



BROUGHTON

UPDATED, INCLUDING ALL AMENDMENTS THROUGH OCTOBER 31, 2009

AESTHETIC STANDARDS & REQUIREMENTS

Pursuant to the Broughton Declaration of Covenants, Conditions, and Restrictions (herein called the "Broughton CCR's"), the following standards (the "Broughton Aesthetic Standards") have been adopted by the Broughton Architectural Control Committee (herein called the "Committee") and shall apply to improvements made and maintained in the Broughton addition, Colleyville, Texas. Variance from these standards may be proposed for approval to the Committee. Approval of a variance shall not establish precedent with respect to approval of other proposals for the same variance.

The Broughton Aesthetics Standards are intended to guide the building of fine homes, the hallmark of timeless neighborhoods. For that purpose, they address elements of design, materials, craftsmanship, fixtures, and landscaping that authenticate approved architectural styles. Issues of architectural integrity, appropriateness of materials, craftsmanship, construction quality, and resolution of deviation from the Broughton CCRs and these standards shall be determined solely by the Committee. In cases where the Committee determines that additional design enrichment or design modification would benefit the above-described intents, it may impose requirements for that purpose. Or, it may approve variances for the same purpose or impose requirements to resolve departure from the Broughton Aesthetic Standards.

Elements of design, materials and improvements of structures, landscape and hardscape that require prior Committee approval are delineated in the Broughton CCRs. No Committee approval or requirement shall establish precedent, unless the Committee deems it so.

All Committee approvals and disapprovals shall be provided in writing. No Committee approval or authorization that is unwritten shall be valid.

PLAN REVIEW.

Broughton was conceived as a neighborhood enriched by distinctive and well-built homes, which convey a continuity of traditional forms, materials and details. Exterior designs of houses are required to employ only architectural elements of certain Period Homes, the great popularity of which attests to their evocative power. While the Committee intends that there be design latitude to allow for fresh interpretation of the concept of the "traditional house", the essential and identifying aspects of archetypal Period Homes approved for Broughton are to be faithfully portrayed in house designs and landscaping within the neighborhood.

The intent of the Declarant in establishing the Committee, and of the Committee in establishing these Standards, is to achieve in Broughton a high level of excellence in all aspects of construction and landscape.

The notion of elegance, a prime consideration in the image of houses, includes in its meaning a sense of proportion, refinement, and historical precedence. Therefore, the Committee will not approve what it deems to be design overstatement in the architecture of houses or the landscape treatment of lots. Similarly, the Committee will not approved design that it deems inauthentic to the architectural style

chosen for the house. In addition, architectural forms, materials, and paint colors of houses shall not duplicate those of adjacent or nearby houses, as determined by the Committee.

All elements of the exterior of homes, including landscape and hardscape, in Broughton, as well as all elements visible from open space areas of Broughton, are subject to review and require approval of the Committee.

Plans and specifications for all improvements will be evaluated by the Committee with respect to the Declarant's concern for a consistently high level of taste and authenticity in design, materials, construction, and landscaping within Broughton.

DESIGN STATEMENT

It being the objective of the developer of Broughton that the neighborhood be comprised of homes that artfully and in a well-crafted way depict popular historical archetypes that provide the country's venerated residential areas timeless character and enduring appeal, the Broughton Architectural Control Committee has previously designated styles of houses permitted in the development. For purposes of more effectively guiding design of houses in the development, the Committee elaborates the developer's intent by adopting as guidelines that exteriors of houses in the development should:

- (a) demonstrate thoroughly the identifying elements of the historic house style being depicted, those being "massing, scale, proportion, and character derived from the nature of the building materials, details, and spatial flow";
- (b) reject design elements that are not consistent with the historic style of the house being depicted;
- (c) avoid exaggerated and insufficient gestures of style;
- (d) eschew eclecticism and decoration, materials, fixtures, and construction techniques that belie the historic house style being depicted;
- (e) achieve proper proportion consistent with the historic house style being depicted.

Preliminary and final house plans are required to be submitted to the Committee, on the cover sheet of which a fully developed, narrative statement of stylistic intent is required ("Statement of Stylistic Intent"), which lists the identifying features of the selected house style as described in *A Field Guide to American Houses* by Virginia and Lee McAlester (the "Statement of Architectural Intent").

This narrative is intended to lead the designer to consider, in composing elevations and creating the roof plan of a house, a holistic integrity in the use of architectural details and forms by rooting their aggregated use, in a shared derivation of style and history. Essential to any identification of style is a sense of massing that is typical of the style articulated. Therefore, roof plane designs are required to define a composition of forms reflective of style rather than merely being derived from the floor plan of the house.

Preliminary house plans are required to be scaled at 1/4" = 1'-0" and consist of a cover page, site plan, floor plans, all elevations, and roof plan.

Final house plans are required to consist of a cover sheet, a site plan, grading and drainage plan, foundation plan bearing structural engineer's seal and signature, foundation silhouette, floor plans, elevations, roof plan, and such construction details as necessary to fully explain and enable construction of all exterior elements to proceed thence. The foundation plan, the site plan, the foundation silhouette, and all landscape plans are required to show proposed finished pad and finished floor elevations.

All house plans, whether preliminary or final, are required to have a title block on each page, the architect or designer's company name, postal address, email address, phone number and fax number, as well as the owners' name and the builder's name. Each succeeding plan submittal must show

the original date of the plans, i.e. beginning with the date of the Preliminary Plans, and the date of each succeeding revision.

Traditional homebuilding for more than a century in the United States has generally followed recognizable design parameters that architectural scholars have variously named. Pursuant to the direction of the developer of Broughton, the Broughton Architectural Control Committee has established the following architectural styles, as defined in *A Field Guide to American Houses*, written by Virginia and Lee McAlester, as appropriate in the Broughton addition: Neoclassical, Tudor Revival, French Eclectic, Prairie, Craftsman, Italian Renaissance, Spanish Eclectic (Spanish Colonial Revival), Georgian, Adam (Federal), Greek Revival, Colonial Revival (Georgian Revival and Federal/Adam Revival), and French Provincial Farmhouse Revival. The Architectural Control Committee of Broughton endeavors to facilitate fine homes being built in the addition according to these styles. Homes conceived in the English Arts and Crafts architecture reminiscent of Edwin Lutyens, C. F. A. Voysey, and Baillie Scott are also permitted.

**AMERICAN HOUSE STYLES, A CONCISE GUIDE* BY JOHN MILNES BAKER, A.I.A.

I. ARCHITECTURE OF STRUCTURES ON RESIDENTIAL LOTS

All elements of the exterior of homes and all landscaping in Broughton require advance approval of the Committee.

Interior window coverings of houses are within the bailiwick of the Committee. If, in the reasonable judgment of the Committee, window coverings are necessary to hide interior storage from public view, as at garage windows, or particular window coverings are needed elsewhere in a house, the Committee may require the installation of interior high quality window coverings.

Flags and seasonal exterior decorations are also within the bailiwick of the Committee. If, in the reasonable judgment of the Committee, flags and seasonal exterior decorations do not conform to the high standards intended for Broughton by the Declarant of the Broughton CCRs, the Committee may require prompt modification or removal.

Outdoor furniture, appliances, and other furnishings or accessories placed in yards or used on porches and patios are subject to Committee approval.

The design of homes and landscaping in Broughton shall take account of areas of open space intended to enhance both the neighborhood and individual dwellings.

Lots 1-40, 43-46 and 51-53 of Block A are required to incorporate into the design of the home a substantial front porch, front and side porch, or front socialized landscape area, such as a large landscaped terrace.

A. Setbacks.

Unless otherwise approved or required by the Committee, the front setback for all lots in Block A shall be that shown on the final plat of Broughton, except Lots 41 through 50, where a 35' front setback from the adjacent right of way shall apply.

Unless otherwise approved or required by the Committee, the front yard setback shall be thirty-five feet (35') for all lots in Block B, except Lots 5, 6, 13, 14, 21 and 22, which shall have the front yard setback shown on the final plat of Broughton.

B. Exterior Color Palette.

All elements of the exterior color palette of homes in Broughton are subject to approval of the Committee. These include, but are not limited to:

1. masonry (brick, mortar, stone, stucco, cast stone, etc.),
2. roof material and roof penetrations, chimney caps and chimney pots,
3. paint and stain, including whether solid, semi-transparent, or transparent, used at windows, brick molding, siding, trim, doors, gutters and downspouts, shutters, posts and beams, fencing, etc.; except for color combinations consistent with a historical archetype of the house,
 - a. All elements of trim, windows, doors, columns and siding shall be expressed in shades of white, gray, yellow, tan, or green, except for wood shingles used as siding, which shall be a shade of gray or a light shade of brown.
 - b. Doors at the primary entry shall be a shade of brown, unless the historical archetype suggests otherwise.
4. fixtures and other exterior elements.

For all new construction and also for renovation and exterior paint or stain changes on an existing house, on which construction began prior to June 1, 2009, a written Statement of Color Coordination prepared by a professional colorist is required to be submitted to the architectural control committee that reconciles for aesthetic purposes all elements of the exterior house color palette (components of wall veneer, roof, posts and beams, non-glass components of windows, pedestrian and garage doors, all trim components, brick molding at openings, gutters, and downspouts, fencing and gates, hardscape surfaces, etc.) and explains the appropriateness of the color palette to the architecture of the house. See example in Exhibit BB.

C. Exterior Wall Materials.

The exterior walls of all permanent residential structures in Broughton, excluding windows and doors, shall not be less than eighty percent (80%) masonry construction:

1. Non-masonry wall material is not permitted on the front and sides of the first level of any house without special Committee approval that it deems appropriate to the style of the house and historical precedent.
2. Special architectural detailing may be required by the Committee for non-masonry applications visible from public areas of Broughton.
3. Except for color combinations consistent with a historical archetype of the house,
 - a. All elements of trim, windows, doors, columns and siding shall be expressed in shades of white, gray, yellow, tan, or green, except for wood shingles used as siding, which shall be a light shade of gray or a light shade of brown, such as fallow, khaki, or tan.
 - b. Brown shades of brick will not be permitted.
 - c. Doors at the primary entry shall be a shade of brown, unless the historical archetype suggests otherwise.
4. If a water table or horizontal band is proposed for the façade of a house, it shall be a true water table and shall project, from the top of the water table to the brick ledge of the foundation, a distance beyond the plane of the surface of the wall above the water table or horizontal band that is proposed to and approved by the Committee as part of the plans submitted for review. No projected brick band, projected belt course, or "tutu" (shed brick course) shall be permitted in lieu of a genuine water table.

D. Minimum Square Footage.

The minimum square footage of the heated and air-conditioned area of the residential structure shall be not less than 4,500, except as may be approved by the Committee.

E. Garages.

1. Each lot shall have an enclosed garage with a minimum of three and a maximum of four bays enclosed by an overhead door with an automatic garage door opener. No vehicular garage access door may directly face any street. Without Committee approval, except for houses with garage bays that are all accessible through a porte cochere, all garage entries a. shall be located in the rear of the house, b. shall face the rear lot line or a side lot line other than the side lot line of a corner lot that is contiguous with right of way or with common area that is contiguous with right of way, and c. shall be accessed by a driveway that extends the full length of the house to a motor court in the rear yard that services the garage bays. Or, a motor court may be created in the side of a house that is shielded completely by the house structure from a vantage point in front of the house and accessible by a driveway that extends approximately one half the length of the house to a motor court that services the garage bays.
2. Double garage doors are not permitted unless the double garage doors are completely hidden from view of any other lot, all rights of way, and all open space areas. In no event shall the top of the garage door opening be arched, if a single garage is permitted along with a double garage.

F. Roof pitch, Roof and Wall Penetrations and Venting, Simplicity of roof plan.

1. The main roof pitch of each residential structure shall not be less than 12/12, unless approved by the Committee.
2. Without Committee approval, neither wall penetrations for purposes of ventilation nor roof penetrations, other than chimneys, for ventilation nor appliances for radio, television, telecommunications, etc., nor skylights nor tubular daylighting devices nor solar collecting frames/panels, satellite dishes, and electricity generating wind turbines shall be visible from streets and public areas. Except if given special Committee approval, skylights shall not be visible from adjacent properties.

All proposed skylights, tubular daylighting devices, solar collecting frames, satellite dishes, and electricity generating wind turbines shall be thoroughly described in a submittal for Committee consideration, which shall include a fully dimensioned diagram or photographic representation of the device, proposed mounting height above ground, and location on the house or elsewhere on the Lot.

No solar collecting frames/panels, satellite dishes, and electricity generating wind turbines shall be mounted to or installed on any roof, wall of a house, or elsewhere on a Lot without prior approval of the Committee. Skylights, solar collecting frames, satellite dishes, and electricity generating wind turbines shall be kept thoroughly screened from public view and view of adjacent properties.

Wind generators to produce electricity are not permitted in Broughton.

3. All roof penetrations other than Committee-approved chimneys and skylights shall be painted to blend with the roof material of the house, normally by use of the same shade of color of the roof material.

4. The proposed internal and external locations of all HVAC equipment, gas log heaters, hot water heaters, kitchen appliances that require outside ventilation, and all related roof penetrations proposed shall be shown on house plans submitted for Committee review and approval.

5. Every effort shall be made to reduce the number of plumbing stacks penetrating the roof by combining runs of below the roof.

6. All roof penetrations are required to be mounted straight and perpendicular to the ground plane (except for skylights and some attic ventilators).

7. Wind activated turbine attic vents are not permitted in Broughton.

8. Simplicity of roof lines is a design objective in Broughton.

G. Chimneys.

1. Each house in Broughton is required to have at least one chimney prominent in street view with sufficient dimensions and elaboration to authenticate the architectural style chosen, in the sole determination of the Committee.

2. Said chimney prominent in street view shall have minimum dimensions of not less than two feet by three feet (2' x 3') and shall be proportionate to the house design.

3. Said chimney need not be a working chimney. (If proposed, Isokern fireboxes and chimneys are required to have twin flues according to specs provided at the Isokern Internet website, viz. see at <http://www.isokern.net/pages/tech/adetail.htm> details of the twin flues of the Magnum 60-72" Series, which is the minimum Isokern product and size acceptable in Broughton for chimneys associated with a house structure.) If a chimney is not a working, masonry chimney, a structural engineer's chimney sealed design is required for such chimneys shown on final house plans.

4. Chimneys must be clad in masonry materials approved by the Committee and elaborated in a manner consistent with the finest expressions of the architectural style of the house.

5. The transition of a full height chimney on the exterior of a house between the chimney breast and the shaft of the chimney is required to be articulated in an artful manner acceptable to the Committee, for example, by stepped brick or cast stone shoulder.

6. Metal chimney flues must be clad in masonry materials approved by the Committee and elaborated in a manner consistent with the finest expressions of the architectural style of the house.

7. Exposed spark arresters must be enclosed in a decorative envelope of brick or fabricated metal and match the cap detail of any full masonry firebox chimneys in the same house.

- a. Metal chimney caps should emulate a decorative extension of the chimney shaft rather than merely being a piece of hardware that is not a part of the chimney but

designed simply to hide the spark arrestor. The latter emphasizes the spark arrestor rather than complementing richer elements of the chimney.

- b. Metal chimney caps should (1) make a terminating gesture, one that splays or tapers from the perimeter of the shaft, (2) have some decorative edge or top that resolves the end of the chimney with a decorative treatment, and (3) because metal chimney caps are not masonry, they should have some obvious level of craftsmanship, i.e. elements of refinement.

