

FOREWORD

Gleannloch Farms is being developed as a master planned residential community. This document is presented as a minimum set of development guidelines and standards for Gleannloch Farms Section Thirty Four – The Manor Estates. The intended use is to provide an understanding of responsibilities of the Developer and the Builder, to develop a framework to illustrate and define design objectives and requirements to create a unified, harmonious setting for divergent lifestyles and tastes inherent in a planned development.

These guidelines are supplemental to The Declaration of Covenants, Conditions and Restrictions and the Gleannloch Farms Residential Design Guidelines and are to be used by the Architectural Review Committee (ARC) in review of plans submitted, as required by builders (Copies of these guidelines may be obtained from Association Management, Inc 713-932-1122). Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as a standard for future compliance to maintain the integrity of the community.

Illustrative examples and descriptions are meant to insure an orderly, well-maintained and attractive environment for the residents of Gleannloch Farms.

The Manor Estates is meant to be a gated community of exclusive residences within Gleannloch Farms. Designs with front elevations that maximize lot frontage and streetscape opportunities are encouraged.

Gleannloch Farms is located in Northwest Harris County, Texas in the extra-territorial jurisdiction of the City of Houston. Rules and regulations of these entities supercede the residential guidelines.

SITE LAYOUT (revised 10/27/04)

Residential Driveway/Garage Placement for The Manor Estates of Gleannloch Farms

To achieve the exclusive Custom Home concept for the Manor Estates of Gleannloch Farms, the relationship of garages to the residence and adjoining lots, street rights of way and the golf course is of special importance. Garages, where visible to the public, shall have separate doors for each car. Double doors may be approved at the discretion of the ARC.

Careful consideration must be given to the location and orientation of garages to enhance the overall street scene. Garages which front to the street should be offset a minimum of 3' from the front plane of the dwelling. Garages placed forward of the front elevation shall have a minimum 3' shadowline overhang so that the doors are not in the same plane as the garage front elevation. When 3 car garages are used, the door of the third bay must be in a different plane than the first two bays by a minimum of 3'. Additionally, recessing the garage doors 3' to create a shadowline is required.

Driveway access into the garage must permit movement of one car in and out of the garage while another car is parked outside of the garage. (16'x16' pad)

Garages are restricted to fronting on the street address side of the lot, including corner lots, unless otherwise approved by the ARC. A variance may be requested to allow a maximum two car garage facing the secondary street, provided the garage does not face the front of other homes and is set back from the right-of-way twenty-five feet (25').

Rear garages are not permitted on any lots backing the golf course or lake.

The following is a list by lot and block number dictating location of residential driveways and garages. These locations have been determined for

reasons of aesthetics, vehicular circulation and safety.

The designation of left, right or optional is determined by viewing the lot from the street right-of-way facing the lot.

Optional: *All lots in this section have optional garage/driveway placement*

Side Lot loading may be permitted on a limited basis and ONLY with prior approval from the ARC.

***Driveway side designations apply only to lots without circular drives.

Driveway construction may be of concrete construction with an approved border treatment, however, driveways constructed completely of concrete pavers or stamped concrete are the preferred treatments. Acceptable border treatments include: concrete pavers, stone or a colored concrete band (min. 4" x 4"). No gravel or asphalt driveways are permitted.

Driveways may be no closer than seven feet (7') to side property lines at the point where they enter the property from the street. They may be transitioned back to the side property line, but can be no closer than three feet (3'). Garages must be a minimum of 7' from side property line, but at least 15' is preferred. Corner lot garages must be set back 25' from street.

Garage doors must be paneled and insulated. Custom doors are encouraged.

SITE LAYOUT

Fencing • The Manor Estates of Gleannloch Farms

The builder shall be responsible for installing a 48” high iron fence on lots siding or backing the lake or golf course for the following lots. A 48” high iron fence shall extend from the rear property line to a minimum distance of 40’ towards the front of the property on lake lots and 25’ on golf course lots.

Block 1 - lots 14 (partial), 15, 16, 17

Block 2 - lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

All interior, rear and side fencing shall be the responsibility of the builder. Wood fences in interior lots shall be constructed using a double sided wood fence as shown on the next page. A 6’ iron fence shall run parallel to front elevation at the sides of the residence.

All 48” iron fence adjacent to golf course or lakes shall match the iron fence detail shown on page 17 of the Gleannloch Farms Residential Design Guidelines and page 7 of this supplement.

