing and Materials under designation C216-87.
- \* Mortar Joints  
All mortar joints shall be tooled; "slump" joints will not be allowed. Mortar color shall be selected to complement stone or brick color.

## Hardi Plank

- \* Hardi plank must be used for all siding product or in conjunction with masonry. Only hardiplank will be acceptable for such use.
- \* Wood siding is prohibited.
- \* Vinyl siding is prohibited.
- \* Trim  
All wood trim shall be smooth, high quality finish-grade stock and must be stained or painted as approved by A.R.C. If a stain is used, a wood sealant must be utilized. Naturally weathered wood is prohibited.

## Stucco

- \* Stucco may be used as an exterior wall finish, provided its detailing is consistent with the style of the architecture. Stucco must be uniform in color with all other exterior housing materials.

## Metal

- \* Exposed metals shall be anodized aluminum, bronzer, copper or painted galvanized steel.

## Synthetic Materials

- Synthetic materials such as metal siding masonite and vinyl siding may only be used with the approval of A.R.C.

## **Privacy Walls**

- \* Privacy walls must match dwelling unit materials and shall be no more than 8 feet in height. All privacy walls must have A.R.C. approval.

## **Window Treatment**

- \* Metal windows must be used and the finish shall compliment the color and architectural style of the house.
- \* No reflective glass or glazing will be allowed on any front or side facade, or on any facade which is visible from a public street, golf course or common area.
- \* The use of wrought iron ornamentation on the exterior of any window is prohibited without the prior approval of A.R.C.
- \* Solar screens, of a black or dark gray color may be installed. If used, they must be installed on all windows viewed from the street.

## **Roof Treatment**

### Materials

- \* Roofing materials used on all homes shall be as a minimum a Portland Production 3 tab shingle, U.L. Class "A" ASTM D-3018-82, Type 1; minimum 20 year warranty; color: weather grey.
- \* Wood shingles are strictly prohibited.

### Form

- \* Gabled and hipped roofs of varying pitch throughout the residence is preferred. The minimum allowance of roof pitch shall be 4 in 12, except where a deck is called for.

### Chimneys

- \* Fireplace chimneys must be constructed of materials that match dwelling unit in style and color and that meet or exceed the chimney standards set forth in the Southern Building Code.

### Exposed Roof Metal

- \* All exposed metal roof accessories, stack vents, roof flashing, attic ventilators, etc. shall match roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plate.

### Skylights and Solar Collectors

- \* The location and design of all skylights and solar collectors shall be approved by the A.R.C. No solar collectors shall be allowed on any roof slope visible from a public street.

### Rain Gutters and Drains

- \* The installation of rain gutters and drains is required on all roof sections where runoff occurs affecting pedestrian entrances and walkways. Rain gutters and drains shall be integrated with the architectural design in color, shape and location. Drain pipes tied into the rain gutter downspouts must be screened from public view either by suitable material or by planted shrubs or ground cover. The use of a splash pad or hidden drain pipe is required.
- \* Where gutters are not used, positive drainage away from the structure should be provided.

### **Garages**

- \* Garages cannot exceed the residential lots main dwelling in height nor stories.
- \* A detached garage, if allowed, must be connected to the residence by a breezeway or covered walk.
- \* Carports (porte cochere) constructed of the same building materials and as an integral part of the residence is acceptable. All other carports are prohibited.
- \* Garages, at a minimum, must be able to accommodate the storage of two (2) full size automobiles at the same time, and, at a maximum, accommodate the storage of three (3) full size automobiles at the same time. Extension in the length of a garage to permit additional storage space is permitted.

- \* All garage doors should be of metal design and colored to complement the adjacent wall.
- \* Designs incorporating side or rear entry garages are encouraged to break up the monotony of multiple garage doors facing the street.
- \* Windows with shutters or blinds may be required on the facade of a side or rear loaded attached garages to enhance the front elevation of the residence and the street scene.
- \* Garage doors containing windows are prohibited.
- \* Automatic garage door openers must be installed on all garage doors.

### **Exterior Lighting Fixtures**

- \* All exterior lighting fixtures visible from a public street or common area must have the approval of the A.R.C. and should complement the architectural features of the residence.

### **Exterior Color Schemes**

- \* All exterior colors must be submitted to and approved by the A.R.C. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their natural state, such as brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by special approval of the A.R.C. Paints or stains should be limited to three (3) complimentary colors per residence.

### **Mechanical Equipment**

- \* All air conditioning compressors, power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements as approved by A.R.C.

### **Maintenance**

- \* Each residence shall be maintained in a neat, clean, orderly condition by the Builder prior to and after the sale of such residence. Periodic repairs shall be made to correct any condition which suggest visual deterioration of a residence.

## **VI. MODEL HOME PARKS/SALES CENTERS**

Model home parks and sales centers should be representative of the type of neighborhood environment the Builder/developer hopes to achieve. The project image is established by the way in which the model homes and sales office are handled. The following items should be considered when establishing a model home park and/or sales office.

### **Location**

The location of all proposed model home parks and/or sales centers must be approved by the A.R.C. Proposed sites will be reviewed on an individual case by case basis and, therefore, no specific criteria will be developed.

### **Models**

- \* The architectural controls and design guidelines established for all residences in Windstone Colony shall be maintained in model homes to ensure compliance when the models are eventually sold. Temporary exceptions related to nonstandard driveways, sidewalks, lighting, flags and flagpoles, or other marketing techniques will be considered by the A.R.C. on an individual basis.
- \* Freestanding sales offices must be of permanent type construction and comply with these design guidelines. The use of temporary structures or portable buildings is prohibited, except in the interim time period preceding the completion of a permanent sales office. The relocation of temporary sales offices is subject to the approval of the A.R.C.

### **Site Improvements**

- \* Sidewalks do not necessarily need to be placed two feet inside the r.o.w., perpendicular to the property line, but can meander between the units.
- \* Planters, flower pots, benches and other small decorations can provide a sense of scale and "lived in" appearance. The use of annual flowers is encouraged.
- \* It is expected that landscape planting should exceed minimum requirements for other lots. Plants are to be selected from the plant list in the landscape section of this booklet
- \* If planting beds are extended from one lot to another to create a park-like atmosphere, care is to be taken to not block drainage down side lot lines.

## **Parking**

- \* If possible, adequate off-street parking should be provided to accommodate prospective buyers and sales personnel. Traffic generated by model home parks and sales offices should not interfere or conflict with the traffic of the surrounding neighborhood(s). Available off street parking adds to the convenience of prospective buyers and improves the streetscape in front of the model homes.

## **VII. SIGNAGE**

### **Model Home Park Signage**

- \* Signage for model home parks shall be approved by the Declarant, and shall conform to the city of Houston Sign Ordinance and any variance shall not be unreasonably withheld.
- \* See Illustration V-1 for Windstone Colony logo and logo type.

### **Builder / Lot Signage**

- \* One standard builder lot sign per lot may be used following approval by the Declarant and any variance shall not be unreasonably withheld.
- \* Sign face may include Builder's name and/or logo or trademark. Colors and graphics shall be submitted to A.R.C. for approval.
- \* Any sign that has not been approved and constructed in accordance with the specified regulations may be removed by the A.R.C. without liability.

## **VIII. SUBMISSION AND APPROVAL**

### **Architectural Review Committee**

The Windstone Colony Architectural Review Committee (A.R.C.) is composed of representatives selected by Board of Directors of Windstone Colony Community Association, Inc. The A.R.C., at its sole and absolute discretion, has the authority to promulgate and administer standards, rules and regulations governing the planned development and improvement of all tracts within Windstone Colony and has primary authority over the initial planned development.

Upon receipt of proper documentation, the A.R.C. also has the authority to grant variances to criteria established by the guidelines.

The approval of the A.R.C. of any and all submittal packages is limited to compliance with the criteria established by the Windstone Colony Builder Guidelines. The A.R.C. is not responsible for ensuring Builder compliance with city, county, state and federal requirements.

## **General**

The official submittal of plans and specifications to the Architectural Review Committee is to provide a review process for conformance to guidelines and standards adopted by the A.R.C. A clear direct statement as to acceptability of construction plans is to be made within the review time period. The end result is to impart a visual character and a sense of community through controlled architecture.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the A.R.C. prior to commencement of any on-site building or construction activity. The approval process can be facilitated if complete and high quality submittal documentation is provided to the A.R.C. The A.R.C. reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of Builders and property owners.

The design for residences must be approved in writing by the A.R.C. before construction of a residence can begin. The A.R.C. is committed to a high level of design quality in Windstone Colony by reviewing residential design and plotting submissions and working with our Builders to achieve this goal.

Submittals shall be sent to the attention of the Architectural Review Committee, in care of:

Windstone Colony Community Association, Inc.  
c/o VanMor Properties, Inc.  
1505 Highway 6 South, Suite 100  
Houston, Texas 77077

## **Requirements**

### Initial Review

The Builder is required to submit complete and accurate design and construction documents for examination by the A.R.C. Submittals are to be made in two phases prior to the construction of or any exterior improvement upon any

residential lot or parcel. Minimum submittal requirements for each phase are as follows (additional information is encouraged):

Phase I

1. Plan Submittal Form (see enclosed)
  - a. Production (Initial Review)
2. Schematic site plan including:
  - a. Site plan including location of trees greater than 8" in diameter
  - b. Building setbacks, easements and r.o.w. identification (survey)
  - c. Utility service locations
  - d. Siting of improvements/fencing
3. Preliminary plans including:
  - a. Floor plans @ 1/4 in. = 1'-0" minimum scale
  - b. Exterior elevations 1/4 in. = 1' - 0" minimum scale
  - c. Outline specifications describing all materials to be used on the project

Phase II

1. Construction documents and specifications including:
  - a. Final architectural plans of drawings listed under Phase I above.
  - b. Site plan at appropriate scale
  - c. Final specifications
  - d. Submittals of material samples
  - e. Foundation designed and sealed by the Registered Professional Engineer
  - f. Landscape planting plan

Each submittal shall consist of one (1) set of blue line prints and supplementary specifications. Only complete sets will be reviewed.

*On-Going Review*

The Builder is required to submit complete and accurate design and construction documents for examination by the A.R.C.