H. Driveways and Motor Courts.

1. Driveways and motor courts shall be located to minimize pavement, except as necessary to comply with other requirements herein.
2. Driveways shall be a maximum of twelve feet (12'-0") in width, except the apron required for garage access and the driveway transition to the motor court, which may be wider as shown on a plan approved by the Committee.
3. Driveways shall be located a minimum of two feet from the side property line, net of area devoted to retaining walls, to allow for planting and/or fencing.
4. Driveway access from Broughton Drive to any lot is not permitted.
5. Driveways on Lots 46-50 of Block A are required to be located on the north side of the lot, unless otherwise approved by the Committee.
6. Circular driveways are not permitted in Broughton.
7. Motor courts shall be located a minimum of two feet from the side property line, net of area devoted to retaining walls, to allow for planting and/or fencing. Motor courts must be screened from public view to an extent deemed appropriate by the Committee. The following may be proposed for motor court screening purposes:
 - a. A masonry wall and/or
 - b. an embellished steel fence with masonry or embellished steel columns and evergreen plant materials in front or behind and/or
 - c. dense evergreen plant materials in the form of a hedge and/or
 - d. steel and/or wood motor court gate and masonry columns or steel gate or wood motor court gate and steel columns and/or
 - e. the house structure

I. Lead Walks.

1. Each house in Broughton is required to have a lead walk from the front entrance to the curb of the fronting street. The width of walks, whether extended from the curb of the street to which a house fronts or from the driveway, shall be five feet (5'-0") wide. The Committee may approve a wider curbside landing as a part of the lead walk.
2. If a walk extends from the driveway to the front entry, the walk shall be located a generous distance (at least 8'-0") from the front entry toward the facing street before making an approximate right angle (or Committee approved curving) turn toward the driveway.
3. No lead walk may extend from the house to the common open space along Broughton Drive.

J. House Address Identification.

1. Each house in Broughton is permitted two means of identifying its street address:
 - a. Address identification on the standard Broughton mailbox as described in EXHIBIT C & C-1; and
 - b. A house-mounted address plaque as described in EXHIBIT D. The house-mounted address plaque shall be located within six feet (6'-0") of the primary entry.

2. No other identification of a house or the owner of the improvements on the Lot is permitted in public view, i.e. neither house address, other than as allowed above, nor owner's name, builder's name, etc.

K. Mailbox and Related Landscaping.

Each house in Broughton shall have a standard mailbox with standard address identification, paint color, mounting post and brackets, and irrigated planting area with plants as described in EXHIBIT C & C-1.

L. Roof Drainage, Gutters and Downspouts.

1. Each house and outbuilding in Broughton is required to have a comprehensive roof and site drainage plan approved by the Committee that is coordinated to the satisfaction of the Committee with Lot Grading standards for lots in Broughton.

2. Downspouts are required to be round and to be fabricated of material consistent with gutters. Downspouts shall drain away from foundations and landscape beds by means of underground drain lines that convey drainage to adjacent street(s) and daylight by means of a hole cored (not cut, see EXHIBIT G) through the curb of the adjacent street(s);

or, nearby downspouts may drain directly into the driveway and/or motor court, which must have drainage accommodating provisions, e.g. pavement poured slightly concave;

and/or by underground piping to a point in the rear yard or side yard area shown on all sheets of the landscape plans, including irrigation layout, which point in the yard area shall be acceptable to the Committee.

3. Gutters and Downspouts Proposed. Gutters must be 6" half-round with combo shank and circle hangers, and downspouts must be 4" round. Gutter and downspout material must be (a) copper (or lead-coated copper) manufactured from at least 20 ounce copper, (b) 0.019" (26 gauge) G90 galvanized and bonderized paint grade steel, or (c) 0.019" (26 gauge) aluminum-zinc coated and bonderized paint grade steel, (d) lead coated copper* (e) Freedom Gray Copper** (sheet copper coated both sides tin-zinc alloy). (f) pre-painted 0.027" steel, or (g) pre-painted 0.027" aluminum. Galvalume (steel with a coating of aluminum and zinc), Copper Penny Aluminum (painted aluminum specks of copper and finished with a high-gloss coat for an authentic copper look), CopperPlus (copper clad stainless steel), Designer Copper Aluminum (<http://www.guttersupply.com/p-Designer-Copper-Aluminum.gstml>), paint grip steel, and galvanized steel may be approved or required by the Committee for authenticating certain architectural styles. Rain chains, spiral downspouts, rain barrels in public view, splash blocks, and similar practical or decorative roof drainage accoutrements are not permitted.

*fulfills the objective of providing a metal whose runoff staining is compatible with light-colored materials such as masonry, limestone, stucco and light painted woodwork

**offers the advantages of copper but in a gray color (<http://www.guttersupply.com/m-Freedom-Gray-Copper.gstml>)

4. Downspouts are required to penetrate any street visible water table or projection on the exterior of the house.

5. All proposed gutter and downspout elements and accessories, including but not limited to elbows, gutter screens, leader boxes, and helmets, etc. must be approved by the Committee prior to installation. Splash blocks and downspout extenders are not permitted in Broughton.

Curbs of streets may not be cut for any purpose but shall be cored for essential purposes as shown in EXHIBIT G.

N. Entry and Front Motor Court Lighting.

Each house in Broughton is required to have front entry lighting and motor court and garage lighting approved by the Committee. The minimum width of wall mounted front entry light fixtures is fifteen inches (15"). The minimum height of wall mounted front entry light fixtures is

twenty-eight inches (28") measured without consideration of ornamentation above and below the body of the fixture, that is, at least twenty-eight inches (28") excluding ornamentation and chimneys. Light fixtures suspended from the soffit of a front entry stoop will be evaluated by the Committee on an individual basis. Typically, the minimum size of a suspended light fixture in a front entry stoop will be required to be the same as for wall mounted front entry light fixtures, i.e. twenty-eight inches (28") measured without consideration of ornamentation above and below the body of the fixture. Motor courts visible in public view are required to be lit by wall-mounted fixtures consistent in style, materials, finish, and means of illumination with those at the front entry. Secondary fixtures, such as at motor courts, e.g. those beside garage door openings, and other entry areas visible in public view, shall be a minimum of 18" high, taking into consideration all elements of ornamentation and the chimney of the light fixture, and shall match or coordinate with the front entry light fixture(s).

Wall mounted front entry light fixtures should be hung so that the middle of the light fixture is six feet above the surface of the front stoop.

Security lighting in motor courts shall be accomplished solely by means of motion sensor switched house mounted or post mounted coach light type architectural fixtures and not by floodlights.

O. Skylights, Solar collectors, Satellite Dishes, and Wind Generators.

1. No skylights, solar collecting frames/panels or satellite dishes shall be mounted to or installed on any roof, wall of a house, or elsewhere on a Lot without prior approval of the Committee.
2. Skylights, solar collecting frames, and satellite dishes may not be installed within street or other public view. Except with special Committee approval, skylights and solar collecting frames shall not be visible from adjacent properties.
3. Any proposed satellite dish shall be thoroughly described in a submittal for Committee consideration, which shall include a diagram or photographic representation of the equipment, as well as its dimensions, proposed mounting height above ground, and location on the house or elsewhere on the Lot.
4. Wind generators to produce electricity are not permitted in Broughton.

P. Public Sidewalks.

1. Except as otherwise provided herein or required by the Committee, each house built in Broughton is required to construct a five foot (5'-0") wide public sidewalk in the area of the lot between ten feet and fifteen feet (10'-0" & 15'-0") from the back of the curb of the fronting street.
2. Lots 1-38 of Block A shall construct said five-foot (5'-0") wide public sidewalk in the area of the lot between four-and-one-half feet and nine-and-one-half feet (4'-6" & 9'-6") from the back of the curb of the fronting street.
3. Lot 39 of Block A and Lots 5, 6, 13, 14, 21, 22 and 29 of Block B shall construct said five foot (5'-0") wide public sidewalk (1) partially adjacent to and dowelled into the curb of the fronting street and (2) partially in the area of the lot between ten feet and fifteen feet (10'-0" & 15'-0") from the curb of the fronting street, according to a detailed plan, as generally shown in EXHIBIT I, promulgated for the lot by the Committee at the time of house construction on the lot.
4. Lots 3, 4, 11, 12, 21, 22, 33, and 34 of Block A and Lots 5, 6, 13, 14, 21 and 22 of Block B shall construct a five foot (5'-0") wide public sidewalk adjacent to and dowelled into the curb of the facing street approximately one half (1/2) the distance around the cul de sac circle or curving end of the facing street from the end of the public sidewalk required hereinabove, according to a detailed plan promulgated for the lot.
5. Lots adjacent to Broughton Drive open space shall construct a five foot (5'-0") wide public sidewalk in the area of the open space between ten feet and fifteen feet (10'-0" & 15'-0") from the curb of Broughton Drive, which sidewalk shall extend from the access ramp bridging the corner between Broughton Drive and the facing street to a point that is located half the north/south

distance of the block in which the lot is located, said block being bounded by the facing street and the next street either north or south of it, according to EXHIBIT I

6. Lots fronting or siding Burnham Circle shall construct a five-foot (5'-0") wide public sidewalk seven-feet (7'-0") back of the curb of Burnham Circle or otherwise, as stipulated by the Committee. Lots 51 and 52 of Block A are required to construct a five foot (5'-0") wide public sidewalk between seven feet (7'-0") and twelve feet (12'-0") back of the curb of Burnham Circle or otherwise, as stipulated by the Committee, extending through the open space area between Lots 51 and 52 half the distance to the other one of Lots 51 and 52. Lot 53 of Block A is required to construct a five foot (5'-0") wide public sidewalk between seven feet (7'-0") and twelve feet (12'-0") back of the curb of Burnham Circle or otherwise, as stipulated by the Committee, extending through the open space area between Lots 53 of Block A and 29 of Block B to connect to the existing walk extended north toward Lot 53 of Block A from Lot 29 of Block B.

7. All public sidewalks shall be of natural color concrete with light broomed finish.

8. If the Developer has built any portion of the sidewalk that a lot owner is obligated to build, then the lot owner shall reimburse Developer for that portion of the sidewalk at a cost of \$6.00 per square foot.

II. SITE MAINTENANCE DURING CONSTRUCTION

Lot owners shall utilize such Best Management Practices as installation of hay bales, silt fences, rock entry and exit areas, and other means of erosion and sedimentation control as are required to prevent lot erosion and sediment from leaving the lot. Prior to when excavation or construction activities are commenced, including the offloading of soil for purposes of filling the lot, equipment, or any construction materials, the lot owner shall undertake the Best Management Practices called for in the Federal Clean Water Act and the Texas Pollutant Discharge Elimination System program.

A. Site Maintenance.

Prior to commencing construction on a lot, the lot owner shall obtain coverage under the Texas Commission on Environmental Quality ("TCEQ") general permit authorizing storm water discharges from construction activities under the Texas Pollutant Discharge Elimination System program and shall comply diligently with the requirements of such program throughout the period of construction on the lot, including landscaping, as well as after construction is complete in order to fully comply with the federal Clean Water Act and the Texas Pollutant Discharge Elimination System program.

B. TCEQ Permit.

To evidence the above-described coverage, the lot owner shall deliver to the Committee, **at or prior to final plan submittal**, a copy of its Notice of Intent ("NOI") requesting coverage under TCEQ General Permit Number TXR150000 Relating to Discharges From Construction Activities for the Lot(s) subject to Closing, certified to the Committee as having been filed with the permitting authority, or a copy of the lot owner's permit authorizing storm water discharges associated with construction activity for the Lot(s). The Committee shall not be obligated to review plans submitted to it until it has received the above-described NOI, certified to the Committee as having been filed with the permitting authority. The NOI form may be obtained online at WWW.TCEQ.STATE.TX.US according to the most recent information available to the Committee. (Input NOI in the site search box in upper right of web page to bring up the form).

C. Staging of Construction Activities, Trash and Debris.

1. All materials and debris associated with construction on a lot shall be contained within the lot boundaries. Materials and debris that inadvertently leave a lot shall be collected immediately and not less often than at the beginning of the work day and at the end of the work day by the lot owner or the lot owner's representative and disposed of properly. All debris shall be kept in a

closed container, which shall not be allowed to be overfilled, i.e. not beyond the top of the sides of the container.

2. All construction activities at a lot, including but not limited to excavation, provision of fill, retaining wall construction, fence building, materials delivery, plumbing and foundation work, framing, roofing, application of exterior surface materials, flatwork and landscaping shall be kept contained within the lot, such that no such activities occur on nor is there use of other lots in Broughton, whether residential lots, common open space areas or unpaved rights-of-way in Broughton.

3. Except by prior written agreement, suppliers and sub-contractors are prohibited from entering any privately owned property in Broughton, including common open space areas within the development, other than the property at which said suppliers and sub-contractors are engaged to work.

D. Trespass.

The developer of Broughton will seek enforcement of Texas Penal Code § 30.05 to the fullest extent possible.

III. LOT GRADING.

Except as otherwise approved by the Committee, Lots are required to be graded and to observe surface drainage flows according to the grading plan promulgated for Broughton by Gonzales and Schneeberg Engineers, Inc., approved by the City of Colleyville and made a part of the CCRs.

A. Trespass.

The developer of Broughton will seek enforcement of Texas Penal Code § 30.05 to the fullest extent possible.

B. Drainage.

Positive drainage away from all structures is required.

C. Drainage to open space.

Lots adjacent to open space are required to submit drainage plans satisfactory to the Committee for drainage proposed to flow onto the open space areas.

D. Front yard slope.

To the extent possible, front yards shall be graded with minimum slope necessary for proper site drainage, e.g. no more than one and one half percent grade, from the foundation of the house toward the street. A slightly convex, 3:1 slope shall be established in the front yard area closest to and parallel to the public walk to transition the portion of the yard with minimum slope to the grade established for the right of way in the Lot Grading Plan adopted by the Committee.

IV. BUILDING MATERIALS, FIXTURES AND CONSTRUCTION TECHNIQUES

Lot Owner shall perform all construction on the Lots in a manner that consistently demonstrates high quality standards and artisanship and shall comply with all applicable laws, with the terms of Lot Owner's contract with Broughton Limited Partnership for purchase of the lot, and with all reasonable rules and regulations established by the Committee pertaining to construction and landscaping on the Lots. All proposed exterior materials, colors, fixtures, and equipment, whether house mounted or free standing, must be approved for each lot by the Committee in advance of construction or installation. All proposed exterior materials shall be demonstrated in a sample panel (the "Exterior Materials Mockup Construction Detail" defined herein below) that is created at the lot and preserved throughout construction until the time of finished grading. The sample panel shall be erected in a location on the lot that is proposed to the Committee in the preliminary and final house plans and be built strictly according to a diagram of the sample panel submitted as part of the preliminary house plans and the final house plans. Said diagram shall

show all elements of the exterior of the house that are proposed for inclusion in the sample panel.

A. Masonry.

1. Materials permitted for use on exterior walls of houses and other structures in Broughton are brick, stone, cast stone trim, and siding as described below.