SITE LAYOUT

Double sided wood fence

The builder shall be responsible for installing a 6' double sided wood fence with cap as shown in the design to the left, on all interior lot lines in this section.

SITE LAYOUT

Wrought Iron Fence

Wrought iron fences are to be installed as to the design standards illustrated. Panels bolted instead of welded to posts are recommended, for ease of maintenance and access, but welded panels are acceptable. Iron should be primered and painted semi-gloss black. Attach panels to stone columns using lead expansion anchors and galvanized bolts.

Set iron posts in concrete footing.

All fences are to be designed as shown at left. No other wrought iron fence designs will be approved.

LANDSCAPE

Minimum Residential landscaping requirements •
The Manor Estates

All landscaping requirements must be completed no later than 30 days after move in.

TREES

Four machine dug and two thirty gallon (30 gal.) container grown trees selected from the plant material list (preferred specimen trees) in the Landscape section of the Gleannloch Farms Residential Design Guidelines are required on non-wooded lots in the Manor Estates section. It is recommended that at least one of the required trees be a loblolly pine or oak tree. The required trees must be a minimum of 4" caliper. When lots front and side on two streets, there shall be an additional two trees for side yard. Lots adjoining golf course, lakes or open spaces require three additional trees in rear or side yard. Pine trees are preferred, but the ARC may consider other large trees of equal size from the approved plant list, for variances.

SHRUBS

Manor Estate lots require the planting of a minimum of 70 small one gallon shrubs and 40 large five gallon shrubs. Plants used as minimum requirements shall be selected from the approved plant list.

Planting beds are to be curvilinear with the shrubs massed in tiers - smaller shrubs in the front of the bed. Groupings of shrubs of the same species provide a substantial look. A single row of foundation planting is not acceptable. Radius beds 10' minimum from building and vary widths of beds. Mulch all beds with 2" shredded pine bark.

No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns. Specimen boulders and stone borders are permitted.

The entire yard must be solid sod St. Augustine grass and have an irrigation system installed.

SITE LAYOUT

Lake Lots

Lots backing or siding onto Gleannloch Lake offer special design opportunities. Because they are open to public view, backyards become as important as front yards. All areas in public view must be solid sod. Care is to be given to enhance this special character and to insure the intrinsic value of this limited number of lots.

The lake is an ecosystem for aquatic plants and fish and will be under control of lake management professionals. Separate guidelines or rules will be published and made available to lake front property owners. These guidelines will deal with fishing (catch and release allowed only), controlling fertilizer, pesticide, petroleum product residue, and etc. around the lake. Dumping of leaves and grass clippings is prohibited. Soil runoff into the lake is to be kept at a minimum during and after residential construction. Use silt fencing during construction at rear property line of lake lots. Attention to these guidelines is imperative to the development of these lots.

Grading

Lots shall be graded with drainage away from the lake. Lots should generally be drained from the back to the front at a minimum slope of 1% taking care to not place fill within the dripline of a tree. Silt fencing at the shoreline must be installed and kept in place during all construction activities on lake lots. No trash shall be permitted to enter the lake and no paint or chemical washout in or near the lake shall be permitted.

LAKE LOTS

The Manor Estates of Gleannloch Farms

Block 1 – lots 15, 16, 17

Block 2 - lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- There is a 40' rear setback on all lake lots.
- No bulkheads are permitted.
- Homeowner must maintain lot up to water's edge.

Fencing

The rear and side of lots backing on the lake shall be fenced at the builder's/owner's expense with a 48" high iron fence that shall return no less than 40' toward the adjacent street. A fence and/or gate 48" high and perpendicular to the side lot line, may be used to enclose the property as long as it is set 20' back from the lake (this is to preserve the 20' lake easement). Rear yard privacy screens, up to 72" high, are permitted with a maximum of 15' of length for sides of walls perpendicular or parallel to the rear lot line. Screens may be no closer than 48" from the adjacent side lot line and may be of wood, masonry (preferably matching primary residence construction), or shrub hedge.

Patios

Paved patios may be placed in the rear yard but shall not extend beyond the property line to the water's edge. All construction plans, with details, shall be submitted to the ARC, including landscape and irrigation plans, for review.

Water Craft Restrictions/Storage

Use of boats on Gleannloch Lake shall be limited to non-motorized or electric boats subject to prior approval of the ARC. Canoes, paddle boats, etc. may not be in public view if unused for longer than a 24 hour period.

Docks/Piers

No dock, pier or other artificial structure may be extended into Gleannloch Lake from lots.