Minimum submittal requirements for each phase are as follows (additional information is encouraged):

1. Plan Submittal Form (see enclosed)
  - a. Production
2. Schematic site plan including:
  - a. Site plan including location of trees greater than 8" in diameter

- b. Building setbacks, easements and r.o.w. identification (survey)
  - c. Utility service locations
  - d. Siting of improvements/fencing
3. Construction documents and specifications for variations from standard
- a. Floor plans @ 1/4 in. = 1' minimum scale
  - b. Exterior elevations 1/4 in. = 1' minimum scale
  - c. Final specifications
  - d. Submittal of material samples
  - e. Foundation designed and scaled by a professional engineer

**The Builder or his agent has complete responsibility for compliance with all governing codes and ordinances.**

For Builders that repeat floor plans, a submittal of each floor plan is not required for every house provided the floor plan has received A.R.C. approval. The Builder should reference the plan number and provide a site plan, exterior elevation, specifications and other items particular to the site not previously approved as outlined above.

#### **A.R.C. Approval Time Lines**

The Architectural Review Committee shall review and approve, in writing, each submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder guidelines. The review and approval process shall not exceed the following time constraints:

##### Initial Review

###### Phase I

Plan Submittal Form	
Schematic Site Plan	
Preliminary Building Development Plans	15 Days

###### Phase II

Construction Documents	15 Days
------------------------	---------

##### On-Going Review

Plan Submittal Form	
Schematic site plan	
Construction documents (if applicable)	7 Days

These shortened time frames (as compared to the Declaration of Covenants, Conditions and Restrictions) are being made available to the Builders for initial

construction and may be revoked.

Construction shall proceed only after approval of the final set of drawings and specifications. Changes that occur during actual construction that differ from approved drawings will require alterations at the Builder's expense to restore compliance with approved drawings. No drawings are considered approved unless they are approved in writing by the A.R.C.

#### **Approval Not A Guarantee or Variance**

The review and approval of plans is made on the basis of aesthetic considerations only and no approval of plans and specifications and no publication of the Builder Guidelines shall be construed as representing or implying that such plans, specifications or guidelines will, if followed, result in properly designed improvements. Such approvals and design guidelines shall in no event be construed as representing or guaranteeing that any improvements built in accordance therewith will be built in a good and workmanlike manner. Neither Developer, the Windstone Colony Community Association, Inc., the Windstone Colony A.R.C., nor any of their respective officers, partners, directors, employees, or members, shall be responsible or liable in damages or otherwise to any Person who submits plans for approval by reason of mistake of judgment, negligence or nonfeasance arising out of the approval or disapproval of any plans and specifications with any governmental ordinances and regulations, nor any defects in construction undertaken pursuant to such plans and specifications. The purpose of such review primarily is to conform the aesthetic appearances of development within the Properties. In addition, the approval of plans pursuant to this paragraph shall not be deemed to be a variance from the specific restrictions of the Declaration of Covenants, Conditions and Restrictions or the Builder Guidelines. All variances must be issued in accordance with the provisions of Section 8 of Article VI of the Declaration of Covenants, Conditions and Restrictions.

## **IX. PROJECT INFORMATION**

Developer and Project Management:

**Windstone Development, Ltd.**

5005 Riverway, Suite 150

Houston, TX 77056

Engineer:

**Sherrington, Inc.**

11210 Steeplecrest Drive, Suite 207

Houston, TX 77065

Land Planner:

**Kerry R. Gilbert & Associates, Inc.**

15810 Park Ten Place, Suite 160

Houston, TX 77084

Landscape Architect:

**Robert E. Forsythe**

2230 Shadowdale

Houston, TX 77043

X. APPENDIX

RESIDENTIAL LOT MASTER PLANT LIST - A1

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Carya illinoensis & vars.	Pecan
Cersis canadensis & vars.	Redbud
Crataegus marshallii	Parsley Leaf Hawthorn
Crataegus spathulata	Little Hip Hawthorn
Fraxinus pennsylvanica vas.	Green Ash
Ilex decidua	Possumhaw
Ilex opaca & vars.	American Holly
Ilex vomitori	Yaupon Holly
Koelreuteria bipinnata	Goldenrain Tree
Lagerstroemia indica vars.	Crapemyrtle
Liquidambar styraciflua & vars.	Sweetgum
Ligustrum japonicum (tree form)	Wax Leaf Ligustrum
Magnolia grandiflora & vars.	Southern Magnolia
Magnolia soulangiana & vars.	Saucer Magnolia
Magnolia virginiana	Sweet Bay Magnolia
Myrica cerifera	Southern Bayberry
Parkinsonia aculeata	Retama
Platanus occidentalis	Sycamore
Prunus caroliniana	Cherry Laurel
Pyrus calleryana & vars.	Callery Pear
Quercus falcata & vars.	Southern Red Oak
Quercus nigra	Water Oak
Quercus nuttallii	Nuttall Oak
Quercus phellos	Willow Oak
Quercus shumardi	Shumard Oak
Quercus texana	Texas Red Oak
Quercus virginiana	Live Oak
Sapium sebiferum	Chinese Tallow
Taxodium districhum	Bald Cypress
Ulmus crassifolia	Evergreen Elm

## SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Berberis thunbergii "Crimson Pygmy"	Crimson Pygmy Barberry
Buxus microphylla japonica	Japanese Boxwood
Camellia sasanqua vars.	Sasanqua Camellia
Chamaerops humilis	Mediterranean Fan Palm
Cleyera japonica	Japanese Cleyera
Cycas revoluta	King Sago Palm
Elaeagnus pungens vars.	Elaeagnus
Eriobotrya x "Coppertone"	Coppertone Loquat
Fatsia japonica	Fatsia
Feijoa sellowiana	Pineapple Guava
Gardenia jasminoides "Radicans"	Dwarf Gardenia
Ilex cornuta vars.	Chinese Holly
Ilex dedidua	Possumhaw
Ilex vomitoria & vars.	Yaupon Holly
Juniperus spp. & vars.	Juniper
Lagerstroemia indica (dwarf vars.)	Dwarf Crapemyrtle
Ligustrum japonicum & vars.	Wax Leaf Ligustrum
Ligustrum sinense "Variegatum"	Variegated Privet
Mahonia bealei	Leatherleaf Mahonia
Michelia figo	Banana Shrub
Myrica cerifera	Southern Bayberry
Nandina domestica & vars.	Nandina
Nandina domestica "Compacta"	Compact Nandina
Nerium oleander (hardy vars.)	Oleander
Photinia Fraseri	Fraser's Photinia
Pittosporum tobira & vars.	Pittosporum
Pyracantha spp. & vars.	Pyracantha
Raphiolepis indica vars.	Indian Hawthorn
Rhododendrom (Azalea) spp. & vars.	Azalea
Viburnum japonicum	Japanese Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Viburnum tinus & vars.	Laurustinus Viburnum
Xylosma congestum	Shiny Xylosma
Yucca spp. & vars.	Yucca

## GROUNDCOVERS

### Botanical Name

### Common Name

Ajuga reptans & vars.	Ajuga
Asparagus sprengeri	Sprenger Asparagus
Berberis thunbergii "Crimson Pygmy"	Crimson Pygmy Barberry
Cyrtomium falcatum	Holly Fern
Gardenia jasminoides "Radicans"	Dwarf Gardenia
Hedera canariensis & vars.	Algerian Ivy
Hedera helix & vars.	English Ivy
Juniperus spp. & vars.	Juniper
Liriope muscari & vars.	Liriope
Lonicera japonica chinensis	Purple Japanese
Honeysuckle	
Lonicera japonica "Halliana"	Hall's Honeysuckle
Nandina domestica "Harbour Dwarf"	Harbour Dwarf Nandina
Ophiopogon japonicus	Monkey Grass
Ophiopogon japonicus "Nanus"	Dwarf Monkey Grass
Pyracantha "Red Elf"	Red Elf Pyracantha
Pyracantha "Ruby Mound"	Ruby Mound Pyracantha
Trachelospermum asiaticum & vars.	Japanese Star Jasmine
Trachelospermum jasminoides & vars.	Confederate Jasmine

## GRASS

### Botanical Name

### Common Name

Cynodon dactylon	Common Bermuda
Cynodon hybrids	Hybrid Bermuda
Festuca arundinacea	Tall Fescue Ky-31
Lolium multiflorum	Annual Rye Grass
Stenotaphrum sercumdatum & hybrids	St. Augustine Grass

## VINES

### Botanical Name

### Common Name

Bignoia capreolata	Crossvine
Clematis dioscoreifolia	Sweet Autumn Clematis
Campsis radicans	Trumpet Creeper
Clytostoma callistegioides	Lavender Trumpet Vine

Ficus pumila  
 Gelsemium sempervirens  
 Lonicera japonica chinensis  
 Lonicera japonica "Halliana"  
 Lonicera sempervirens & vars.  
 Millettia reticulata  
 Rosa banksiae  
 Wisteria sinensis

Climbing Fig Vine  
 Carolina Jassamine  
 Purple Japanese Honeysuckle  
 Hall's Honeysuckle  
 Trumpet Honeysuckle  
 Evergreen Wisteria  
 Yellow Lady Banks' Rose  
 Chinese Wisteria

**PERENNIALS**

**Botanical Name**

**Common Name**

Aster frikarti  
 Chrysanthemum maximums vars.  
 Coreopsis spp. & vars.  
 Cyrtomium falcatum  
 Fern spp.  
 Gerbera jamesonii vars.  
 Hymenocallis spp.  
 Hemerocallis vars.  
 Iris vars.  
 Tulbaghia violacia

Frikarti Aster  
 Shasta Daisy  
 Coreopsis  
 Holly Fern  
 Fern  
 Gerbera Daisy  
 Basketflower  
 Daylily  
 Louisiana Iris  
 Society Garlic

## ANNUALS

### Spring Planting (March/April)

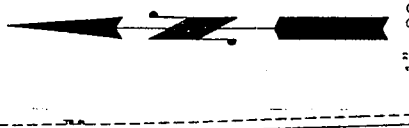
Geraniums  
Lantana montevidensis vars.  
Periwinkle  
Petunia (last only through May)  
Purslane  
Scarletta bogonia  
Marigolds  
Portulaca