2. True masonry stucco of Portland cement, lime and sand applied to lath or to masonry substrate is permitted in Broughton, if determined by the Committee to be appropriate to the architectural style of the proposed house and used in a manner consistent with stylistic architectural precedent rather than for reasons of economy. However, the use of stucco in Broughton is restricted:

- a. Stucco may not be used as a predominant exterior material on houses in Broughton, except under the condition that there be, in the sole determination of the Committee, significant cast stone or cut limestone detailing at windows, door surrounds, entablature, wall caps, etc. to achieve a high stylistic depiction of the architecture chosen for the house, consistent with historic precedent, and such embellishments are attached to the superstructure of the house in a manner determined to be satisfactory to the Committee's by supplemental information provided by a licensed structural engineer or licensed architect acceptable to the Committee for purposes of rendering such an opinion, design, or design criteria.
- b. No more than one house utilizing stucco as a predominant material, as restricted herein, shall be approved on each of Arrington Green, Stratton Green, Arrington Court, Stratton Green, Arrington Court, Stratton Court, Camden Court, Grosvenor Lane, and Burnham Circle.
- c. Camden Green and Grosvenor Green are permitted two homes utilizing stucco as a predominant material, as restricted herein, but there shall be only one such house on the north side and only one such house on the south side of those streets, and said predominantly stucco houses are required to be at least two lots removed from the lot opposite a house utilizing stucco as the predominant material.
- d. Homes of Spanish, Italian or other styles of Mediterranean origin, in the sole determination of the Committee, which are permitted by the Committee to utilize stucco on the exterior surface of the home, shall have genuine clay barrel tile roofs or, with special Committee approval, simulated barrel tile roofs of clay or concrete.
- e. EFS technology is not permitted except when approved by the Committee as a final coat over masonry stucco applied to lath or to masonry substrate.

3. Proposed masonry, including materials proposed for mortar and the style of the mortar joint shall be submitted for Committee approval. Only natural gray or light colored mortars shall be used in Broughton. No artificially color mortar may be used without special Committee approval. Approved mortar joints are raked, struck or tooled. The Committee will consider other joints consistent with the historical archetype of the house.

4. Typical horizontal and vertical mortar joints of brick masonry on the exterior of residential structures in Broughton are required to average three-eighths inch (3/8") and may not exceed one-half inch (1/2").

5. Typical horizontal and vertical mortar joints of all stone masonry on the exterior of residential structures in Broughton are required to average one-half inch (1/2") and shall not exceed five-eighths inch (5/8").

6. Before installation, brick should be protected from water and soil, etc. by placing it on boards and covering with plastic.

On-site brick cutting can result in fine brick dust on the face of the brick. Dust can be minimized by cutting brick face down. Dust from on-site brick cutting is not permanent and can be removed by washing the brick with clean water and a bristle brush or by compressed air at a pressure of approximately 100 psi.

Scaffold should be set up approximately 2" from the wall to allow mortar droppings to fall to the ground. After laying a brick cut off the excess mortar with a forward lifting and rolling motion of trowel. This motion will collect mortar and prevent smearing back onto the brick face. Mortar should not be cut so that the surplus drops to base of the wall. After tooling, cut off the mortar tailings with a trowel and brush mortar burrs and dust from the face of the brick. At the wall base, place sand, straw, sawdust or plastic along the ground to prevent mud from splashing onto the brick. Scaffolding planks closest to the wall should be turned on their sides at night to prevent water splashing onto the wall during an overnight rain storm.

7. All brick and stone masonry is required to be cleaned promptly following layup, whether installation is partial or complete, according to the recommended cleaning procedures of the brick manufacturer (or stone supplier, if stone is a masonry material used). The objective of the brick and stone masonry cleaning is to remove all mortar from the face of the brick and stone, unless pursuant to the Committee's determination, mortar left on the surface of the brick or stone is historically authentic.

Masonry can be marred by improper cleaning. Ideally, brick and stone should be cleaned without use of chemicals.

Mortar should be thumbprint hard before it is jointed, brushed and retooled. Otherwise, the brick will be smeared and require additional effort to clean.

Masonry cleaning is most easily accomplished shortly after laying by wiping off the excess mortar with a bristle brush. The next easiest cleaning method is to wash down the wall with only water and a brush the same or following day of laying. For brick laid in the morning, clean the brick in the late afternoon.

8. If masonry installation is incomplete at the end of the work day, the top of the wall should be covered to keep rainwater from entering the brick wall cavity. The purpose of covering the brick wall is to prevent excessive moisture from entering the brick cavity. Moisture in the brick wall cavity is prone to leach to the exterior of the brick wall, drawing soluble salts to the face of the brick resulting in efflorescence (deposits of white powder or crust on the surface of the masonry).

9. Unless otherwise approved by the Committee, all brick shall be laid up precisely in half (aka 'running' or 'stretcher') bond, as shown in Exhibit W. (See definition and illustration on pages 953 & 954 of the Dictionary of Architecture & Construction, Fourth Edition, by Cyril M. Harris). Flemish bond is also an approved layup pattern.

Queen size brick will require cuts in bricks laid up at ends of walls to accomplish running bond, and elsewhere as applicable to accommodate changes in layup, such as working in and out of soldier courses, etc.

Prior to installation, the lot owner shall submit for Committee approval an explanation of the brick cuts that will be necessary, if any, on the face of walls and at wall openings to achieve mortar joints consistent with half (stretcher) bond coursing, including rowlocks, soldier and sailor courses.

Brick sizes vary from manufacturer to manufacturer. It is builder's responsibility to instruct mason to cut the closer brick required to achieve stretcher bond/half bond and ensure proper layup.

10. Approved brick sizes, according to Brick Industry Association specifications, are modular, engineer modular, and queen size: <http://www.gobrick.com/BIA/technotes/t10b.htm>

11. Sawn bed stone cut on all four sides to achieve the maximum dimension mortar joint described above and concrete cast stone are permitted as a veneer and accent material respectively. Stone with chopped top, bottom, or sides is not approved for use in Broughton.

12. Perfectly level horizontal and perfectly vertical stone coursing is required in Broughton.

13. Only coursed stone layup patterns may be used, i.e.

- a. Random-range quarry-faced ashlar, random-range dressed-faced ashlar, coursed quarry-faced ashlar, and coursed dressed ashlar with margin draft shown, all as shown on page 57 of the Dictionary of Architecture & Construction, Fourth Edition, by Cyril M. Harris, may be used;
- b. Mosaic-like stone layup, i.e. layup that does not resemble structural stonewalls, is not permitted; rubblework, as shown on page 837 of the Dictionary of Architecture & Construction, Fourth Edition, by Cyril M. Harris, is not an acceptable layup pattern.

14. All elements of the exterior color palette of homes in Broughton are subject to approval of the Committee. Proposed masonry, including color/materials proposed for mortar and the mortar joint form, whether raked, struck or tooled, shall be submitted for Committee approval along with all other elements of the exterior color palette, e.g., window frame color, roofing material, gutter and downspout color, paint and stain, and shall be demonstrated at the lot throughout construction in a sample panel, as described herein above and shown in Exhibit CC.

15. Except with special Committee approval, no more than one inch (1") of vertical foundation face shall be exposed to the public, as determined by the Committee. For this purpose, the lot grading and drainage plan, the foundation plan, the foundation silhouette, and the structural engineer's foundation plan must be coordinated, such that a dropped brick ledge on the foundation is created in public view, including the foundation and footers for all masonry walls and columns. The foundation plan, foundation silhouette, and the grading plan shall each one identify grade elevations of the other that are coordinated to achieve this objective.

The edges and beams of all foundation slabs shall be vibrated so that a smooth face and square edge is created. In those cases where, in the determination of the Committee, foundation installation produces uneven, honeycombed or other irregularities on the face or edges, the Contractor must parge the edges and/or face of the slab with latex concrete, so that the required smooth and square edge and face of the concrete foundation is attained.

B. Siding.

1. Siding material approved for use in Broughton is cedar and redwood clapboard and drop wood siding and Premium Grade and Number One Grade cedar shingles, as determined by the Cedar Shake & Shingle Bureau. Normally smooth sawn siding will be required, but rough-sawn wood may be permitted in applications deemed appropriate by the Committee according for the architectural style of the house. Certain fiber cement (cementitious siding) products, such as Hardiplank, may be acceptable to the Committee, if proposed with dimensions, joinery, and in locations satisfactory, in its judgment, for authenticating the architectural style of the house.

2. Pressed board and engineered siding, such as TrimCraft Endurasiding, are not approved for use in Broughton.

3. All wood siding must be sealed and stained or painted to resist moisture, damage, and decay.

4. Other than shingles, natural wood, and fiber cement (cementitious siding) horizontal siding acceptable to the Committee, no other siding may be used on the exterior of homes in Broughton. This prohibition does not include limited use, for example, as dormer window siding, of premium grade exterior plywood siding, which may be approved by the Committee in applications that authenticate the architectural style of the house.

5. Vertical siding is not permitted in Broughton.

6. Horizontal siding patterns shall normally be lap joint (plain bevel or rabbeted bevel). The Committee may approve v-grove tongue and groove, v-shiplap, and cove shiplap, if appropriate to the architectural style of the house. Committee approval of siding texture is required. Normally, the Committee requires smooth finish siding.

7. The Committee may also approve use of stucco in lieu of siding as described above, including EFS final coat, if it deems a. stucco authenticates the architectural style of the house and b. stucco is used in sufficient locations as to avoid the suggestion that use of stucco was driven by economic considerations. EFS coatings are not permitted except as a finish coat over authentic

lath and stucco construction, i.e. masonry substrate. Faux stucco finish on sheet siding is prohibited.

8. Camden Green and Grosvenor Green are permitted two homes utilizing stucco as a predominant material, as restricted herein, but there shall be only one such house on the north side and only one such house on the south side of those streets, and said predominantly stucco houses are required to be at least two lots removed from the lot opposite a house utilizing stucco as the predominant material.

9. Homes of Spanish, Italian or other styles of Mediterranean origin, in the sole determination of the Committee, which are permitted by the Committee to utilize stucco on the exterior surface of the home, shall have genuine barrel tile roofs or, with special Committee approval, simulated barrel tile roofs of clay or concrete.

10. Panel siding manufactured by Masonite, Louisiana-Pacific and others will not be approved for use in Broughton.

11. Vinyl siding and aluminum siding are not permitted in Broughton.

12. When siding creates a joint, the trim used to cover or close the joint must be of substantial width and thickness, as determined by the Committee, which width shall ordinarily be three and one-half inches (3-1/2") or four inches minimum width and two inches minimum depth, if at a corner.

C. Trim materials and Soffit Board

Fascia boards on front and side elevations must have complex molding detail submitted to and approved by the Committee. Normally crown molding applications shall be at least six inches (6") wide.

All plans submitted for Committee review must have wall sections that include detailing of eaves fascia, barge boards (if the architecture employs one more more gables), and brick pocket. Barge boards, brick pocket boards, and eaves fascia are required to be no less than 1x material.

A scaled drawing showing all dormer siding, trim, brick moulding, and other non-masonry detailing satisfactory to the Committee shall be submitted for its approval. The objective of such detailing is for it to lead construction and allow post construction verification.

1. All trim shall be smooth, high quality finish-grade wood stock, stained or painted as approved by the Committee. The Committee may grant exceptions in writing as to materials that may be used for trim. Without Committee approval, no composition wood products shall be used for exterior trim with the exception that exterior grade finished veneer plywood and smooth finish engineered wood soffit board, such as Trimcraft, may be used for soffits.

2. Engineered wood products approved for use by the Committee are required to be fastened according to the manufacturer's installation instructions, re-primed as necessary and painted according to the manufacturer's finishing details. Field cut ends should be primed before final installation, as recommended by the manufacturer. Scratches, gouges, dents, etc., should be repaired according to the manufacturer's recommendations.

3. Prior to installation, all street visible trim applications must be proposed to the Committee with sufficient specifications and details in the Committee's opinion for it to render a decision, including:

- a. If fascia board is to be jointed along any one continuous run of fascia, the joint must be a spline joint of wood, and all fascias must be of the same material, i.e. wood and not cementitious or other non-wood product.
- b. All fascia board at corners must be mitered and blocked with sufficient closure so that it will paint out with a smooth corner so that the joint is not detectable from the public sidewalk.
- c. Corners may not be closed by any means other than a carpenter's joint.
- d. Trim clips are disallowed
- e. Fascia board is required to be stepped at the drip mold.
- f. Drip mold is required to have a complex milled surface, e.g. a bead

4. The trim board that forms the brick pocket must have a quality of complexity achieved through:
 - a. built-up, step molding or
 - b. other traditional detail such as dentil molding.
5. Bargeboard is required to be wood. When creating a sweeping, i.e. gently curving, bargeboard in a gable that follows the sweep of the roof plane, the following requirements must be observed:
 - a. A spatulated bargeboard allows a straight-line extension of the bottom chord (of barge) and a sweeping extension of top chord (of barge.) The diverging lines create a spatulated tip that can be decoratively treated with a scroll or other decorative profile along the bottom chord. The straight extension of the bottom chord allows the brick pocket and projected rowlocks and/or soldiers to be run in a straight line thereby avoiding cut masonry;
 - b. All elements of the sweeping barge, including, for example, the drip mold, must be jointed so that no joint occurs in the sweep radius, i.e. not within the curving portion of the sweeping barge. The closest joint in all elements of a sweeping barge may be no closer than 8" up the rake from the point where the curving portion of the sweeping barge begins and the straight portion of the sweeping barge ends.
 - c. Bargeboard is required to be joined by spline joint.
6. Columns may be of a material other than wood, provided that material is stone or a painted iron.
7. Where siding comes to an opening or a corner and would create a joint, the Committee may require a post to be framed in lieu of vertical trim to close the joint. Fascia material (siding or masonry) must be installed up to the side the post. Or, the Committee may allow trim to be used to cover (close) the joint where siding comes to an opening or a corner. Said trim must be of substantial width and depth. If the Committee permits a vertical corner post to be simulated with a heavy timber, such as a 2" x 8" wood plank, the related siding must be installed up to, not under, the vertical post simulating heavy timber.
8. On dormers, trim must be at least 3-1/2 inches wide. Glass in dormers must equal at least seventy-five percent (75%) of the front surface of the dormer window, unless special approval is granted by the Committee for less percentage of glass.
9. On other areas of siding, the trim must be wide enough to comprise a decorative solution acceptable to the Committee, but in no case shall it be smaller than 3-1/2".

D. Paint and Stain Colors.

For new construction and for renovation and exterior paint or stain changes on an existing house on which construction began prior to June 1, 2009, a written Statement of Color Coordination prepared by a professional colorist is required to be submitted to the architectural control committee that reconciles for aesthetic purposes all elements of the exterior house color palette (masonry, roof, windows, doors, trim, gutters, and downspouts) and explains its appropriateness to the architecture of the house. Exterior paint or stain that was previously approved for an existing house on which construction began prior to June 1, 2009 must comply in all respects with provisions of revised aesthetic standards and may not be approved as before. See example in Exhibit BB.

1. Most homeowners use paint to finish wood siding. Paint is available in many colors and shades. Penetrating wood stains for fences, posts, beams, etc. is also available in many colors and shades.

Typical stains let some wood grain show through, while most paint applications are designed to provide a solid, opaque surface. Paint covers wood completely, which is not desirable if the wood is redwood or cedar. The best choice for redwood and cedar may be a clear sealer that protects the wood but lets the natural beauty come through. A semi-transparent stain may be used to give the wood an overall color hue and let some of the natural beauty come through.

2. All paint and stain colors proposed for use in Broughton must be approved by the Committee as a part of the entire color palette for the structure, including all elements of masonry (brick, stone, cast stone, mortar), roofing materials, windows and doors visible in street view, siding, and trim.
3. Stains shall have all of the following attributes:
 - a. Transparent or semi-transparent quality that allows wood grain and texture to be seen;
 - b. Seek to emulate the natural colors of weathered wood (as wood weathers, the base color tends toward gray; therefore, the stain color selected should have base tones of gray or fallow, khaki, or tan);
 - c. Redwood stains and other red, mahogany and medium to dark brown stains require special Committee approval and will not normally be approved.