SITE LAYOUT

Greenbelt Lots

Lots backing onto greenbelts, golf courses and other areas designated as common open space are to be fenced with wrought iron of a standard design as shown in the Residential Design Guidelines. This fencing is required to promote a feeling of spaciousness for the lots and the open space. These lots may have direct access to the open space via gates in the iron fence. Gates may be installed at the option of the builder or lot owner. Rear and side lot fencing is further defined in these supplemental guidelines.

The back yards of these lots must be treated in the same way as the fronts of the lots. The entire yard must be solid sod St. Augustine grass and have an irrigation system installed. A minimum of 40 small shrubs (one gallon) and 20 large shrubs (5 gallon) is required in back yard. The back yards will be in full view of residents, guests and golfers. Provisions are made in these guidelines for privacy fencing or screening.

To open up the greenbelt and to avoid creating an alley effect, rear and side lot lines are required to be fenced with a 48" high iron fence using the design illustrated in the fence section. This fence is to be placed on the rear lot line and return no less than 40' on lake lots and 25' on golf course lots, down side lot lines. Certain lots may be further defined in these Supplemental Guidelines.

Privacy fencing is permitted, but must be done according to the following guidelines. Privacy screens must be set back a minimum of 40' from rear property line and must not be more than 50' in length parallel to the rear property line. Dog kennels, storage yards, wood piles, etc. are not to be visible from public view. Creating and maintaining a backyard that is viewed from open space and from nearby residences offers the chance for special design concepts. Privacy screening is not allowed on golf course lots.

SITE LAYOUT

Golf Course Lots

Lots adjacent to the Gleannloch Farms Golf Course are to be developed to derive the full potential of open space and views of golfing activities. Therefore the residences and grounds should be equally pleasing when viewed from the golf course.

The golf course has been designed using generally accepted criteria for golf course subdivisions, with adequate distances between fairways and residential lots. Design consideration for buildings, site layout and landscape planting should be addressed to protect against the possibility of errant golf balls. Large pane glass windows are discouraged. If a great amount of glass is desired, it should be in smaller, easier to replace panes. Strategic siting and tree planting can be accomplished for additional safeguards. Golf course lots will have a 25' front setback and a 25' rear setback.

Fencing of property lines adjacent to the golf course must be done according to the design criteria, illustrated in the fence section, by the builder or lot owner.

No structure, including a detached garage, may be built past the 25' rear setback line.

No detached garages are permitted on golf course lots.

GRAPHICS

Custom Home Builder Sign

One sign per single family lot allowed until occupancy.

Information to be conveyed:

Gleannloch Farms Logo

Name of Builder

Phone Number - Central Sales Office

24" x 32" sign panel may use Builder's name and/or logo or trademark. Colors and graphics are to be submitted to Architectural Review Committee.

ARCHITECTURE

Outbuildings

Any structure on a lot other than the residence, detached garages, gazebos, and children's play equipment shall be considered an outbuilding. Generally outbuildings are used for storage or as tool sheds. Outbuildings shall not exceed 10' x 10' (100 square feet), and shall be no more than 8' high. They shall be located no closer than 3' from side property lines and on the side of the lot farthest from public view of streets, golf courses and common open space or in a location that is the least obtrusive.

Building materials, paint color and roof shingles shall be compatible and blend with the residence.

ARCHITECTURE

Gazebos/Shade Structures

Freestanding structures for shade and ornamentation may be placed in rear and side yards behind fences. Gazebos may be octagonal, hexagonal, round or square with conical or hip type roofs less than 12' high, measured from the ground plane.

Associated decks or paved slabs shall not be more than 2' above the ground plane.

Arbor or trellis type shade structures are also permitted but shall not exceed 10' in height. The roof of these structures may not be used as an elevated deck for outdoor seating.

Gazebos/shade structures are not permitted closer than 20' from any side property line and 40' from the rear property line, and shall not encroach on any utility easement.

ARCHITECTURE

Mailboxes – The Manor Estates

All Section sixteen mailboxes are to be of the design shown at left. A 53” high stone column with classical brass mailbox. Mailbox available through:

“Salsbury Industries” phone # 1-800-725-9393

1010 East 62nd Street

Los Angeles, CA 90001

Mailboxes are to be constructed of “Oak Ridge Gold” natural stone (San Jacinto Stone Co.). Mortar shall be a colored mix by “Chemsystems” – number MC43. Add 2 lbs. per sack of concrete.