### Fall Planting (October/November)

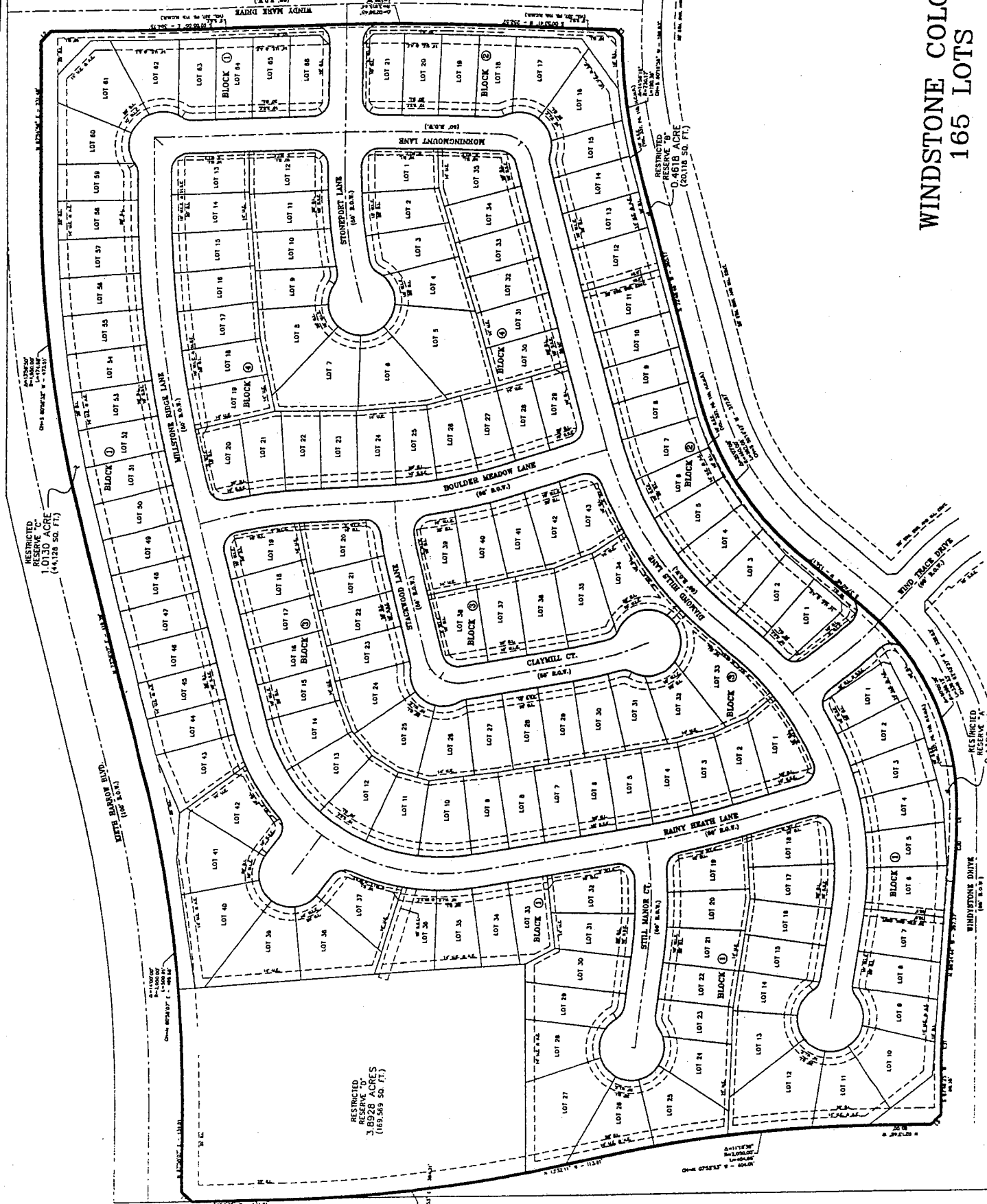
Calendula  
Pansy  
Snapdragons  
Dainthus  
Mums

## XI. LIST OF ILLUSTRATIONS

- I-1 Windstone Colony, Section Eight
- II-1 Housing Plan and Elevation Repetition
- II-2 Garage and Driveway Placement
- III-1 Temporary Sediment Control
- IV-1 Lot Grading and Drainage
- IV-2 Sidewalk Detail
- IV-3 Standard Residential Hinged Gate
- IV-4 Standard Residential Wood Fence
- IV-5 6' Upgraded Wood Fence
- IV-6 Sidelot Fencing Setback – Corner Lots
- IV-7 6' Upgraded Wood Fence with Brick Columns
- IV-8 Sideyard Fencing Setback – Greenbelt Lots
- IV-9 Corner Lot Landscaping
- V-1 Windstone Colony logo and logo type.



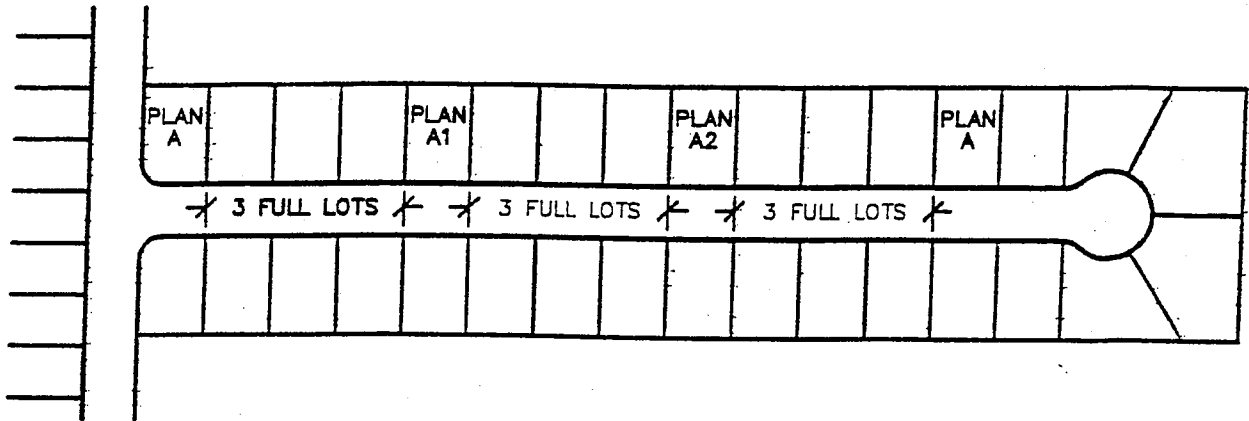
1" = 200'



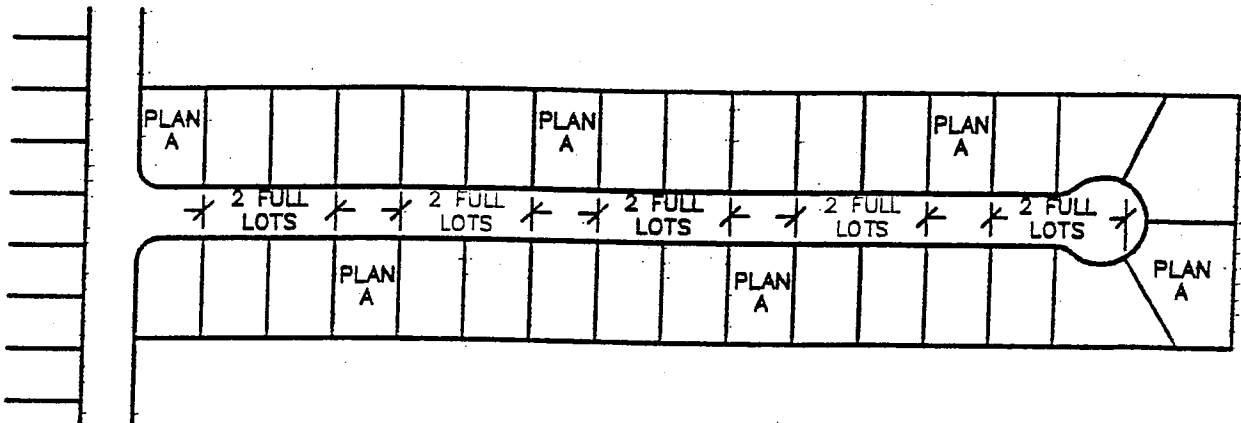
# WINDSTONE COLONY 165 LOTS

Illustration I-1

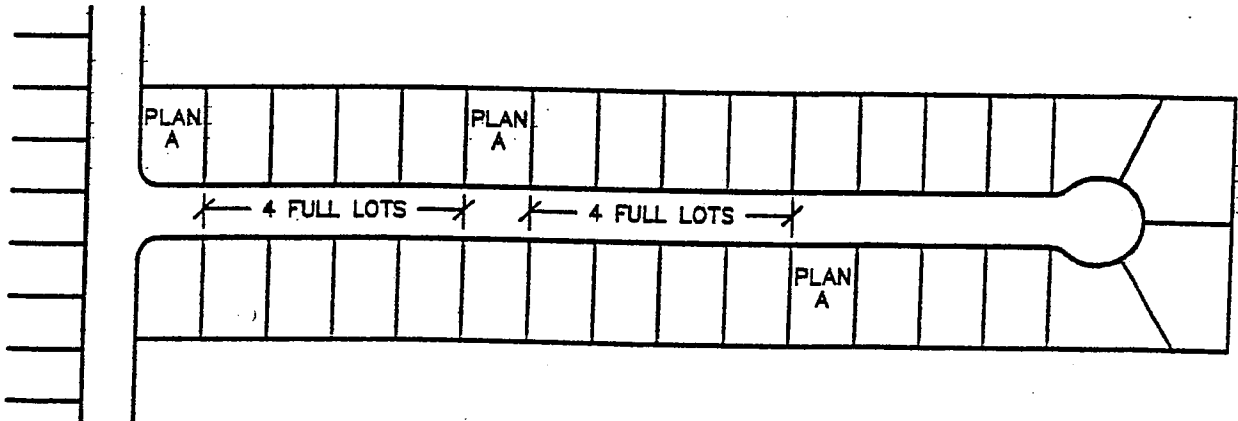
**1 SAME PLAN, DIFFERENT ELEVATION, SAME SIDE**