E. Roofs.

1. Roofing material is required to be asphalt laminate with fiberglass mat base, ceramically colored/UV-resistant mineral surface granules across the entire face of shingle, two-piece laminated shingle with contrasting shadow line, Manufacturer's Architectural or Designer High Definition Series, 30-year warranty, 240 lbs. per square minimum.
2. Colors are to be blends identified as 'Weathered Wood', 'Hearthstone Gray', 'Heatherblend', 'Driftwood', 'Colonial Slate', 'Estate Gray', etc., but lighter colors, darker colors, essentially solid colors and reds, blues and greens are not permitted.
3. Without Committee approval, roof penetrations, other than chimneys, for venting shall not be visible from street view. and All roof penetrations shall be painted to blend with roof material.
4. Every effort shall be made to reduce the number of plumbing stacks penetrating the roof by combining runs of same below the roof.
5. All roof penetrations are required to be mounted straight and perpendicular to the ground plane (except for skylights and attic ventilators).
6. Turbine attic vents are not permitted in Broughton.
7. The Committee may approve natural slate, high quality clay tile and standing seam metal roofing.
8. Concrete tile, roofing materials made from recycled materials, stone-coated steel roofing and other metal shingles may not be utilized for roofing in Broughton.
9. Only copper or galvanized metal standing seam materials and construction, as appropriate to the architectural style of the house, are permitted for shed roofs.

F. Windows.

1. House design is required follow principles regarding windows that are delineated in the following architectural guides:
 - a. *Get Your House Right: Architectural Elements to Use & Avoid* by Marianne Cusato & Ben Pentreath, et al
 - b. *What Not to Build: Do's and Don'ts of Exterior Home Design* by Sandra Edelman, Judy Gaman, and Robby Reid, R.A.
 - c. *Traditional Construction Patterns: Design and Detail Rules of Thumb* by Stephen A. Mouzon, et al
2. Windows in Broughton that are visible in public view must be genuine or simulated divided light windows with external grilles at least one inch wide and internal space bars.
3. Effective April 1, 2008, the non-glass elements of windows in street view may only be wood or aluminum-clad wood. The non-glass elements of all other windows of the house may be premium grade vinyl, wood, or aluminum-clad wood that matches in all other respects the street view wood windows of the house, for example, the dimensions and profiles of the components of the street view windows.

4. All street-visible windows must have brick molding no less than two inches (2") wide and three inches (3") deep that is elaborated in a refined manner, such as:
 - a. routed return bead (see Quirk Bead in *Dictionary of Architecture & Construction*, Fourth Edition, edited by Cyril M. Harris ;
 - b. rectilinear projected outline, as seen at these URLs:
 - i. <http://timberlaneshutters.com/abt.php>
 - ii. <http://timberlaneshutters.com/ext.php>
 and be no less than three inches (3") deep;
 - c. rabbet, rabbeted bead, or rabbeted quarter round;
 - d. quarter round or quarter round with double rabbeted bead;
 - e. etc.
5. If shutters are proposed for the house, shutters must be operable, or appear in the judgment of the Committee to be operable, in which circumstance, the brick molding shall be wide enough for the hinge of the operable/non-operable shutter to be affixed to a substantial brick molding, e.g., four inches (4") deep. Shutters shall also have operable or non-operable shutter dogs. Shutters held by permanent means in the closed position are required to display hardware, including hinges and latches.
6. Brick molding material may be wood or a synthetic product acceptable to the Committee, e.g., Marley Quick Trim manufactured by Royal Mouldings Limited (WWW.ROYALMOULDINGS.COM). Acceptable brick molding is paintable polymer or wood and manufacturer's brick molding compatible with the approved window unit. All molding shall have traditional milled detail, as in Marley Quick Trim Brick Mould LWM 180 2341.
7. Simulated divided lights shall be achieved by exterior manufacturer-applied grilles with spacers installed between two panes of glass and aligned with the exterior and interior grilles, nominally one inch (1") wide;
8. Divided lights shall have a nominal width and height of eight inches by ten inches (8"x10"), that is, all lights in divided light windows shall have greater height than width. Exceptions to these dimensions which are proposed for architectural authenticity will be considered by the Committee.
9. Except with special approval of the Committee, a round arch or eyebrow arch window shall be achieved only by a full height divided light window at least six feet (6'0") in height and not by a square-topped window with masonry, siding or other special treatment applied above the square-topped window to create a simulated arch/eyebrow;
10. No windows shall exceed nor fall below opacity required to achieve minimum Low Emission ("Low E") standards for EnergyStar compliance in Tarrant County, Texas.
11. All window manufacturers and specific window products shall be submitted to the Committee in a window schedule keyed to the house plans, whether or not said windows are visible from public areas, along with a sample of the window type proposed, and must be and approved in writing by the Committee prior to installation.

Only wood windows and wood clad windows produced by the following may be proposed for use in Broughton in street view:

- Hurd Millwork Co.
 - All Wood
 - Aluminum Clad Wood
- Jeld-Wen
 - Custom Wood Windows & Patio Doors
 - Premium Wood Windows
 - Premium Wood Sitrine EX Windows & Patio Doors
 - Premium Wood Tradition Plus Windows & Patio Doors

- Builders Clad-Wood Windows
- Kolbe & Kolbe Millwork Co.
 - Heritage Series Sterling Double Hungs
 - Heritage Series Traditional Double Hungs
 - Classic Series Traditional Double Hungs
- Marvin Windows and Doors
 - Ultimate Double Hung wood window
- Peachtree Doors and Windows
 - 700 Series Double Hungs
- Pella Corp.
 - Architect Series Double Hung wood window
 - Pro-line Double Hung wood window
- Weather Shield
 - Collections
 - Legacy Series
 - Signature Line

12. Premium vinyl windows manufactured by the above-named suppliers may be proposed for fenestration that is not in street view.

13. Windows attached together are required to have a wood mullion routed or enhanced with molding to demonstrate fine craftsmanship consistent with high expression of the architectural style of the house. Window mulling may not be accomplished with masonry, except cast stone or cut or shaped brick according to special Committee approval of brick layup, for example, in the style of Edwin Lutyens shown on page 77 of Edwin Lutyens Country Houses by Gavin Stamp.

14. All windows visible in street view are required to have external grilles depicting divided light design, i.e. "Simulated Divided Light", and matching grids internal to two sheets of glass. Windows that have internal grids between the glass but no external grilles are not permitted in street view.

15. Brick molding is required at all windows and doors, unless cast stone surrounds the full window or door opening. Windows attached together by complementary wood mullions should have brick molding surrounding the complex of windows so mullied or attached together or otherwise be provided brick molding satisfactory to the Committee for authenticating the architectural style of the house.

16. Divided light design is not required of windows not in street view.

17. No reflective glazing is permitted. Tinted glass and glass with dark adhesive film with transmission coefficient exceeding twenty-seven percent (27%) is prohibited on street visible windows.

18. All street visible windows shall be made of the same materials, architectural design and specifications. Window screens, if proposed for windows in public view, shall be submitted to the Committee for approval. Window screens in public view will not normally be approved.

G. Pedestrian and Garage Doors and Other Openings

1. Pedestrian doors visible in street view must be approved wood or wood with glass, including wood muntin bars, brick molding, and frame consistent with the architectural style of the house.

2. Steel or aluminum doors in public view will not be approved. The Committee seeks only designs, materials and fixtures that authenticate traditional architectural styles. Steel doors are seen as a passing fad that does not serve the Committee's objectives in these regards. The Committee is guided in its interpretation of doors by reference to Virginia and Lee McAlester's *A Field Guide to American Houses* and *Wrought Iron in Architecture: An Illustrated Survey* by Gerald K. Geerlings

3. Cast stone called for in cased opening at front entry stoops, window-like openings without glazing, etc. shall be applied to the front and back and return of the opening and meet the face of the opening in a well-crafted and weather tight manner.
4. Garage doors visible in street view shall be wood or wood veneered. Only single garage door openings are permitted. Double garage doors are not permitted, except if not visible to the public.

H. Dormer Windows.

Principles of good design utilizing dormer windows that are delineated in the design guides cited above are to be observed. A scale drawing that provides all dormer window details and specifications sufficient to guide construction shall be submitted for Committee approval. Only dormer windows that comply with the "Seventy-five Percent Rule" will be approved.

I. Driveway and Motor Court Surfaces.

1. Approved driveway material from the street side of the public walk to a fronting or side street is ONLY natural color broom-finished concrete.
2. Materials approved for driveways, beginning at the public walk and extending to and throughout any motor court to the garage doors, are natural color broom-finished or sandblasted concrete and brick and stone coordinated with the masonry materials of the house.
3. Brick or stone bands or edging extending toward the motor court and garage from the public walk are encouraged.
4. Driveway and lead walk design, material and finish are required to be consistent with one another.
5. The use of stamped concrete, washed aggregate, salt finished, and seeded exposed aggregate is not permitted in driveways and motor courts.

J. Lead walks and Related Steps.

1. Approved materials for lead walks beginning at the house side of the public walk and extending to the steps of the house are natural color light broom-finished and sandblasted concrete, as well as and brick and stone coordinated with the masonry materials of the house. All other walks -- other than the public walk(s) -- as well as driveway(s), and motor court(s) are required to be coordinated with the lead walk by use of the common materials and architectural design.
2. Brick or stone bands and/or edging of lead walks and curbside arrival areas with width greater than the five foot (5'-0") lead walk are encouraged.
3. The lead walk that extends from the house to the public walk and any other walk extending to the house from a public walk shall have one or more five or six inch steps located approximately eighteen inches (1'-6") from the public walk, if the change in grade between the public sidewalk and the finished pad of the house is eighteen inches (1'-6") or greater.
4. Said lead walk steps and steps of any other walk extending to the house from a public walk shall be built between two architecturally consistent plinths or planters with the steps in between lighted at night by photoelectric cell.
5. Steps at the front entry stoop are required to be surfaced on the tread and riser with the same material as is approved for the stoop surface. Surfacing step treads and risers elsewhere that they occur in the lead walk is encouraged.
6. Handrails, if required, must have a high level of artistic detail and crafting, complementing the architectural style of the house and consistent with any other ironwork at the house and/or in the landscape. Design sufficient to lead fabrication and installation, materials and specifications of handrails must be approved by the Committee.
7. The use of stamped concrete, washed aggregate, salt finished, and seeded exposed aggregate is not permitted in sidewalks, porches, and any other exterior flatwork.

K. Public Sidewalks

Public sidewalks shall be five feet (5') wide and constructed of natural color broom-finished concrete throughout Broughton.

L. Entry Light Fixtures

1. The height of entry light fixtures shall be at least twenty-eight inches (28") excluding ornamentation and chimneys, and minimum 15" wide.
2. Illumination provided by entry light fixtures shall be only from clear incandescent bulbs, i.e., no colored lights, or by natural gas. Artificial gas 'flicker' light bulbs are prohibited.
3. Wall-mounted front entry light fixtures shall be duplicates of one another, unless a single wall-mounted front entry light fixture is approved by the Committee. The mounting height of front entry light fixtures shall be six feet (6'-0") measured from the center of the fixture to the finished surface of the front entry stoop. No duplicate fixture shall be mounted so that its top is higher or lower than the height of the top of its twin.
4. A single light fixture proposed to be mounted over the front entry shall have a housing at least twenty-eight inches tall, exclusive of ornamentation, and a width of no less than one third (1/3) the height of the fixture. The exact mounting height of the fixture requires Committee approval.
5. All aspects of low column-mounted entry light fixtures require Committee approval. The Committee shall be guided in its deliberations by the standards for wall-mounted front entry light fixtures. In addition, the posts of such low column-mounted entry light fixtures shall be completely obscured by a simple decorative flange with a width (or diameter, if round) at least ninety percent of the width (or diameter, if round) of the base of the housing of the light fixture.
6. Light fixtures shall be centered where mounted: on surfaces beside entries, on the surface above the entry, or on low columns beside the entry. The mounting surface shall be prepared smooth in order that the light fixture may be applied without gap against the mounting surface.
7. Secondary fixtures, such as at garages, and other entry areas, shall be a minimum of 18" high and shall match or coordinate with primary fixtures.
8. Light fixture information submitted for approval by the Committee shall include to the Committee's satisfaction all aspects of the fixtures, e.g. materials, whether gas or electric illumination, color, mounting arms/plates/posts, and mounting heights, including scaled drawings minimum fixture height and minimum fixture width.

M. Entry Surfaces.

1. The front entry of houses in Broughton are required have an stoop, whether enclosed or not, that is ample in size and with elevation at least two five inch (5") risers above the elevation of the finished pad of the Lot and related house end of the lead walk. The stoop and associated steps must be surfaced with materials and design or layup approved by the Committee. The use of stamped concrete, washed aggregate, salt finished, and seeded exposed aggregate is not permitted.
2. Approved materials for surfaces of front entries are only veneers of brick, stone, or clay tile, consistent with the masonry of the house and finish of walks and driveway. All aspects of such veneers must be approved by the Committee.
3. The thickness of stone used on entry surfaces is required to be at least one inch thick. Brick surfaces are required to be comprised of full height brick rather than cut brick.
4. The concrete front entry foundation on which approved brick, stone, or clay tile shall take into consideration the offset necessary to accommodate the surfacing material proposed, which shall be shown on the foundation plan of the house submitted for Committee review.

V. LANDSCAPE PLANS AND SPECIFICATIONS

A. Landscape Plans (General Description)

Landscape plans shall consist of:

1. Grading and Drainage Plan with house footprint and one-foot (1'-0") finished grade contours and spot elevations to effect the designer's intended flows and no more than one and one half percent (1.5%) front yard gradient from the elevation of the finished pad to the top of the 3:1 slightly convex ("bellied") transition to the public walk. Included in the Grading and Drainage Plan should be the finish pad ("FP") elevation, finished floor ("FF") elevation (including floor elevation of all garage bays), elevation of dropped brick ledge, high points in the finished grade of the yard, grades at the bottom of swales, top(s) and bottom(s) of retaining wall(s), critical elevations in flatwork, sump elevations for inlets of underground piping, and arrows indicating drainage flows. In addition, the Grading and Drainage Plan should show proposed final grades on the Lot in relation to adjacent lots, which should be established to prevent surface drainage from entering any adjacent private property other than common areas of Broughton. Other information required is:

- a. top(s) of curb(s) in adjacent right(s)-of-way as shown on the lot grading plan in the CCRs and verified by landscape designer;
- b. roof drainage diagram, showing locations of all downspouts and describing the means of evacuating roof drainage to public drainage facilities off-site of the Lot;
- c. plan note that calls for boring rather than saw cutting any street curb.

2. Foundation Bed and Yard Planting Layout and Specifications for the Lot. The rear yard is required to have extensive foundation and other yard planting, in a manner similar to the front yard. Sideyard planting may be less extensive, provided that other standards for screening, etc. are met.

3. Hardscape Layout and Specifications, including flatwork; stepping stones; retaining wall layout and specifications; fencing layout and specifications including top of wall and bottom of wall and fence at each end and at each wall step; pedestrian and driveway gates including mechanical equipment relating to driveway gates; recreational and play equipment, such as swings, play structures, basketball goals; play courts, etc.; satellite dish or discs and other antennae; bird and other wildlife houses; flagpoles; fountains, sculpture, statuary, and other yard art proposed, if any; outdoor furniture visible in public view; etc.