**2 SAME PLAN, DIFFERENT ELEVATION, OPPOSITE SIDE**



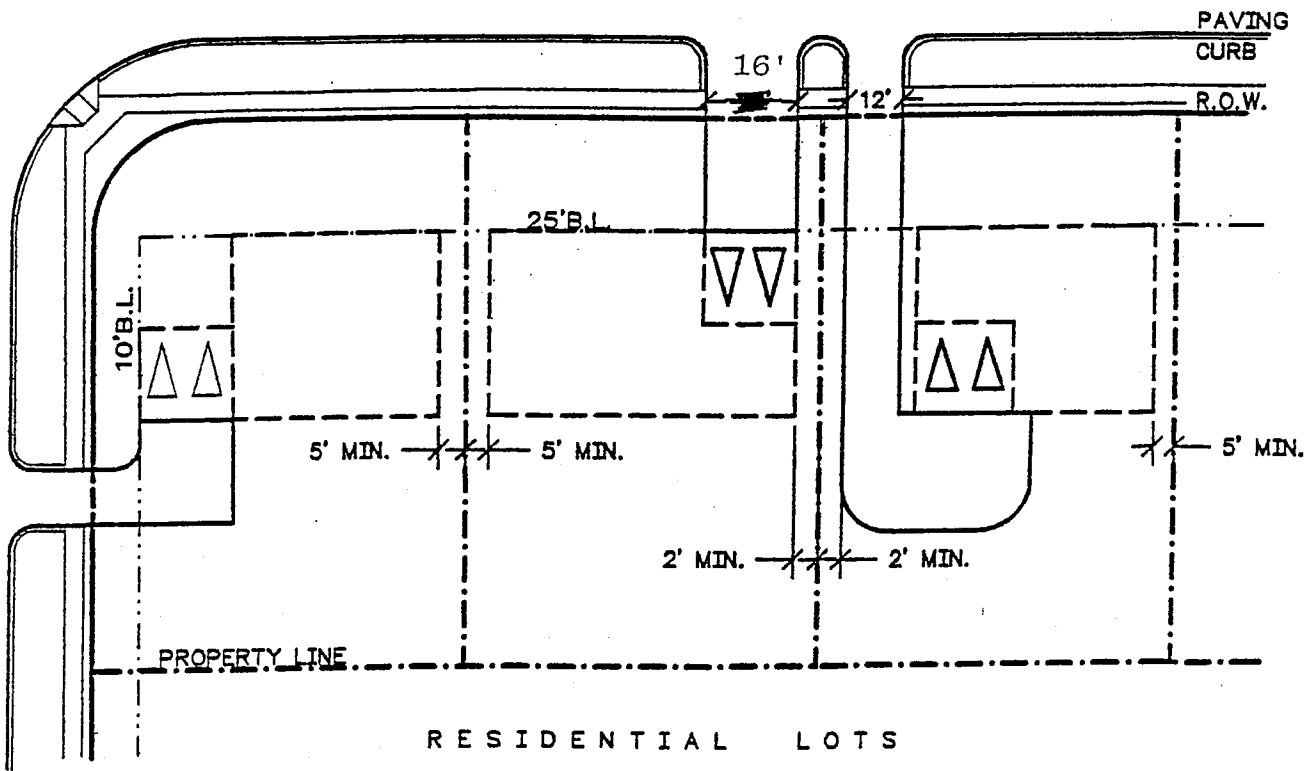
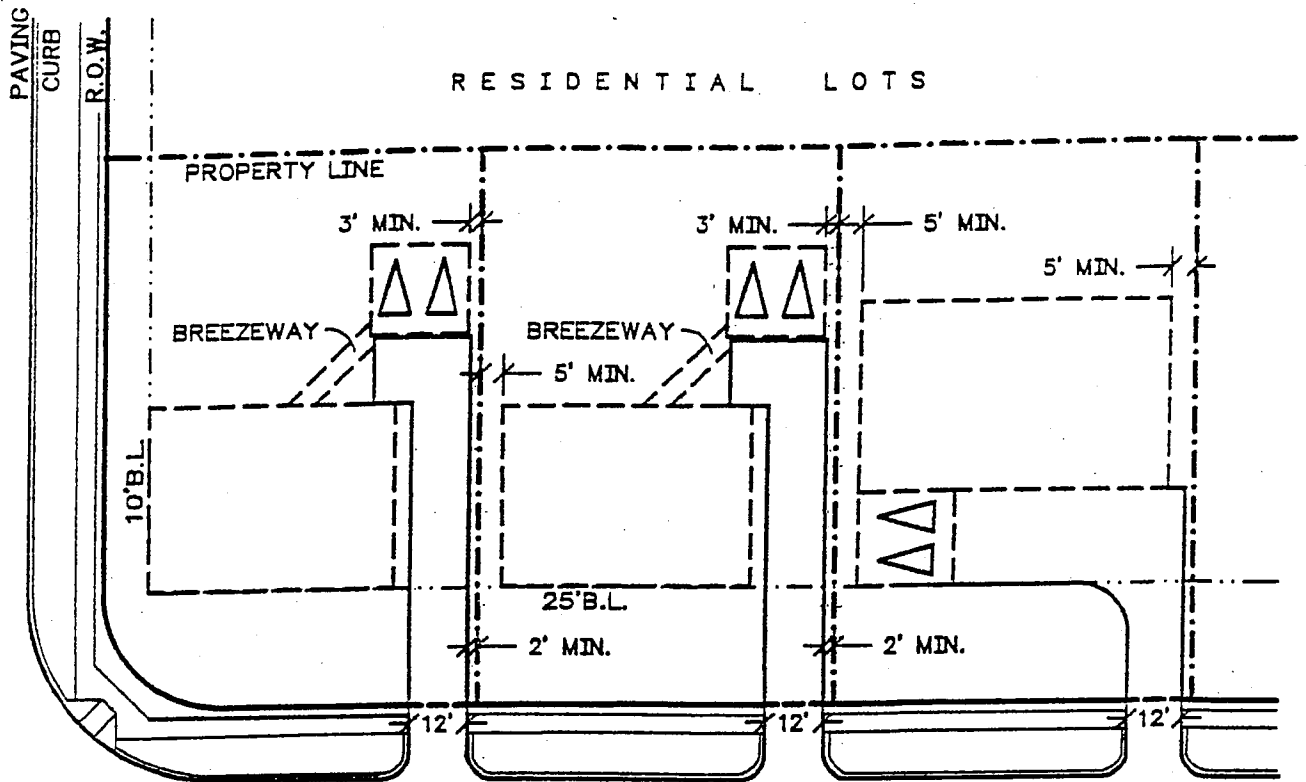
**3 SAME PLAN, SAME ELEVATION, SAME OR OPPOSITE SIDE**



NOTE FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

**HOUSING PLAN AND  
ELEVATION REPETITION**

**ILLUSTRATION II-1**



NOTE FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

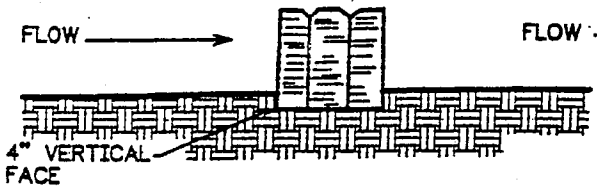
**GARAGE AND  
DRIVEWAY PLACEMENT**

**ILLUSTRATION II-2**

5-15-62-8293

**EMBEDDING DETAIL**

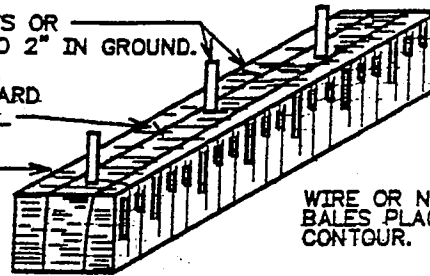
FLOW →



2 REBARS, STEEL PICKETS OR 2"x2" STAKES 1 1/2" TO 2" IN GROUND.

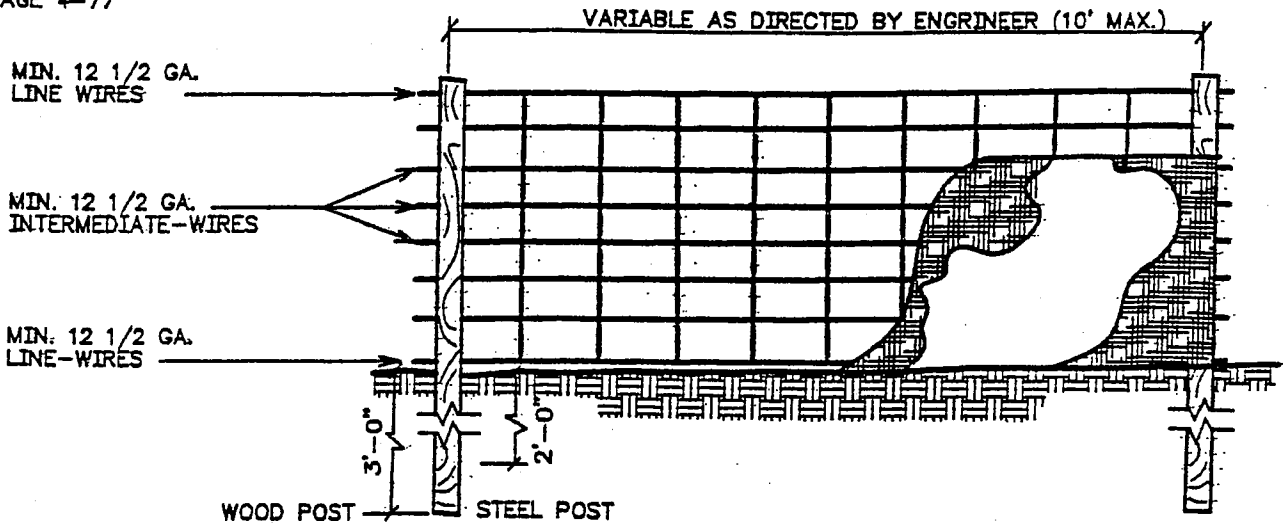
ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BAT

FLOW →



WIRE OR NYLON BOUND BALES PLACED ON THE CONTOUR.