4. Detailed Plant List, which is keyed to the Planting Layout, providing plant identification by species, variety and cultivar name, if any, along with plant size and spacing proposed;

5. Irrigation Layout, Hydraulic Calculations, and Specifications, including identification of proposed equipment. Include plan notes stating: a) if risers were installed according to standards pre-dating March 2, 2009, risers in front yard planting beds must be copper; drip irrigation is required in all new planting beds and in planting beds renovated after March 2, 2009, as well as in the parkway between the public walk and the curb of a public street, b) Only popups (no rotors) will be used in front yards, c) Underground wire employed in irrigation installation and repairs is required to be 16 gauge, professional grade, single strand, direct burial wire, d) All trees in front yard and parkway (and fifteen feet of common area adjacent to the rear lot line of lots in Block B) should be irrigated with tree bubblers on a dedicated zone of the irrigation controller; e) Native trees, if any, should be irrigated on separate zone(s) and f) No trenching is permitted in the root zone/within the dripline of native trees or across the rootball of transplanted trees.

Water conservation objectives of the Texas Council of Environmental Quality embodied in regulations effective January 1, 2009 are endorsed by the Committee. Irrigation system upgrading or other alteration to an irrigation system is required to meet or exceed the requirements of Section 344.62 Minimum Design and Installation Requirements.

All irrigation plans are required to bear the seal of the Texas-licensed irrigation contractor who prepared the plan.

6. Landscape and Security Lighting Layout and Specifications, including identification of light fixture purpose, i.e., lighting effect of proposed equipment, and the area each fixture will light. Only moonlighting is permitted for front yard landscape lighting and lighting any portion of the

face of a house. Include plan notes stating the bulb type proposed. Landscape lighting may be plain mercury vapor, Halogen, Xenon, LED, or metal halide electric discharge lamps only. Security lighting may be incandescent, plain mercury vapor, Halogen, Xenon, LED, or metal halide electric. HID or high intensity high pressure sodium and low pressure sodium electric discharge bulbs are prohibited on residential lots in the development without special Committee approval. Fluorescent bulbs are prohibited, if their fixtures or light would be visible in public view or from the back or side yards of lots adjacent to open space.

B. Landscape drawings (Grading and Drainage Plan; Layout Plan including Retaining Wall(s), Fencing, Swimming Pool, and Recreational Improvements; Hardscape Plan; Planting Layout; Irrigation Plan; Swimming Pool Detail Plan including related equipment)

1. All sheets of landscape drawings are required:
 - a. to be drawn at one inch equals ten feet (1" = 10'-0") scale,
 - b. to bear the initial date of preparation and all dates of revisions,
 - c. to identify the lot owner, builder, landscape architect, fine grading contractor, the flatwork contractor, the landscape contractor, the irrigation installation contractor; and
 - d. to show an accurate foundation profile of all structures and all hardscape, e.g. driveways, motor courts, sidewalks, retaining walls, screening walls, and fencing, built or proposed on the lot, as well as known and reasonably knowable structures on adjacent lots with potential to affect or influence landscape and hardscape on the lot;
 - e. to show finished grades and topographic contours;
 - f. to contain notes that inform installation, e.g. maximum height of steel edging, no curb cuts but only cut coring allowed, etc.
2. Landscape design criteria for homes with front porches or terraces are found on EXHIBIT A.

C. Design, Plans and Materials

1. The Planting Layout shall address all elements of design and plant and hardscape materials (e.g. bed edging, if any, and bed preparation), including:
 - a. bed dimensions
 - b. bed preparation
 - c. tree planting and staking, if any,
 - d. and grass.
 - e. required information described above in the Detailed Plant List may be provided on the Planting Layout.
2. The form of planting beds is required to relate to and complement the architecture of nearby structures on the Lot and to be compatible with landscaping of adjacent properties.
3. Shrubs proposed beneath (i.e. in front of) windows shall identify on the Detailed Plant List the sill height of related windows and the height of such shrubs at maturity, with the source of information regarding mature height identified therein, e.g. *Neil Sperry's Complete Book of Texas Gardening*.
4. Front planting beds (and foundation planting beds of the house adjacent to a side street, open areas, and common space within the development) are required to be a minimum of eight feet (8'0") in depth, as measured from the foundation to the edge of the bed farthest from the foundation.
5. A minimum of three descending layers of plants is required in foundation planting beds, the tallest (upper layer) to be nearest the foundation.

- a. The upper layer shall consist of medium evergreen shrubs, maturing at no more than 36-48".
- b. Plants located in front of windows may not exceed height of window sill at maturity.
- c. Shrubs planted in street visible beds in the upper layer shall be from at least five-gallon (5 gal.) containers, and shrubs planted in street visible beds in the middle layer shall be from at least three-gallon (3 gal.) containers. All foundation bed plants are required to meet minimum specifications of the 'American Standard for Nursery Stock' as published by the American Nursery & Landscape Association, May 12, 2004, and recommended by the Texas Nursery & Landscape Association. See EXHIBIT L.1 for details.
- d. Groundcover material, e.g. in the third (lowest) foundation planting bed, should be planted from minimum four-inch (4") pots, planted no farther apart than twelve inches (12") on center, with offset/triangular spacing. Plants are required to meet minimum specifications of the 'American Standard for Nursery Stock' as published by the American Nursery & Landscape Association, May 12, 2004, and recommended by the Texas Nursery & Landscape Association. See EXHIBIT L.1 for details.
- e. The number of different plant species in front and side beds may not exceed five (5), in order to produce generous massing.
 - i. Specimen ornamentals are excepted from maximum species count.
 - ii. Large shrubs, maturing at ten foot (10'-0") or larger, may not be planted nearer than five feet (5'-0") from the foundation of any structure, the lead walk, fences, or the driveway and motor court.

6. Planting beds shall have a minimum of six inches (6") of Living Earth Professional Bedding Soil tilled into the top ten inches (10") of soil and the Professional Bedding Soil amended, at the rate of 13 lbs per 100 per s.f., Osmocote 19-5-9 plus Minors with Poly-S nitrogen and Osmocote NPK. Organic amendments improve moisture retention in sandy soils and improve drainage in clay soils, enhancing plants' ability to thrive. (Soil tests reveal that native soils in the Colleyville area contain little organic materials, which are critical for successful plant growth.)

7. Planting beds are required to be mulched a minimum depth of 2" and no greater than 4". Mulch applied in street view may not contain pecan hulls but shall be ONLY hardwood mulch or, with the approval of the Committee, pine straw mulch.

8. Approved bed edging is only steel painted dark green or a beveled, trenched edge. All other bed edging proposed requires special Committee approval. Specifications and manner of installation of bed edging must be detailed in a plan note on the hardscape or landscape plan.

- a. Edging is required to be installed so that it is virtually invisible when landscape is installed, allowing the turf and shrubs to define the border of the bed.
- b. Bed edging must be installed so that it is no higher than 2" above the lower of freshly mowed grass and finished grade prior to sod installation.
- c. Steel edging material shall be 12 gauge and either 3/16 x 4 inches x 16 feet or 1/4 x 5 inches x 16 feet. Anchoring stakes should be manufacturer's standard 16 inches tapered steel.
- d. Brick or stone bed edging materials are prohibited in landscaped areas in public view except with special Committee approval.
- e. If brick or stone bed edging is approved, only dark-toned, natural materials will normally be approved for bed edging. Light-colored stone/brick distracts the eye, creates conflict with the lines of the house and imposes a harsh visual 'barrier' between street and house. Brick or stone bed edging, if approved by the Committee, must be installed at two inches (2") above finished grade before sod is installed.

- f. Concrete mow strips are acceptable if finished a dark color tone, as used on the house, and installed at two inches (2") above finished grade before sod is installed.
9. Plant spacing depicted in the Planting Layout and plants called out in the Detailed Plant List shall be such that planting beds will be entirely covered within two growing seasons, and no portion of planting beds may be left unplanted, i.e. no 'mulch beds', with the exception of areas beneath preserved native trees.
10. Areas in foundation beds reserved for seasonal color should not exceed nine square feet in any location and no more than 18 square feet total in the front of the house, unless the Committee grants approval of especially well thought-out seasonal color plantings and a concomitant planting schedule, which must be diligently maintained or the seasonal color areas replaced with ground cover or other foundation planting approved by the Committee.
11. 'Floating' or island planting beds, as determined by the Committee in its sole discretion, are prohibited. Good design dictates that planting beds must be 'anchored', originating and terminating with the structure(s) built on the lot or with natural forms, such as preserved native trees.
12. Only those tree species listed on EXHIBIT L are approved to be planted in public view. Prior to planting, all trees must be approved for use in Broughton.
 - a. Developer may provide and plant street trees at no cost to Lot Owner approximately when Lot Owner landscapes each lot.
 - b. Otherwise, Lot owner is required to provide, plant prior to occupancy, and maintain trees in the yard area that are of the species, variety, size and quality approved by or required by the Committee in the planting plan.
13. Trees may not be planted closer than fifteen feet (15') from the foundation of structures, except with Committee approval.
 - a. Trees should be mulched a minimum depth of two inches (2") and no greater than four inches (4"). Mulch conserves moisture and retards weeds, but mulch depth greater than four inches (4") is detrimental to the health of the tree.
 - b. Mulch is required to be kept at least a finger's width from tree trunks to avoid moisture, rodent and insect damage.
 - c. Trees should be inspected by the planting contractor before installation to be sure the 'flare' is exposed. If the flare is not apparent, soil should be removed from the top of tree's rootball to the extent necessary to expose flare before planting. If soil must be removed to a depth that causes extensive loss of roots, threatening viability of the tree, then the tree should be rejected and replaced with a tree of satisfactory quality.
 - d. The top of the rootball after exposing flare should be the planting grade.
14. No plant materials other than sod and ground cover are permitted to be planted beneath the drip line of trees, without Committee approval. The primary feeder roots of trees are in the top eighteen inches (18") of the root zone; therefore, disturbing the root zone of trees is detrimental to their health.
15. No groundcover, perennial or annual color plantings around/under trees will be approved by the Committee unless trees are included in a planting bed, as defined above. That is, no "island" beds are permitted in Broughton. Groundcover (or perennials/annuals, if approved by the Committee) should be planted outside the tree's root zone or rootball, if newly transplanted, and allowed to grow into the root zone.
16. To provide the best environment for survival of native trees, NO planting is permitted beneath native trees except as may be approved by the Committee.
 - a. Only mulch (as above), natural leaf mold or plants requiring little irrigation (such as native coralberry) should be used in areas of preserved native trees such as post oak and blackjack oak.

- b. Any planting approved by the Committee under existing native trees should be installed at or near the edge of the drip zone of the tree (farthest extent of canopy) and allowed to grow into the drip zone.
17. If grass or ground cover is approved for planting under/adjacent to trees, trunk protection approved by the Committee is required to be kept at all times around the trunk of the tree to protect bark from trimmer/mower damage.
18. Street visible yard areas other than planting beds and hardscape areas are required to be solid sodded prior to occupancy of the house and perpetually maintained by the lot owner in a healthy condition thereafter.
- a. Grass seeding, including hydromulch, may not be substituted for solid sodding of the yard area, except with Committee approval.
 - b. All other yard areas other than planting beds or hardscape must be one hundred percent covered by approved grass to a density of seventy percent (70%) within thirty days of first occupancy of the house on the lot.
19. Grass established on any lot must be consistent, that is, one species only. Invasion of other species shall be treated with herbicide and eliminated as soon as possible.
- a. Approved warm season grass in Broughton is common Bermuda or St. Augustine.
 - b. With special approval of the Committee, fescue may be used in shady areas where approved warm season grass has proven difficult to grow.
 - c. And, with the special approval of the Committee, buffalo grass may be planted in lieu of common Bermuda or St. Augustine grass. Rye grass may be used to overseed warm season grasses and grown in fall, winter and early spring.
20. Artificial plants of any sort are prohibited in public view and in view of other lots.

D. Hardscape Layout and Specifications.

All elements of hardscape, which includes flatwork (driveway, walks, steps, terraces, patios, concrete decks, sport court, etc.), walls, columns, fencing, plinths, swimming pool, spa, etc. and related equipment, and every other constructed element outside the footprint of the house, such as mechanical equipment, shall be shown on landscape plans submitted to the Committee, along with detailed specifications on the plans or on separate sheets of information referred to on the plans. Additionally, all elements of sculpture, statuary, recreational equipment, outdoor art, flag poles, free standing planters, etc. shall be noted and detailed specifications provided for Committee consideration.

E. Retaining Wall Layout and Specifications.

1. Retaining walls, if required, on the downhill side of each lot are required to be built by each lot owner according to the criteria of *EXHIBIT M*, including related wood and steel fencing, unless otherwise approved by the Committee.
2. Structural design of retaining walls shall be based upon thorough and professional investigation of all relevant matters, including but not limited to soils and anticipated groundwater conditions of the site, hydrostatic and lateral earth pressure including potential surcharge behind the wall, overturning and sliding forces induced by retained earth, the bearing capacity of the soil, minimum ASTM standards for materials, the weight and wind load effects of fencing anchored in the wall, and surface drainage of storm water.
3. Retaining walls shall be built according to said structural design using best construction practices, including mortar joint sizes specified herein on the face and top of retaining walls.
4. Architectural design of retaining walls shall be proposed by the lot owner to the Broughton Architectural Control Committee for approval prior to the beginning of construction. For this purpose, either a thorough written description of what is proposed to be built or a drawing with notations may be submitted. Particular attention must be given by the lot owner to explaining the relationship of the face of the wall to the lot property line, the terminus proposed at each

end of the wall, proposed wall height and grades at the bottom and at the top of the wall, and the interrelationship of fencing associated with the wall and fencing proposed nearby.

5. The face of sideyard retaining walls shall be constructed in a plane extending vertically from the sideyard property line, i.e. at a 90 degree angle to level ground at the base of the wall plumb with the side property line.

6. The surface of retaining walls shall be horizontally coursed Millsap sandstone typically four, five or six inches in height with natural, gray mortar and lightly raked joints. Pseudisodomum coursing is permitted.

7. Side yard retaining walls shall be a maximum of four feet (4') in height.

8. Changes in grade shall be accomplished by incremental steps, rather than angling or sloping to accommodate grade change.

9. Other than sediment control as described above in II. SITE MAINTENANCE DURING CONSTRUCTION, lot grading and preparation for retaining wall construction, no improvements may be undertaken on any lot until retaining wall construction and related lot grading is complete.

10. If, prior to construction of a house built on any uphill lot, the adjacent, downhill lot owner has built an uphill sideyard retaining wall and/or fencing, said wall and/or fence shall be deemed to be the requisite downhill retaining wall/fence required herein to be built by the uphill lot owner and, upon written notice from the Committee or from the Declarant of the Broughton CCR's (the "Sideyard Wall/Fence Reimbursement Notice") the uphill lot owner shall promptly reimburse the downhill lot owner, or other person as is designated in the Sideyard Wall/Fence Reimbursement Notice, the cost of design and construction of the wall and any related fencing specified therein, as is reasonably determined by the Committee or the Declarant of the Broughton CCR's in its (their) sole discretion. Upon the designated party's receipt of said reimbursement, the uphill lot owner shall be provided by the designated party a full written release of its obligation for such reimbursement.

F. Fencing.

1. All yards shall be fenced, as described herein, by means of a wood fence and/or steel fence, according to a plan acceptable to the Committee, which shall extend along the common property line of lots and be built with steel posts integral to any retaining wall in the same location.