SOURCE:  
EROSION AND SEDIMENT CONTROL GUIDELINES FOR  
DEVELOPING AREAS IN TEXAS, U.S. DEPT. OF  
AGRICULTURE SOIL CONSERVATION SERVICE FIG. 4-B,  
PAGE 4-77



SOURCE:  
CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS  
STD. NO. 20.05

**GENERAL NOTES:**

FENCE FABRIC SHALL BE MINIMUM 32" WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.

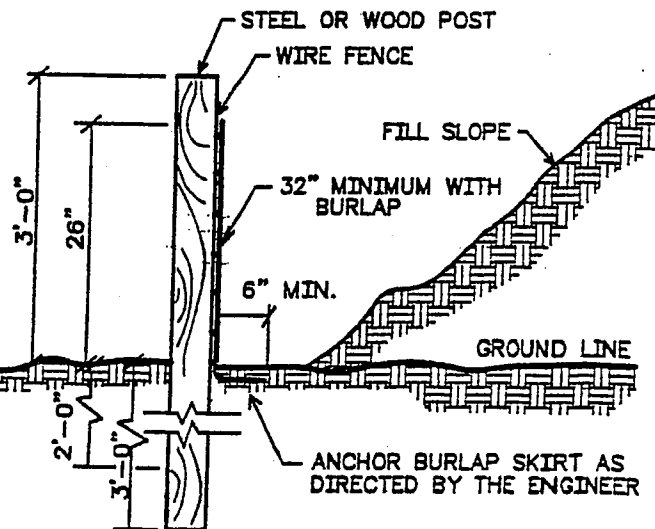
BURLAP SHALL BE 7-1/2 oz. WEIGHT AND A MINIMUM OF 32" IN WIDTH. BURLAP SHALL BE FASTENED ADEQUATELY TO THE FABRIC AS DIRECTED BY THE ENGINEER. MIRAFT 140 OR EQUIVALENT MAY ALSO BE USED.

STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.

WOOD POST SHALL BE 6' TO 7 FEET IN HEIGHT AND 3 TO 4 INCHES IN DIAMETER. WIRE FABRIC

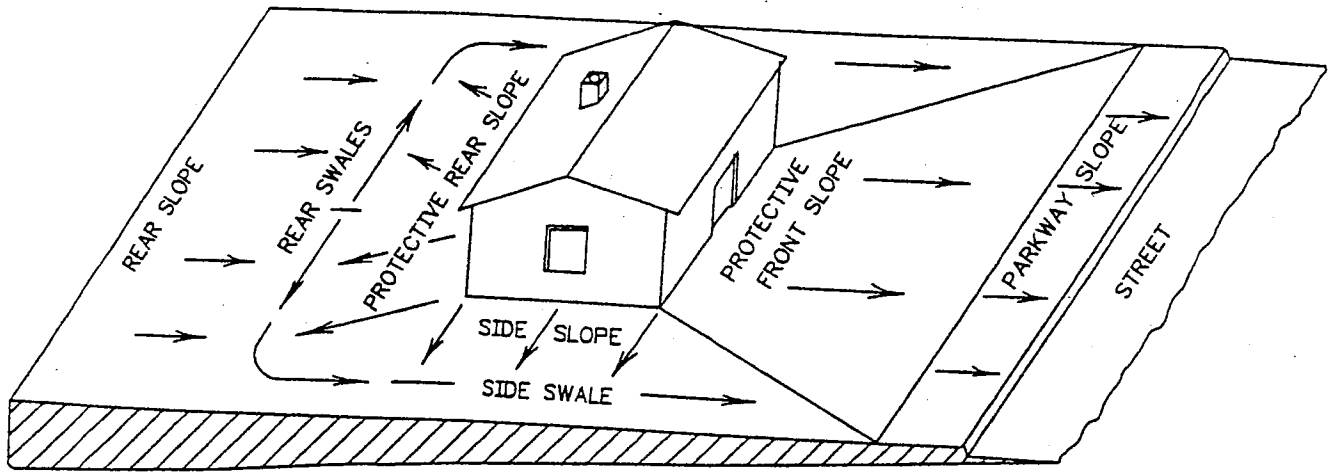
SOURCE:  
CITY OF GREENVILLE, N.C.  
MANUAL OF STANDARD DESIGNS AND DETAILS  
STD. NO. 20.05

**NOTE FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.**



**TEMPORARY SEDIMENT CONTROL**

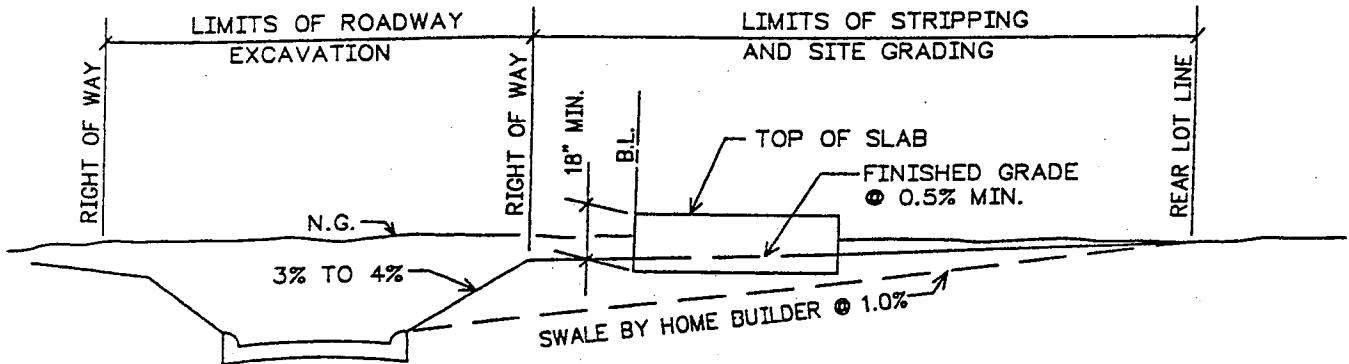
**ILLUSTRATION III-1**



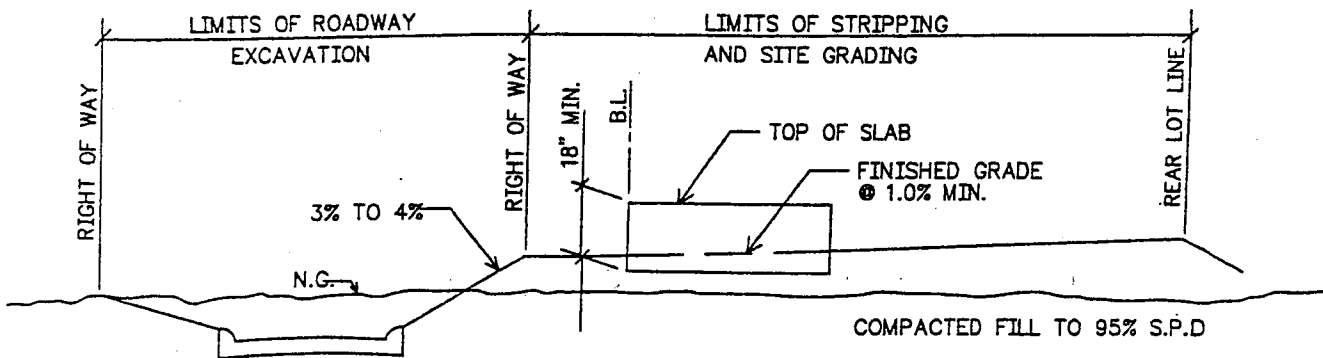
NOTE: ALL DRAINAGE TO STREET SWALES, SIDE SLOPES AND PROTECTIVE SLOPES BY HOME BUILDER

NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

**FHA LOT GRADING TYPE "A"**



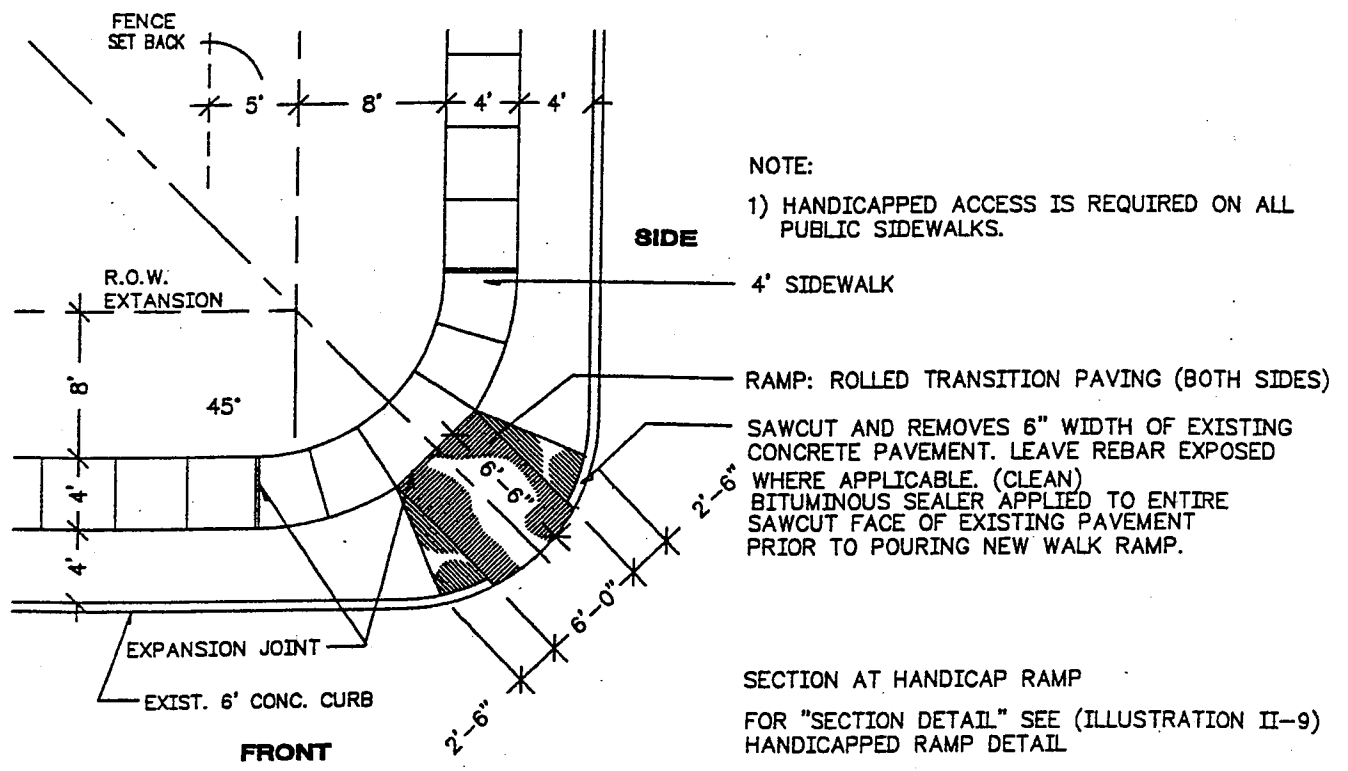
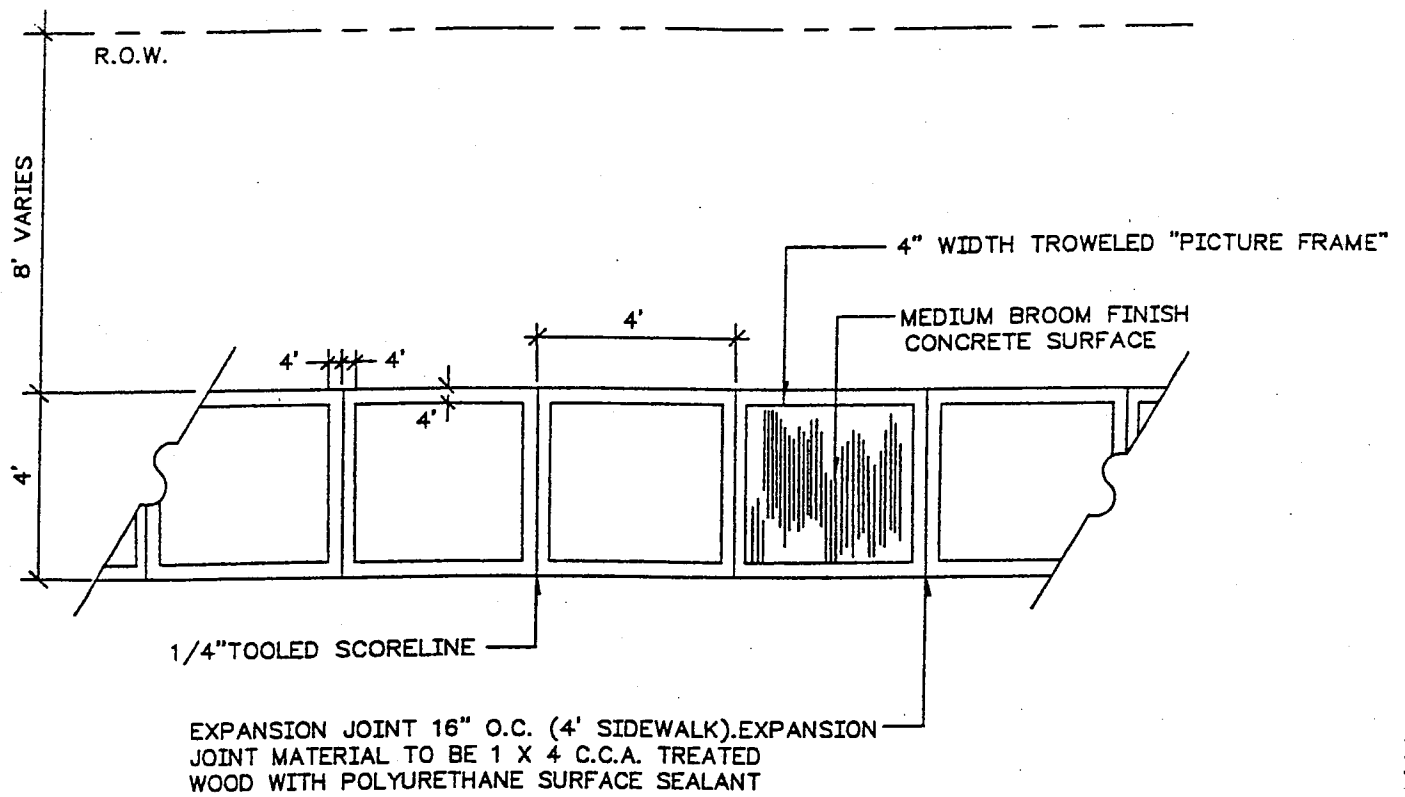
**TYPICAL GRADING ON LOTS WITH TOP CURB CUTS GREATER THAN 18" FHA BLOCK GRADING, TYPE "A"**



**TYPICAL GRADING ON LOTS WITH TOP CURB CUTS LESS THAN 18" FHA BLOCK GRADING, TYPE "T"**

NOTE FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

**LOT GRADING AND DRAINAGE**

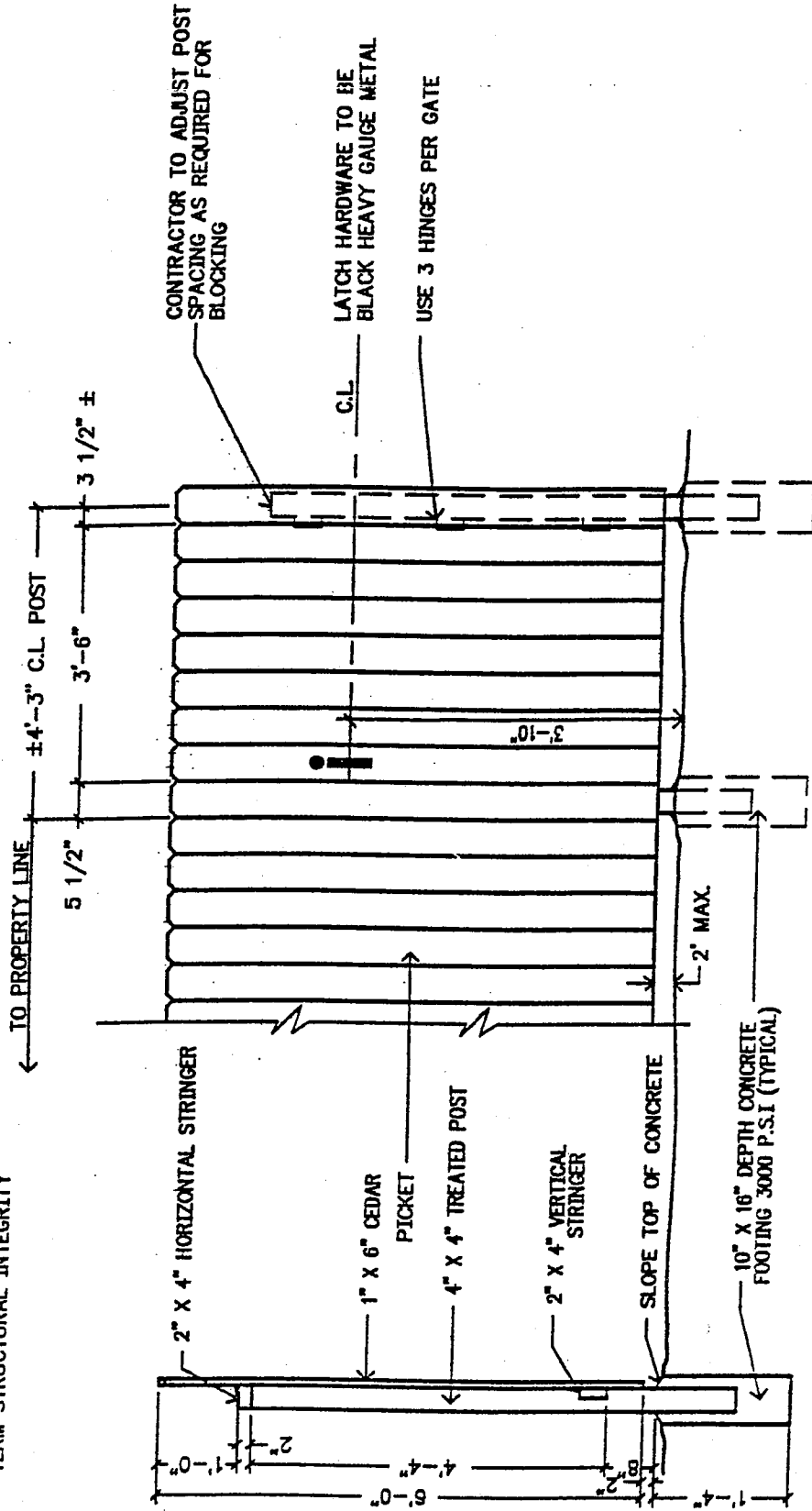


NOTE FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

## SIDEWALK DETAIL

NOTES:

- 1) VERTICAL PICKETS TO BE NO.1, 1" X 6" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) PICKETS ARE TO BE ATTACHED WITH 8d ALUMINUM SCREW SHANK NAILS
- 4) ADD VERTICAL SUPPORTS, CROSSBRANCHING & METAL PLATES AS REQUIRED FOR LONG-TERM STRUCTURAL INTEGRITY