2. All posts and columns shall be installed wholly upon the property of the first lot owner to build, with the exception of lots abutting common space. Fence panels shall be centered upon corner posts or columns.

3. Fencing nominally along the downhill side property line of each lot is required to be built by each lot owner according to the details of *EXHIBITS M, O, P & Q*, and as otherwise described herein.

4. If, prior to construction of the house built on any uphill lot, the adjacent, downhill lot owner has built an uphill sideyard fence, said fence shall be deemed to be the requisite downhill fence required herein to be built by the uphill lot owner and, upon written notice from the Committee or from the Declarant of the Broughton CCR's (the "Sideyard Wall/Fence Reimbursement Notice") the uphill lot owner shall promptly reimburse the downhill lot owner, or other person as is designated in the Sideyard Wall/Fence Reimbursement Notice, the cost of design and construction of the fencing specified therein, as is reasonably determined by Seller in its sole discretion. Upon the designated party's receipt of said reimbursement, the uphill lot owner shall be provided by the designated party a full written release of its obligation for such reimbursement.

5. Fencing of each lot is required to conform to *EXHIBITS O* through *Q-1*, as applicable. However, the Committee may approve modifications to fencing, both as to design, height and location. When required for pet control, the Committee will approve closer spacing of steel

fence pickets of up to one-half of standard spacing; request for picket spacing variance for pet control must be submitted to the Committee with the Hardscape Plan for approval.

6. Fencing along side property lines shall consist of:

- a. the standard Broughton wood fence (EXHIBIT O); and/or
- b. the standard Broughton steel fence (EXHIBIT P).

7. Wood fencing shall have two and three-eighths inch (2-3/8") diameter steel posts set thirty-six inches (36") deep in a twelve inch diameter, three feet-six inch (3'-6") deep footing of 3000 p.s.i. concrete at eight feet (8'-0") on center and installed integral to any retaining wall built in the same area; sideyard fence posts shall be installed integral to any retaining wall approximately six inches (6") toward the uphill lot from the side property line.

8. The height of a wood fence excluding any retaining wall on which it is built or built adjacent to shall be nominally six feet (6'-0") tall and not exceed six and one-half feet (6'-6") at any point. The total permitted height of a wood fence, including any retaining wall on which it is constructed or built adjacent to, shall not exceed ten feet (10'-0") above the lowest adjacent finished grade.

9. Steel fencing shall have 2" x 2" square steel posts set thirty-six inches (36") deep in a twelve inch diameter, three feet-six inch (3'-6") deep footing of 3000 p.s.i. concrete at eight feet (8'-0") on center and installed integral to any retaining wall built in the same area, the location within the wall relative to the property line to be determined at the time of plan submittal, typically centered in wall cap.

10. The height of a steel fence excluding any retaining wall on which it is built or built adjacent to shall be nominally five feet (5'-0") tall and not exceed five and one half feet (5'-6") at any point. The total permitted height of a steel fence, including any retaining wall on which it is constructed or built adjacent to, shall not exceed eight feet (8'-0") above the lowest adjacent finished grade.

11. Fences are required to maintain a level elevation along the top of the fence, i.e. there shall be no portion of any fence with a top that is not level horizontally. Where grade changes necessitate height changes in a fence to maintain level elevation, 'steps' shall be made in six-inch (6") increments.

12. Side yard wood fences are required to be faced on the outside of the lot, that is, built with the face of the fence on the outside and visible from the adjacent lot. Fences may be double faced.

13. Sideyard wood fences may be faced on the interior with submittal and approval of EXHIBIT O-1 WOOD FENCING CONSENT AND WAIVER AGREEMENT.

14. If faced on the interior, the first lot owner to construct a wood fence is required to install in the tops of all steel fence posts a flat steel post cap prior to installation of the 2" x 4" cedar cap shown in EXHIBIT O. The lot owner who subsequently builds on the adjacent lot is required to remove all flat steel post caps and install the second 2" x 4" cedar cap shown in Exhibit Q.

15. Rear yard wood fences in Block A may be faced on the interior with submittal and approval of EXHIBIT O-1 WOOD FENCING CONSENT AND WAIVER AGREEMENT.

16. If faced on the interior, the first lot owner to construct a wood fence is required to install in the tops of all steel fence posts a flat steel post cap prior to installation of the 2" x 4" cedar cap shown in EXHIBIT O. The lot owner who subsequently builds on the adjacent lot is required to remove all flat steel post caps and install the second 2" x 4" cedar cap shown in EXHIBIT O.

17. The wood sideyard fencing described in EXHIBIT O shall be built on the side and rear property lines of all lots in Block A, EXCEPT as noted in VI. F. 17., below.

18. Wood fencing on the west property line of Lots 3, 4, 11, 12, 21, 22, 33 and 34 of Block A, may be faced on the exterior, interior or both sides of fence may be faced, at owner's discretion.

19. Wood fencing on the side property lines of lots in Blocks B shall transition to the standard Broughton steel fencing as described in VI. F. 18. a-b., below

20. The standard Broughton steel fencing described in EXHIBIT P is required to be built at the property lines described below:
- The back property line of all lots in Block B; also see EXHIBITS P-1, Q & Q-1.
 - Lots siding open space along Broughton Drive;
 - Lots siding the east perimeter greenbelt;
 - Backs of Lots 1-3 and 51-53 of Block A;
21. Steel fencing shall be painted or powder-coated flat black or bronze black, as approved by the Committee.
22. The front yard and the rear yard terminus of a wood side yard fence shall be a standard steel post within a wood framed column as depicted in EXHIBIT Q or Q-I, as applicable.
23. The front yard terminus of any wood sideyard fence shall be approximately sixteen feet (16'0") behind the front building line or, if on the side of the house with a front side motor court, approximately eight feet (8'0") behind the nearest front elevation of the house served by the motor court.
24. The rear yard terminus of a wood side yard fence connecting to a steel rear fence shall be a standard steel post within a wood framed column as depicted in EXHIBIT Q or Q-I, as applicable. The rear terminus of any wood sideyard fence shall be approximately eight feet (8'0") behind the rear property line as depicted in EXHIBIT P-1.
25. No wood fences, steel fences, or screening walls may extend forward of the front building line without approval of the Committee.
26. Whether front side yard screening visible from facing streets (and side streets of corner lots) ("Front Side Yard Screening") is achieved by a masonry wall, steel fencing, wood fencing or some combination thereof, Front Side Yard Screening shall be designed and crafted to convey a level of artisanship satisfactory to the Committee and substantially vary from other Front Side Yard Screening nearby.
27. Wood fencing used for Front Side Yard Screening shall be of board and batten or board on board design, capped in the same fashion as the standard sideyard privacy fence required in the Broughton Aesthetic Standards, with trim board at the base and top of the face of the fence, and vertical trim on the inside of fence columns. Side Yard Screening fences shall terminate at each end in a standard sideyard screening fence built-out column as shown in EXHIBITS Q, Q-1. Any gate in a Side Yard Screening fence shall be an elaborated gate, for example with garden arbor above, and hung between standard sideyard screening fence built-out columns as shown in EXHIBITS Q, Q-1.
28. Steel fences used for Front Side Yard Screening shall be (1) elaborated with high grade forged steel ornamental components in top and bottom fence adornment comprised of decorative horizontal panels or horizontal rows of rings, diamonds, vining patterns, etc. or (2) elaborated with twisted vertical bars, cages on bar, bars set closer than standard 4" o.c. with every other bar at half height or less, etc. The Committee views cast spear points as overused to the point of being hackneyed and does not allow their use. However, high quality forged spear points may be used with Committee approval.
29. Drive gates shall be consistent with the design and materials of Side Yard Screening.
30. Where a steel fence enclosing the front of a sideyard intersects a required sideyard fence, retaining wall or the house structure, it is required to terminate in a standard 3" x 3" steel column at the closest practical point adjacent to the sideyard fence, retaining wall or structure. Such fences when built perpendicular to the house structure and sideyard fence shall observe the requirements below.
31. The front of the sideyard shall be enclosed by an elaborated steel fence if forward of The Sideyard Fence Transition Point (EXHIBIT Q) or may be enclosed by an elaborated wood fence if at or behind The Sideyard Fence Transition Point approved for Broughton.

32. Said fence shall be built perpendicular to the side of the house structure and connect from the house structure in a straight run of fence to intersect the sideyard fence.

33. The total height of the sideyard enclosure fence shall not exceed the height standard for the type of material used, whether steel fence or wood fence, nor the height of the sideyard fence it intersects.

34. When fence lines will intersect, as at corners, typically the Committee requires that the height of any predecessor fence, with which a new fence will intersect will determine the height of the new fence.

35. Evergreen plant material used to provide screening at the steel fences must be selected from the approved plant list for such purposes (i.e. various hollies, wax myrtle, nandina, Indian hawthorn, vines, and such others as may be approved.)

36. Masonry columns are not permitted on the side property line of interior (non-corner) lots except according to the following design and construction criteria and must receive special Committee approval.

37. If a front sideyard walk gate is proposed in fencing parallel with the fronting street, it shall be an elaborated gate of design acceptable to the Committee and hung within an opening created by an approximately eighteen inch (18") to twenty-four inch (24") square masonry column, of the same material as that of the house, pilastered to (or with Committee approval, adjoined to) the house structure and a second, identical, approximately eighteen inch (18") to twenty-four inch (24") square masonry column set parallel to and between thirty (30") and forty-two inches (42") from the first column toward the side property line; the design and materials for said masonry columns require Committee approval.

38. An elaborated steel fence compatible in design with the walk gate and otherwise consistent with sideyard steel fence standards shall extend from the center of the masonry column nearest the side property line to a standard three-inch by three-inch (3" x 3") steel corner post with a post cap, which shall be set on the side property line and which shall be the steel corner post described herein as the front corner post for sideyard steel fencing;

39. If a front sideyard gate is not proposed in fencing parallel to the fronting street, the masonry column proposed for an ungated front sideyard shall be approximately eighteen inches (18") to twenty-four inches (24") square, located no less than 18" from the side property line and connected to the house structure by a low masonry wall, of the same material as that of the house, with elaborated steel fencing approved by the Committee installed above the low masonry wall between the house and the column.

40. The masonry column in the non-gated front sideyard shall be connected to the side property line by an elaborated steel fence of the same design as that atop the low masonry wall and consistent with the elaborated steel fencing of the other front sideyard (if any); a three-inch (3" x 3") corner steel post shall terminate the elaborated steel fence at the side property line and shall be the corner steel corner post described herein as the front corner post for sideyard steel fencing.

41. The Committee shall direct the locations of the above-described masonry columns in order to coordinate them with anticipated or existing fence posts and columns of adjacent property owners.

G. Screening Walls.

Detailed plans for screening walls must be approved by the Committee. All elements of screening walls, including architectural design and structural design and specifications, are required to be consistent with those of the primary structure, including dropped brick ledge, and be an acceptable design of masonry and/or masonry and steel, as determined by the Committee.

H. Drive Gates.

1. The Committee must approve the design, materials, specifications and operating equipment for drive gates. Drive gates shall be consistent with the design and materials of Side Yard Screening as well as any other ornamental iron used on the house, if applicable.
2. Mechanical equipment of drive gates shall be located on the inside of motor courts, hidden from view to the extent possible. Drive gates may not be operated by electricity from a solar collector but must be hard wired for electricity connected directly to the house as source.
3. Drive gates are required to be suspended from steel columns made integral to masonry columns at the driveway connection to the motor court.

I. Motor Courts.

Without Committee approval, except for houses with garage bays that are all accessible through a porte cochere, all garage entries a. shall be located in the rear of the house, b. shall face the rear lot line or a side lot line other than the side lot line of a corner lot that is contiguous with right of way or with common area that is contiguous with right of way, and c. shall be accessed by a driveway that extends the full length of the house to a motor court in the rear yard that services the garage bays. Or, a motor court may be created in the side of a house that is shielded completely by the house structure from a vantage point in front of the house and accessible by a driveway that extends approximately one half the length of the house to a motor court that services the garage bays.

Front side entry garage motor courts are generally not permitted. If the Committee grants a variance to allow a front side entry garage motor court, it shall be with special requirements for the purpose of minimizing their exposure to the public and enhancing the appearance of what is seen:

1. In the sole determination of the Committee, based on its evaluation of various elements of the house, driveway, motor court, proposed landscaping, and the composite appearance of these elements relative to one another in view of the public, front side entry motor courts and the garage doors shall be screened by:
 - a. elaborated steel fencing erected generally in a plane parallel with the front elevation of the house and planted with evergreen plant materials that within one year of planting will screen the motor court from street view and/or
 - b. masonry wall(s) and/or
 - c. evergreen plant materials of a height, spread and form that within one year of planting will screen the motor court from street view
 - d. a combination of (a) , (b) and (c), and
2. Front side entry motor courts may be required by the Committee to have a mechanically operated driveway gate located where the driveway and the motor court join.
3. Driveway gates shall be hung from steel posts set in concrete and enclosed in masonry columns of brick or stone matching that of the main structure and approximately eighteen to twenty-four inches (18"-24") square.
4. Mechanical equipment of gates, including operating arms, shall be mounted on the motor court side of the driveway gate columns.
5. If any space results between the masonry post and the sideyard steel fence, it shall be closed and the motor court screened by either
 - a. an ornamental steel fence planted with evergreen materials; or
 - b. a masonry wall; or
 - c. a combination of a. and b. consistent with the other front screening of the motor court.
6. If an elaborated steel fence is employed for this purpose, there shall be an ornamental steel corner post provided at the intersection of the front and side motor court steel fences.

7. Except for motor courts permitted by the Committee adjacent to common open space in Broughton, the standard steel fencing shall extend nominally along the property line from the standard steel corner post the full depth of the motor court to a point approximately sixteen feet (16'-0") behind the front building line or approximately eight feet (8'-0") behind the closest front elevation of the house served by the motor court, whichever is farther from the fronting street.
8. This shall be a transition point (herein below "The Sideyard Fence Transition Point"), at which the standard steel fencing is required to connect to an 8" square, built-out wood column to which, on the opposite side nominally along the side property line, is required to be erected:
 - a. the standard Broughton wood fence or, if a retaining wall is utilized,
 - b. the standard Broughton wood fence over the standard Broughton retaining wall.
9. The total height of each of (i) and (ii) shall not exceed the limitations of VI. F. 8. & 10. above.
10. If a motor court is permitted adjacent to open space in Broughton, the standard steel fencing shall extend from the ornamental steel corner post the full depth of the motor court and beyond to the back corner of the lot, where it shall join the standard Broughton rear yard fence.
11. The unpaved sideyard beyond the motor court shall be enclosed:
 - a. by the standard steel fence if forward of The Sideyard Fence Transition Point; or
 - b. may be enclosed by the standard wood fence if at or behind The Sideyard Fence Transition Point approved for Broughton (herein called the "Motor Court Back Fence"); such fence shall be built perpendicular to the side of the house structure and connect from the house structure in a straight run of fence to the sideyard fence.
12. The Motor Court Back Fence may be gated according to a design approved by the Committee.
13. The total height of the Motor Court Back Fence shall not exceed the height standard for the type of material used in the Motor Court Back Fence nor the height of the fence it intersects at The Sideyard Fence Transition Point.
14. Non-structural members of the ornamental steel fencing, driveway gates, and sideyard gates shall not be narrower than three-fourths inch (3/4"). Structural members of driveway gates shall not be narrower than two inches (2"). Posts of gates other than driveway gates shall be no narrower than two inches (2").
15. The edge of a motor court shall not come closer to the inner edge of the sideyard retaining wall than eighteen inches (18") and no closer to the side property line than twenty-four inches (24"), if no sideyard retaining wall is required.
16. An irrigated planting bed shall be established in the open area between the edge of the motor court and the inner edge of the retaining wall or the side property line, in which shall be planted and maintained evergreen vines trained on the ornamental steel fence or other evergreen plant materials to block with one year's growth the view of the garage area from the adjacent lot.
17. Before any retaining wall and fence construction commences, it shall be the obligation of the owner of the lot to anticipate construction of a home on the adjacent lot(s) and propose to the Committee for approval hardscape, fencing, landscaping, and irrigation compatible with the eventual construction of a house and landscaping on the side(s) where no home(s) is/are yet built. Areas of consideration are illustrated in *EXHIBITS R, S & T*.
18. The guiding objectives for such proposals shall be to accomplish:
 - a. Enclosure of motor courts by means of ornamental or standard steel fencing with evergreen plant materials to screen garage openings from adjacent lots;
 - b. Wood fencing between lots that ends no nearer to the fronting street than eight feet behind the farther back of adjacent front house elevations; and

- c. Steel or wood fencing built perpendicular to adjacent houses, intersecting the sideyard fencing to enclose side/back yards.