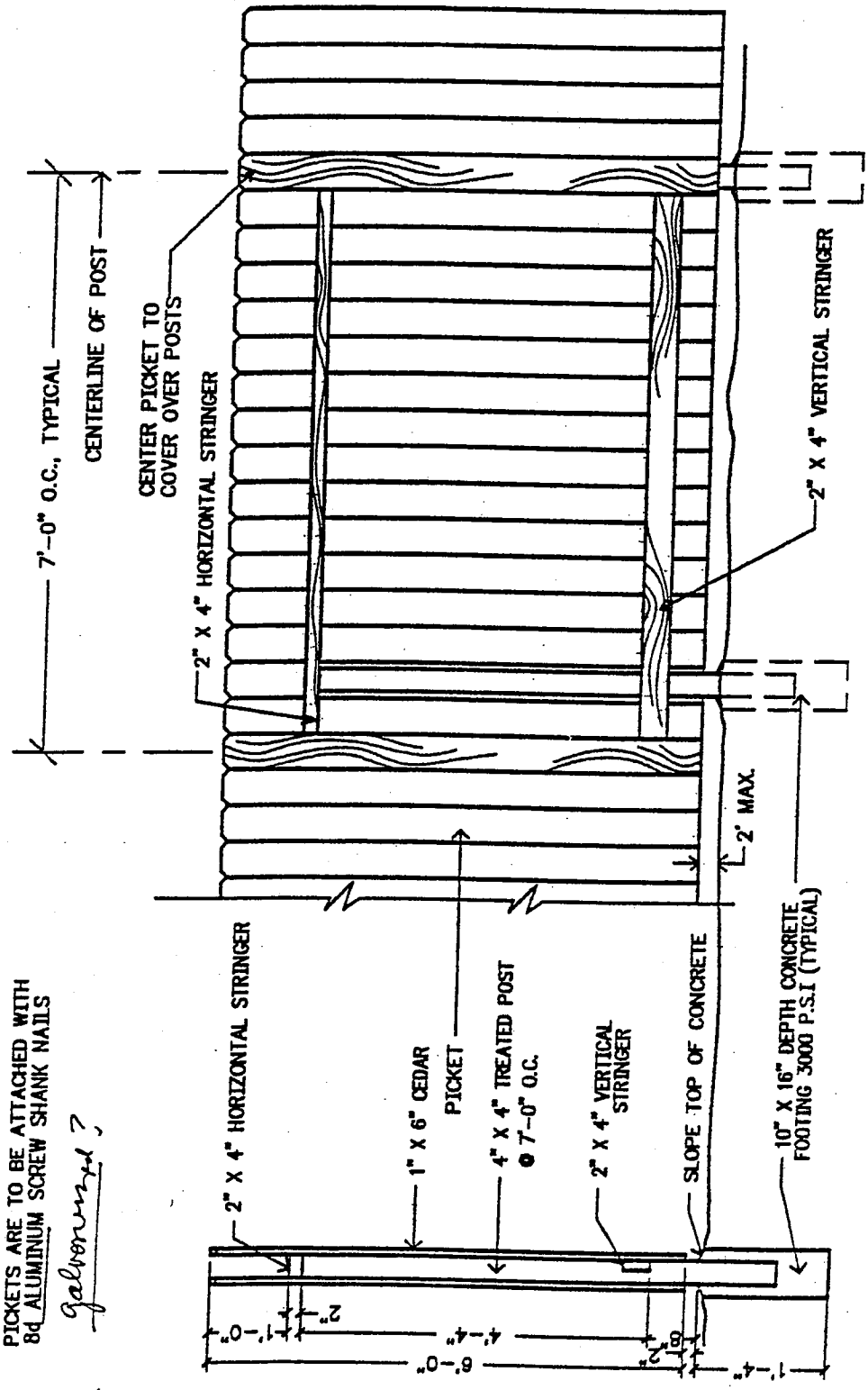
NOTE FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

STANDARD RESIDENTIAL HINGED GATE

NOTES:

- 1) VERTICAL PICKETS TO BE NO.1, 1" X 6" CEDAR NOTCHED TOP PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 8d ALUMINUM SCREW SHANK NAILS

*galvanized?*

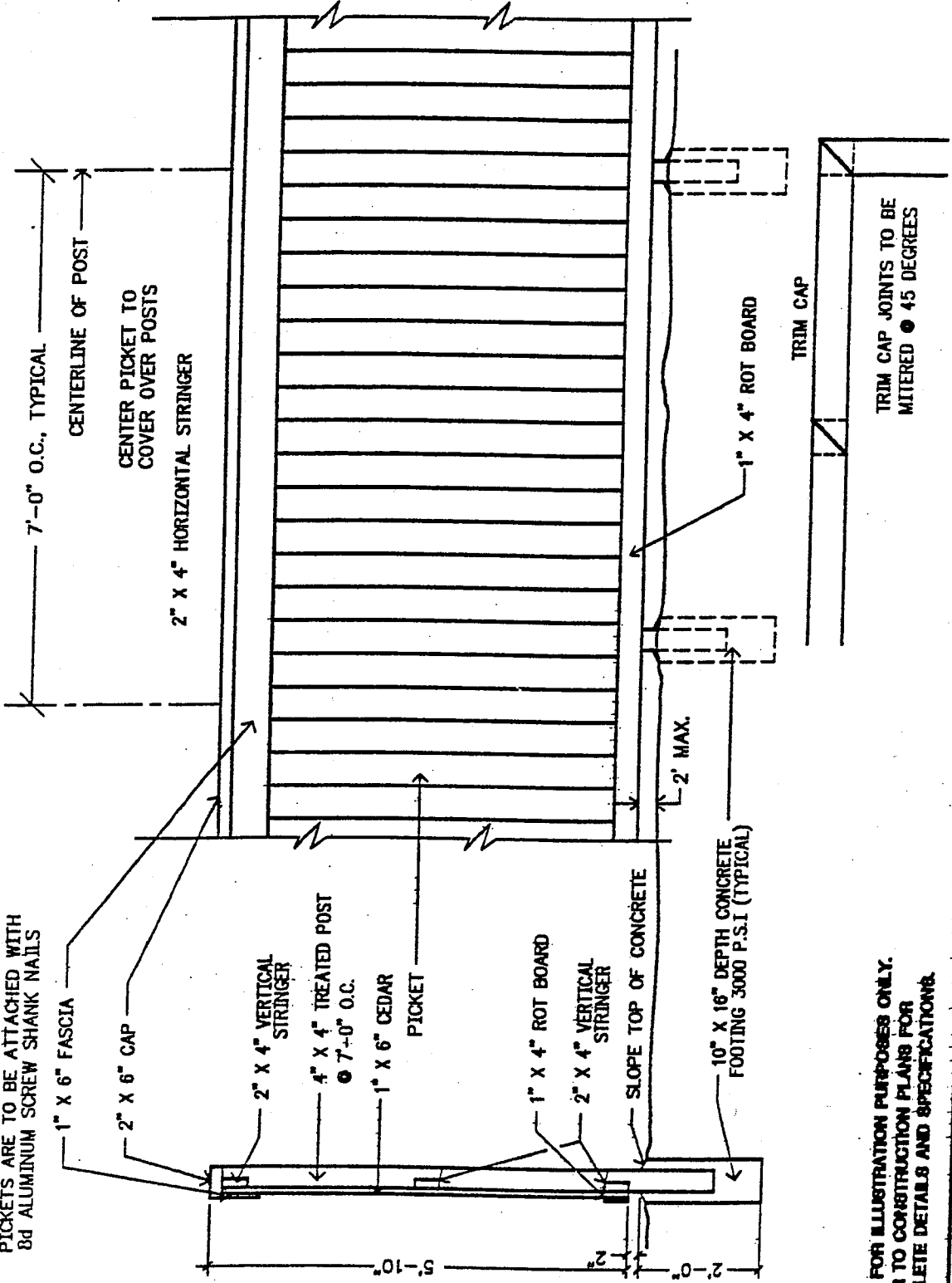


NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

STANDARD RESIDENTIAL WOOD FENCE

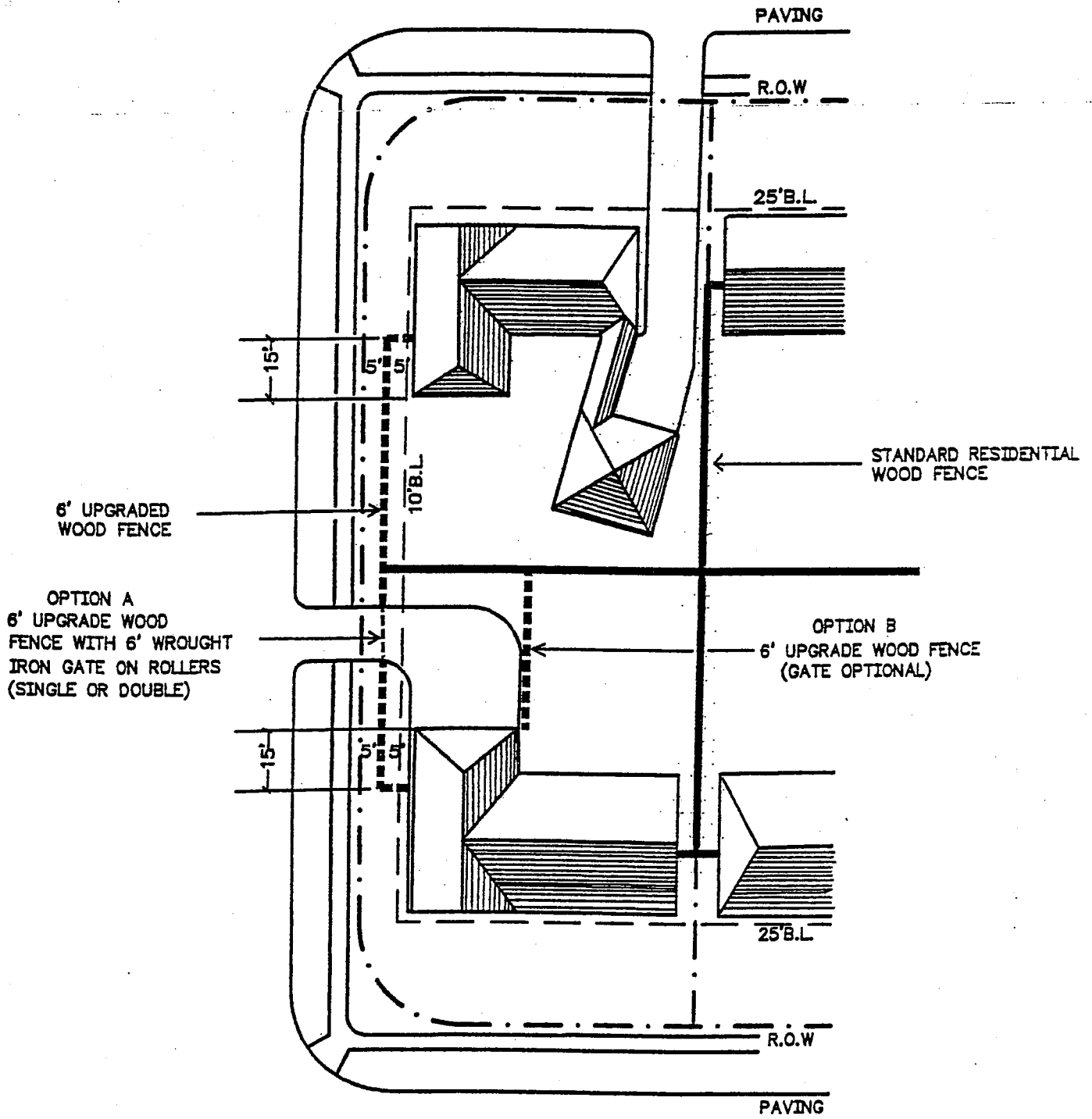
NOTES:

- 1) VERTICAL PICKETS TO BE NO.1, 1" X 6" CEDAR PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 8d ALUMINUM SCREW SHANK NAILS



NOTE: FOR ILLUSTRATION PURPOSES ONLY. REFER TO CONSTRUCTION PLANS FOR COMPLETE DETAILS AND SPECIFICATIONS.