19. Outside storage is acceptable only if completely screened from public view. Motor courts may not be designed or built to accommodate regular vehicle storage. i.e., an extension of the motor court on the side of the house to accommodate head-in or back-in parking will not be approved.

J. Fountains, Statuary, Sculpture, Flagpoles and Other Yard Art (Except Holiday Decorations)

All such features proposed in public view require Committee approval, which shall not normally be given.

K. Elements of Terraces, Patios, and Porches in Public View.

1. All aspects of terraces, patios, and porches visible in street view must be submitted to and approved by the Committee, including furniture, appliances and other items that in the reasonable determination of the Committee might depreciate the value of properties within Broughton or the public's respect for the neighborhood.
2. Hammocks are not permitted to be hung on porches, terraces, and patios within street view.
3. Electric refrigeration and non-wood burning outdoor heating equipment are prohibited on porches, terraces, and patios within street view.
4. The means of wood burning outdoor heating on porches, terraces, and patios within street view shall be hidden from public view by permanent landscaping, e.g. by a hedge, low wall or vine covered metal fencing, and shall be only by free standing steel or clay fire basket, patio heater or chimenea approved by the Committee.

L. Commons Access

1. Access to the Commons in Block B is not required, but if constructed shall be of a design acceptable to the Committee, including, but not limited to representative designs in EXHIBITS U-U-3.
2. Back- and Sideyard Landscaping of lots backing to the Commons or siding to Broughton Drive is required to be installed at the time construction is completed.

M. Commons Planting Plan.

1. The landscape standards for lots backing the Common areas are intended to achieve a landscape with pleasing interaction between homes and the common areas while encouraging individual design to create the charm and 'patina' associated with classic neighborhoods. Access to the Commons shall be designed to relate to the design and landscape of the residence and create an attractive, harmonious relationship with the common open space areas.
2. Tree planting in the Commons shall be determined by the Developer of Broughton.
3. Developer's Commons planting plan may include trees to be planted on the owner's lot to enhance the visual relationship between lots and open space. An alternate planting plan may be proposed with owner's submittal of landscape design, if appropriate to the footprint of house, screening needs, pool, etc.
4. Separate irrigation is required to water trees planted by the developer in the fifteen-foot (15'-0") area of the Commons behind lots in Block B. Said irrigation shall be by approximately 20' rotary heads, placed on the Commons side of the rear property line of lots in Block B, and drip irrigation to individual trees in the fifteen-foot (15'-0") area of the Commons behind lots in Block B, which is switched by dedicated zone of the irrigation controller for the Lot.
5. Screening plantings, if any, shall be organic, naturalized drifts of plantings of varying sizes and textures.
6. Solid hedges (row(s) of a single species) are not permitted at rear or side within ten feet (10') of property lines of lots adjacent to open space.

N. Rear Property Walls, Fencing and Landscape.

1. For the purpose of enclosing or screening the rear yard area of lots adjacent to the Commons, the retaining wall, fencing and landscape standards of EXHIBITS M, P, P-1 & U-U-3 must be followed. The Committee may grant a waiver of screening of a rear yard area, if proposed by the lot owner.
2. If a lot owner proposes to use landscaping but no retaining wall and/or fencing at the rear of lots in Block B, the Committee may approve what is proposed or require the retaining wall, fencing and landscape standards of EXHIBITS M, P, P-1 & U-U-3, or some modification thereof.
3. The base and/or face of any retaining wall, fencing or landscaping employed on the rear of lots in Block B shall be located so that no elements extend beyond the rear property line.

O. Mailboxes

1. Only the standard mailbox shown in EXHIBITS C or C-1 may be installed in Broughton.
2. The standard mailbox stanchion, landscaping and irrigation are required, all as shown in EXHIBITS C or C-1.
3. The location of mailboxes is determined by the United States Postal Service and must be shown by builder on the landscape plan submitted for approval. Approved mailbox locations are shown on EXHIBIT X.

P. Mechanical Equipment.

All wall vents and exterior mechanical equipment such as A/C compressors, electric and gas meters, junction boxes, satellite dishes/discs, pool equipment, etc. shall be completely screened from view. Any such equipment that would be visible to the public must be shown on the landscape plan, with the intended means of screening, which may be a 'green' screen.

Q. Permanent Recreation Equipment

1. Permanent recreation equipment, such as basketball goals and play structures shall not be placed in any front yards or in streetside yards of corner lots unless otherwise approved by the Committee, which shall require thorough screening of said equipment. Portable recreation equipment, such as basketball goals, shall be removed from public view, when not in use.
2. Mounted basketball goals, if approved, must be installed above a garage door or on a steel pole in a location that is permanently screened from public view by tall trees or shrubbery. The equipment should be selected in subdued colors to blend with the façade of the house to the extent possible. Only Committee-approved, fully screened, house-mounted goals may remain in view permanently. Portable goals may not be placed and allowed to remain on driveways or in any other area in public view except when in actual use, e.g. such goals may not be left in view overnight.
3. All play structures are required to be permanently screened with plant materials that substantially block their view from outside of the lot in a manner approved by the Committee.
4. The proposed location of any recreational structure relative to neighboring common and private property will be taken into consideration, it being an objective of the Committee to place at a distance from private property the source of noise from use of the structure and to assure screening of the highest point of the structure from view of adjacent property.
5. Bright colors of canvas or frame of a recreational structure will not be approved.

R. Detailed Plant List

1. All plants proposed for a lot shall be proposed in a detailed plant list for Committee approval in writing. The list shall be included on the Planting Plan.
2. Only plants identified on EXHIBIT L may be used in public view without special Committee approval.
3. Botanical name, common name, cultivar or variety name, if applicable, shall be identified on the plant list, which is required to be keyed to the Planting Layout.

4. Container size, caliper or height, as applicable, at the time of installation and typical spacing are required to be shown. Plants are required to at least meet minimum specifications of the 'American Standard for Nursery Stock' as published by the American Nursery & Landscape Association, May 12, 2004, and recommended by the Texas Nursery & Landscape Association. See EXHIBIT L.1 for details

5. Exotic forms of plants (spiral, topiary, weeping, variegated) will not be approved by the Committee for use in street view.

S. Irrigation Layout and Specifications

1. Thoroughly developed irrigation plans, whether for initial installation or modification of an existing system, are required to be submitted to and approved by the Committee prior to the initiation of the related work.

2. All irrigation plans and installation are required to meet minimum specifications and requirements of the Texas Commission on Environmental Quality, and all irrigation plans must be designed by and bear the seal of a State of Texas licensed irrigation designer/contractor.

3. Pop-up heads are required for lawn areas, except rotary heads may be utilized at the rear of lots in Block B for the purpose of irrigating nearby lawn area and tree planting in common areas. Water conservation objectives of the Texas Council of Environmental Quality embodied in regulations effective January 1, 2009 are endorsed by the Committee. Consistent with those objectives, the Committee requires installation of drip irrigation in all new planting beds, in the parkway between the public walk and the curb of a public street, and irrigation system upgrading, when a previously installed irrigation system is altered, in order that the altered irrigation system meets or exceeds the requirements of Section 344.62 Minimum Design and Installation Requirements.

4. Separate, dedicated irrigation stations and bubblers are required to irrigate all trees in street view, including trees planted in rights-of-way (hereinafter called "street trees").

5. Appropriate irrigation, separate from nearby lawn irrigation, is required for mailbox planting areas as shown in EXHIBIT C and C-1.

6. Separate, dedicated irrigation is required to water the lawn area and trees planted by the developer in the fifteen-foot (15'-0") area of the Commons behind lots in Block B. Said irrigation shall be by approximately 20' overlapping rotary heads, placed on the Commons side of the rear property line of lots in Block B, and drip irrigation separately switched by a dedicated station on the irrigation controller.

7. The area beneath native trees may not be irrigated except with the approval of the Committee from pop-up spray heads regulated by a separate station on the irrigation controller or by Committee approved temporary means. Said pop-up spray heads shall be placed outside the drip zone of native trees, if approved by the Committee, to irrigate toward the tree. No trenching for irrigation lines or other apparatus shall be done in the area within the drip zone of preserved native trees. During periods of substantial or frequent measurable rain, irrigation in the area beneath native trees should not be set on an automatic schedule using the dedicated controller station. Instead, the area beneath native trees should not be irrigated. Only during periods of drought and during summer months of high heat and infrequent or only trace rainfall should the areas under native trees be irrigated automatically using the dedicated controller station.

8. Transplanted native trees provided by the Developer will initially require more frequent irrigation than native trees, but will require less water than other areas of the landscape within three to four years of planting. The owner should consult the Developer's Landscape Superintendent for the appropriate frequency and length of irrigation for transplanted native trees.

9. Transplanted non-native trees provided by the Developer will initially require more frequent irrigation than native trees, but will require less water than other areas of the landscape within three to four years of planting. The owner should consult the Developer's Landscape

Superintendent for the appropriate frequency and length of irrigation for transplanted native trees.

T. Landscape and Security Lighting.

1. The Layout and Specifications of Landscape and Security Lighting are required to be approved by the Committee. To create a harmonious nighttime aspect and to avoid the artificial demarcation resulting from autonomous landscape lighting installations, only landscape lighting fixtures installed to create a moonlighting effect will be approved for use in public view.
2. All security lighting proposed for a lot must be approved by the Committee as to location, fixture, bulb type, and means of attachment to trees and structures. Attaching lighting fixtures to trees of caliper size not likely to tolerate invasion of a. the phloem", the pipeline through which food is passed to the rest of the tree, b. the cambium cell layer, which is the growing part of the trunk that annually produces new bark and new wood in response to hormones that pass down through the phloem with food from the leaves, c. the Sapwood, which is the tree's pipeline for water moving up to the leaves, or d. the Heartwood.
3. Bulbs used in security lighting may be incandescent, plain mercury vapor or metal halide electric discharge lamps only.
4. Bulbs used in landscape lighting may be plain mercury vapor or metal halide electric discharge lamps only.
5. HID or high intensity high pressure sodium and low pressure sodium electric discharge bulbs are prohibited on residential lots in Broughton.
6. Fluorescent bulbs are prohibited if their fixtures or light is visible in street view or from back or side yards of lots adjacent to open space.

VI. POST LANDSCAPE INSTALLATION MAINTENANCE

A. Turf

Bermuda grass, St. Augustine grass, and winter season grasses are required to be neatly edged and mowed to maintain a height of no more than four inches.

B. Ornamental grasses,

Ornamental grasses, including liriopie, should be cut back to or near the ground in late winter before new growth begins, generally in late February.

C. Seasonal Color

Annual flowerbeds are required to be kept neat, with dead plants promptly removed and promptly replaced, except for brief periods between each of the four seasons. If, in the Committee's sole determination this requirement is not met, the Committee may require that the annual flower beds not kept neat, with dead plants promptly removed and promptly replaced be immediately planted with ground cover from no smaller than four inch (4") pots at nine inches (9") on center and properly maintained so ensure the ground cover thrives.

D. Perennial plants

Perennials are required to be maintained as needed and individual plants replaced to avoid bare areas, except as a result of winter dormancy. Large areas of winter-dormant perennials must be avoided by interplanting with evergreen perennials, annual color and bulbs or screened with evergreen groundcover or shrubs.

E. Shrubbery

1. Shrubbery is required to be pruned to maintain height below the sill of windows and a width narrower than the sides of windows. All shrubs should be pick-pruned, rather than sheared, to maintain natural form, except where specifically intended as a design element, such as a boxwood hedge or parterre.

2. When hedging or shearing is design-appropriate, shearing should be done in 'pyramidal' fashion, so that the base of the plants remains wider than the tops, to allow sun to reach to the base and prevent legginess.
3. Standard nandina, *nandina domestica*, should never be sheared, which produces stiff, leggy plants. It should be pruned immediately before the growing season, usually in late February. Remove approximately 1/3 of the oldest, largest canes to the ground each year to keep plants layered and full.
4. Evergreen shrubs should be pruned only into 'green' wood, not into 'woody' stems, which will not sprout new growth or will take several seasons to do so.

F. Trees

1. Trees shall be pruned as needed.
2. Mulch shall not be applied above the flare of the trunk and never more than four inches (4") of mulch is permitted over the rootball of trees.
3. Tree trunks shall be protected at all times from damage by lawnmowers and string trimmers (weed eaters).
4. Street trees are the exclusive bailiwick of the Broughton Maintenance Association, Inc. Street trees may be limbed up and otherwise pruned only by the Broughton Maintenance Association, Inc. for the purpose of allowing pedestrians to utilize sidewalks without interference by overhanging limbs, to permit safe driveway use by standard size automobiles, sport utility vehicles, and pickup trucks, to remove dead wood, and for aesthetic purposes. The height of clear trunk should be proportionate to height of tree and size of canopy.
5. To assure proper pruning, for reasons of health and aesthetics, the Committee recommends that only a Certified Arborist be employed to prune trees other than street trees, which are the exclusive bailiwick of the Broughton Maintenance Association, Inc. Freehling Tree Service, 817-498-6074, is the approved arborist for Broughton.
6. Soil should never be added over the root zone of trees as it denies oxygen, 'suffocating' the tree. The 'flare' at the base of the trunk should always be exposed.
7. Mulch shall be kept a finger's width away from the trunk of trees to prevent pests and diseases from invading the bark. Never more than two to four inches (2-4") of mulch should be applied or maintained over the root zone of trees.
8. Tree trunks shall be protected at all times from damage by lawnmowers and string trimmers (weed eaters).

G. Minor Modification to Installed Landscape

All criteria for landscape plans shall apply to Minor Modification to Installed Landscape, except that the plans to depict and thoroughly describe the Minor Modification to Installed Landscape may be prepared by an Approved Landscape Installer rather than an Approved Landscape Architect.

VII. GENERAL MAINTENANCE

1. All structures, landscape, and hardscape are required to be maintained in clean, orderly condition by owner. Prompt repairs are to be made as needed.
2. All post-occupancy modifications to approved house and landscape plans must receive committee approval prior to the start of construction or installation.
3. Each property owner is obligated to promptly rectify any non-compliance with the Broughton Aesthetic Standards and any requirement made by the Committee with respect to construction and landscaping.

VIII. PROVISIONS FOR SPECIAL SECTIONS

Except as described herein, design, materials, construction and landscape of all homes in Broughton shall be the same as described in detail in the Broughton Aesthetic Standards & Requirements. Special provisions for certain areas of Broughton are described in the following.