6' UPGRADED WOOD FENCE



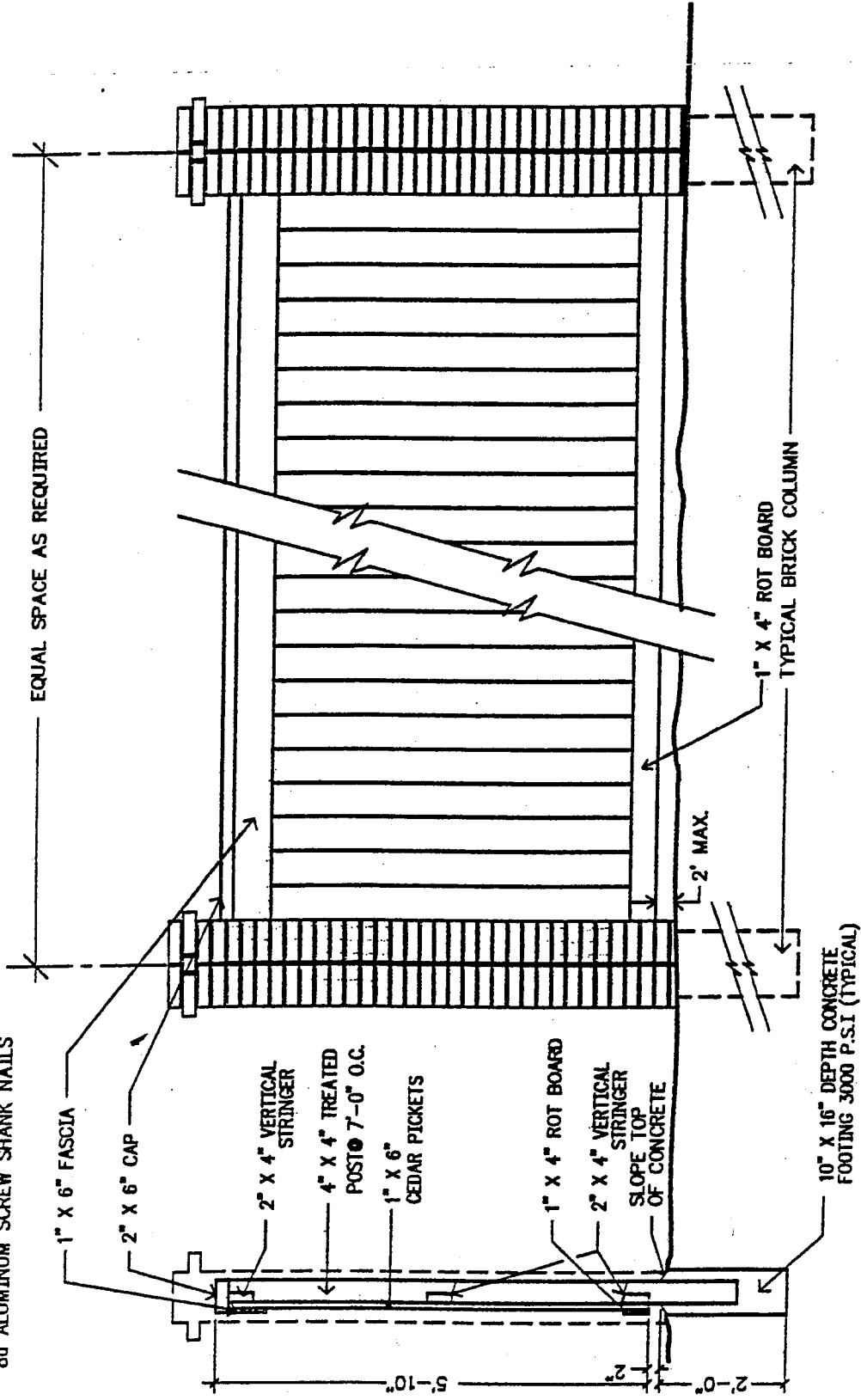
NOTE FOR ILLUSTRATION PURPOSES ONLY.  
 REFER TO CONSTRUCTION PLANS FOR  
 COMPLETE DETAILS AND SPECIFICATIONS.

**SIDELOT FENCING SETBACK/  
 CORNER LOTS**

**ILLUSTRATION IV-6**

NOTES:

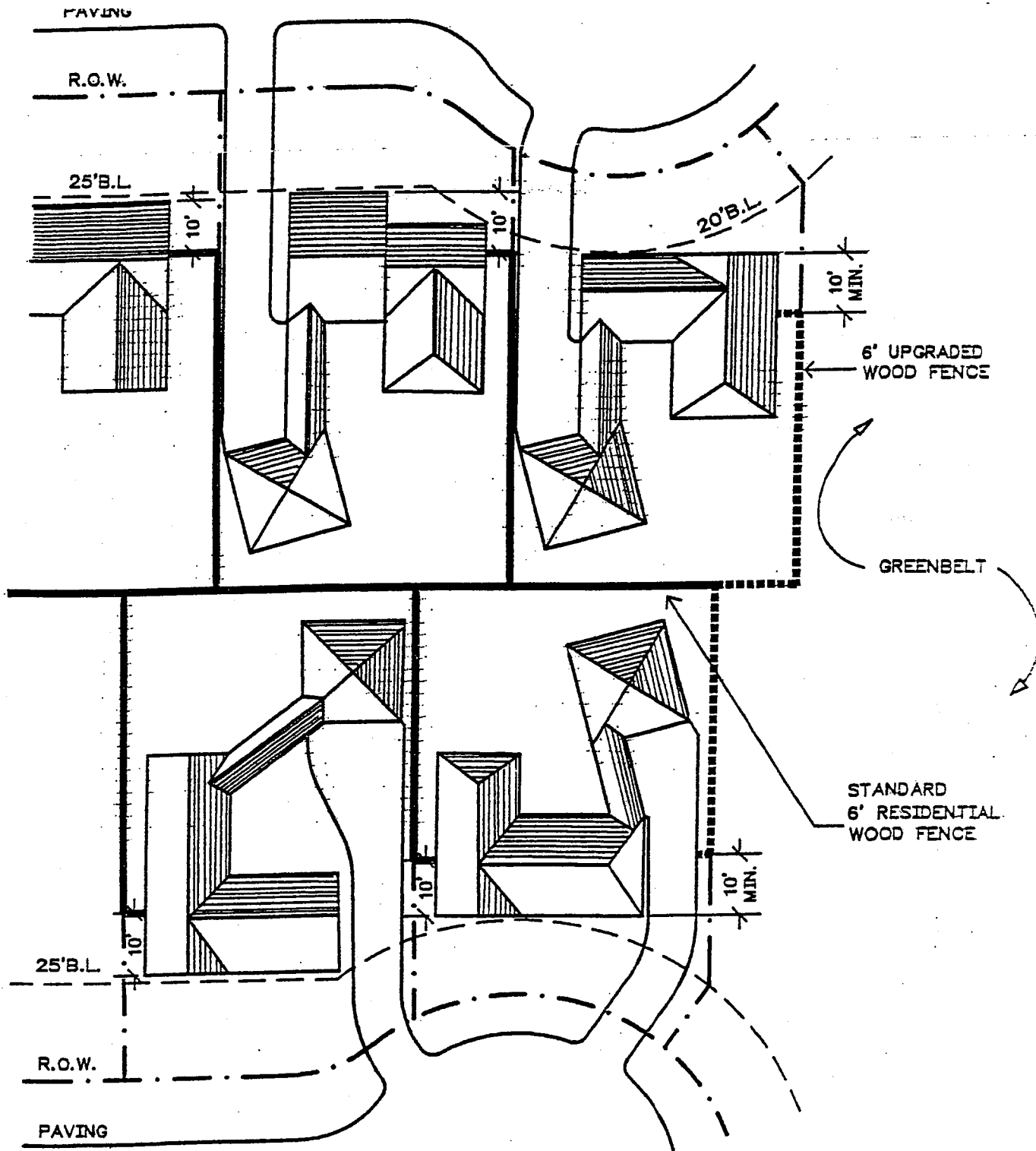
- 1) VERTICAL PICKETS TO BE NO.1, 1" X 6" CEDAR PICKETS
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7'-0" O.C.
- 4) PICKETS ARE TO BE ATTACHED WITH 8d ALUMINUM SCREW SHANK NAILS



NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
REFER TO CONSTRUCTION PLANS FOR  
COMPLETE DETAILS AND SPECIFICATIONS.

6' UPGRADED WOOD FENCE WITH  
BRICK COLUMNS

578-07-0002



NOTE FOR ILLUSTRATION PURPOSES ONLY.  
 REFER TO CONSTRUCTION PLANS FOR  
 COMPLETE DETAILS AND SPECIFICATIONS.

**SIDEYARD FENCING SETBACK /  
 GREENBELT LOTS**

**ILLUSTRATION IV-8**