A. The Greens.

Lots 1-40, 43-46, 49, 50, 52, and 53 of Block A are required to incorporate into the design of the home a front or front and side porch or a socialized landscape area such as a terrace, loggia or gallery.

1. Each house in this section shall have a 'socialized landscape' which visually connects the house to the view of the Green, such as a large covered and open-sided front porch (covered verandah, gallery, or piazza), loggia, or terrace with clear depth no less than eight feet (8'0") connecting via at least one doorway other than the front door to interior living areas of the house.
2. A 'socialized landscape' area shall connect via a doorway other than the front door to interior living areas of the house.
3. Socialize landscape areas shall have enhanced surfaces of stone, brick, brick pavers, or with special Committee requirements, scored concrete, sandblasted concrete, or clay tiles consistent with the architectural style of the house, for example, Spanish Colonial Revival.
4. A terrace shall be landscaped by means of planters, pots or beds and outdoor furnishings, materials and specifications of which shall be included in the landscape plan submittal for Committee approval.

B. The Commons.

For Lots 1-29 of Block B, the Broughton Aesthetic Standards with respect to design and materials for the fronts of homes shall apply to the rear elevation of homes in the following regards:

- a. Significant architectural elaboration of the rear elevation is required through extensive use of details such as dormer windows, gables, post and beam construction, projected wall section, artful embellishment of surface brick and/or stone, tall and full to the ground chimneys with minimum forty-eight inch (48") chimney breast narrowing to a thirty-six inch (36") chimney shaft, extensive barge board, frieze board and cornice board trim detailing and other details acceptable to the Committee.
- b. Each home shall have a prominent chimney either in street view or in rear view. Chimneys shall be comprised of brick or stone, according to the predominant exterior material of the house walls, proportionate – at least thirty-six inches (36") wide and twenty-four inches (24") deep – and architecturally elaborated; stucco chimneys will be approved only when inherent in the architectural style of the house, as determined by the Committee, and when stucco is used in substantial proportion on the surface of the house within street view. Stucco chimneys shall be embellished with masonry.
- c. The minimum material standard for windows is premium grade vinyl window with brick molding. Divided light design is not required.
- d. Outdoor living spaces shall be made attractive in public view, as determined by the Committee. Unusual or exceptionally large features, such as 'faux' boulders at poolside, shall be screened from public view by means of evergreen plantings.

IX. INITIAL MEETING, ARCHITECTURAL INTENT, AND PRELIMINARY PLANS

A. Design Preparation

Before beginning design of the house and landscape, the Lot owner, the owner's builder (if other than the Lot owner), owner's house designer, and owner's landscape designer are required to meet with representatives of the Committee to discuss the owner's design objectives,

in particular the architectural style chosen from among those approved for Broughton, and also to discuss the Broughton Aesthetic Standards, as they apply to design, materials and fixtures selections, information submittal for Committee review, and the construction process and landscape installation (the "Initial Meeting"). Prior to this meeting, the owner and the designers should visit the Lot to determine design opportunities and challenges. .

In the Initial Meeting, the Lot owner, designers, and builder should discuss with the Committee representatives any standards and requirements that, upon their review these Broughton Aesthetic Standards, they have been determined will adversely affect the owner's proposed plans to build on the Lot.

The corners of all Broughton lots have been monumented. Using the recorded subdivision plat, designers should be able to locate these monuments. An effort should be made to insure that the monuments identified are in fact true lot corner monuments and not offset corner monuments, points of tangency, section corners or easement lines which may also be located on the lot or along lot lines. If the monuments cannot be found, owners should seek the assistance of a licensed surveyor before beginning any planning.

Before the architect or designer begins his site plan, he should have a licensed surveyor conduct an accurate topographic and tree survey of the lot with the building setbacks drawn in. Topographic extrapolations done from aerial surveys are not sufficiently accurate for this purpose.

Tree Marking: The lot owner or builder shall review the lot with a member of the Committee to identify any particular trees that the Committee will require remain on the lot after house construction.

B. Preliminary House Plans

1. Following the Initial Meeting, the lot owner is required to submit and obtain Committee approval of a Statement of Architectural Intent for the proposed residence.

2. Preliminary house plans, scaled at 1/4" = 1'-0", are required to be submitted, separate from other information submittals, along with the proposed Statement of Architectural Intent for Committee review separate from other information submittals. The content of the Preliminary Plans (the "Preliminary House Plans") shall be:

- a. Cover sheet with Statement of Architectural Intent;
- b. Site Plan showing all easements and setback lines; street right(s)-of-way; proposed location and width of the public walk; house footprint; generic lead walk, driveway, and motor court; and native trees proposed to be preserved;
- c. Floor Plan(s);
- d. Roof Plan;
- e. Elevations;
- f. Exterior Materials Mockup Construction Detail, as defined herein below.

The Committee requires that each Preliminary House Plan submittal consist of three sets printed in black line on paper (1 full-size and two sets reduced to 11" x 17") of plans, as well as a set in .pdf format provided on a compact disc simultaneous with the aforementioned sets.

3. All landscape plans are required to show proposed finished pad and finished floor elevations, along with the height of dropped brick ledges.

4. Preliminary House Plans should be mailed to the Committee at P.O. Box 1672, Colleyville, TX 76034 or delivered between Noon and 5:00 p.m. Thursdays that are not national holidays or the day before a national holiday.

C. Notice of Preliminary House Plan Approval

Approval of Preliminary House Plans should be accepted as approval to proceed with final house design and Preliminary Landscape Plans based upon the Preliminary House Plans returned by the Committee with review comments. However, Preliminary House Plan approval

or conditional approval of the Preliminary House Plan does not constitute automatic approval of the final submission.

D. Preliminary Landscape Plans

1. Following Approval of Preliminary House Plans, the lot owner is required to submit and obtain Committee approval of Preliminary Landscape Plans, drawn to scale, for the proposed residence.

2. The content of Preliminary Landscape Plans shall be:

- a. Cover sheet with Statement of Architectural Intent;
- b. Grading and Drainage Plan, with foundation footprint, one-foot (1'-0") finished grade contours and spot elevations to effect the designer's intended flows and no more than one and one half percent (1.5%) front yard gradient from the grade of the finished pad to the top of the 3:1 slightly convex ("bellied") transition to the public walk; included in the Grading and Drainage Plan should be the finish pad ("FP") elevation, finished floor ("FF") elevation, the elevation of dropped brick ledge(s), high points in the finished grade of the yard, grades at the bottom of swales, top(s) and bottom(s) of retaining wall(s), and arrows indicating drainage flows. In addition, the Grading and Drainage Plan should show proposed final grades on the Lot in relation to adjacent lots, which should be established to prevent surface drainage from entering any adjacent private property other than common areas of Broughton; other information required is top(s) of curb(s) in adjacent right(s)-of-way as shown on the lot grading plan in the CCRs and verified by landscape designer;
- c. Foundation and Yard Planting Layout
- d. Hardscape Layout, including flatwork and retaining wall layout with top and bottom of retaining wall stipulated at each end of and at each wall step.

3. The Committee requires that each Preliminary Landscape Plan submittal consist of three sets printed in black line on paper (1 full-size and two sets reduced to 11" x 17") of plans, as well as a set in .pdf format provided on a compact disc simultaneous with the aforementioned sets

E. Notice of Preliminary Landscape Plan Approval

Approval of Preliminary Landscape Plans should be accepted as approval to proceed with final landscape design based upon the Preliminary Landscape Plans returned by the Committee with review comments. However, Preliminary Landscape Plan approval or conditional approval of the Preliminary Landscape Plan does not constitute automatic approval of the final submission.

X. HOUSE MATERIALS, SPECIFICATIONS, AND FIXTURES; FINAL HOUSE PLANS; AND PRELIMINARY LANDSCAPE PLAN SUBMITTALS

Information including final house plans, exterior materials, exterior specifications, exterior fixtures, and Preliminary Landscape Plans are required to be provided for Committee review as one submittal (the "Final Submittal") rather than any such information being submitted piecemeal.

All such information submittals should be mailed to the Committee at P.O. Box 1672, Colleyville, TX 76034 or delivered between Noon and 5:00 p.m. Thursdays that are not national holidays or the day before a national holiday.

A. Final House Plans

Final house plans, scaled at 1/4" = 1'-0", are required to consist of a cover sheet, a site plan, grading and drainage plan, foundation plan bearing structural engineer's seal and signature, foundation silhouette, floor plans, elevations, roof plan, and such construction details as necessary to fully explain and enable construction of all exterior elements to proceed there from. The foundation plan, the site plan, the foundation silhouette, and all landscape plans are required to show proposed finished pad and finished floor elevations.

All house plans are required to have a title block on each page, the designer's or structural engineer's company name, postal address, email address, phone number and fax number, as well as the owner's name and the builder's name. Each succeeding plan submittal must show the original date of the plans, i.e. beginning with the date of the Preliminary Plans, and the date of each succeeding revision.

The Committee requires that each Final House Plan submittal consist of three sets printed in black line on paper (1 full-size and two sets reduced to 11" x 17") of plans, as well as a set in .pdf format provided on a compact disc simultaneous with the aforementioned sets, with the following information:

1. Cover sheet with Statement of Architectural Intent and name of house, if any, along with a table of contents.
2. Site Plan/Roof Plan, including:
 - a. Locations, dimensions, and material notations for sidewalk, drive, and all other exterior flatwork,
 - b. Proposed location for exterior mechanical equipment,
 - c. Percentage of lot coverage,
 - d. Height and material of any exterior fence or wall shown,
 - e. Proposed location of the Exterior Materials Mockup
3. Foundation Silhouette including finished floor elevations and a raised front entry at twelve inches (12") or more above the finished grade of the lot, which finished lot grade shall be noted on the foundation silhouette
4. Structural Engineer's Foundation Plan with finished floor, finished pad, and top of dropped brick ledge elevations noted and addition information necessary to establish a raised front entry floor elevation at twelve inches (1'-0") or more above the finished grade of the lot.
5. Floor Plans and Electrical Plans including the proposed locations of all equipment that will require roof penetrations.
6. All elevations of the house at one-quarter inch equals one-foot (1/4" = 1'-0") scale, including notation of locations of all exterior wall materials and vents that penetrate any exterior wall.
7. Roof plan with notation of roof materials, roof penetrations, satellite dish(es), aerials, wall vents, and roof pitch.
8. Wall sections, including all entablatures and barge of gables, appropriately detailed to guide construction and as required to receive a building permit and construct the residence and comply with these standards.
9. Construction details necessary to achieve the intended house exterior depicted in elevations, e.g. sweeping roof and related barge.
10. Construction detail for Exterior Materials Mockup defined herein below.

In addition to the above, final submission shall also include:

1. Color Palette. Manufacturer's name and product identification information must be submitted, along with samples, of all windows, roof colors, and exterior paint and stain colors applied on an actual sample of the materials to be used.
2. Exterior Lighting. Manufacturer's name and product identification information must be submitted, along with catalog cutsheets showing the design and dimensions, as required herein above, of each fixture proposed and specifying the exact means of illumination proposed.
3. Window and Door Schedule, including Door Hardware. Manufacturer's name and complete product identification and specifications information must be submitted, along with catalog cutsheets showing the design and dimensions of all windows and exterior doors, as required

herein above, keyed to Final House Plans. All aspects of divided light windows must be provided, including dimensions of lights, muntins and bars, mullions, sash, and brick molding, as well as profiles of muntins and bars, brick molding, and mullions. Hardware proposed for all doors in public view is required to be submitted with the same level of detail.

4. Other Non-masonry Exterior Materials (Posts, Beams, Trim, Cornice/Frieze/Architrave, Siding, Manufacturer's name, supplier's name, product identification information, product dimensions, finish, mortar color, type of joint proposed, and a sample and typical dimensions of each element of masonry must be submitted for Committee review.

5. Masonry. Manufacturer's name, supplier's name, product identification information, product dimensions, layout pattern proposed, mortar color, type of joint proposed, and a sample of each element of masonry must be submitted for Committee review.

C. Exterior Materials Mockup

A sample wall and roof mockup comprised of all proposed elements of masonry, a small window sample with related brick molding, a roofing material sample, sample trim and entablature, i.e. cornice/frieze/architrave, a gutter and downspout sample, and sample paint and stain shall be erected at the Lot and, once approved, maintained on the lot throughout the period of construction to precisely guide replication in the construction of the house. See Exhibit CC.

D. Preliminary Landscape Plans (see description above)

E. Notice of Approval

Written Approval of Materials, Specifications, Fixtures, Final House Plans, and Preliminary Landscape Plans should be accepted as approval to proceed with final landscape design based upon the Preliminary Landscape Plans returned by the Committee with review comments, as well as authorization to initiate rough grading and proceed with construction of the proposed improvements, other than landscaping, which awaits approval of Final Landscape Plans and Specifications.

XI. FINAL LANDSCAPE PLANS, MATERIALS, SPECIFICATIONS, AND FIXTURES

1. Comprehensive landscape information, including Final Landscape Plans, Materials, Specifications, and Fixtures proposed is required to be provided for Committee review no later than the earlier of forty-five days before any aspect of landscaping is proposed to begin or ninety days of the date of Preliminary Landscape Plan approval.

2. All such information submittals should be mailed to the Committee at P.O. Box 1672, Colleyville, TX 76034 or delivered between Noon and 5:00 p.m. Thursdays that are not national holidays or the day before a national holiday.

3. The Committee requires that each Final Landscape Plan submittal consist of three sets printed in black line on paper (1 full-size and two sets reduced to 11" x 17") of plans, as well as a set in .pdf format provided on a compact disc simultaneous with the aforementioned sets

XII. REVIEW OF CONSTRUCTION

The Committee reviews construction and landscaping in Broughton from time to time to insure that each residence is built as approved and according to the Standards.

XIII. INFORMATION SUBMITTAL FORMS

The Committee requires that information be provided on forms created for owners use in organizing and submitting required information according to the CCRs and these Standards.

XIV. APPROVED DESIGNERS, BUILDERS, AND SUBCONTRACTORS

Pursuant to provisions of the CCRs, the Committee maintains lists of approved house and landscape designers, as well as lists of approved contractors and sub-contractors. The Developer of Broughton, pursuant to the terms of Broughton lot sales agreements, maintains a list of approved builders. None of these lists constitute recommendation.

XV. COMMITTEE FEES

Pursuant to provisions of the CCRs, the Committee has established a schedule of fees associated with various aspects of its review, which must be paid in conjunction with information submittal, including that presented at the Initial Meeting described herein above.

XVI. GLOSSARY

Construction terminology used herein generally follows the definitions provided in Dictionary of Architecture & Construction, Fourth Edition, edited by Cyril M. Harris.

Landscaping terminology used herein is generally consistent with that of Neil Sperry's Complete Guide to Texas Gardening. Plant identification follows that of Trees, Shrubs, and Woody Plants of the Southwest by Robert A. Vines, Shinnery & Mahler's Illustrated Flora of North Central Texas by George M. Diggs, Jr., Barney L. Lipscomb, and Robert J. O'Kennon, Manual of Woody Landscape Plants by Michael A. Dirr, and Trees for Urban and Suburban Landscapes by Edward F. Gilman.

Other terms employed by the Committee include the following:

- a. Drip line. The outside circumference of the crown or branching area of a tree.
- b. Lead walk. The private walk extending from the stoop of the front entry to the curb of the fronting street.
- c. Street view. What can be seen from public right-of-way.
- d. Open Space. Areas of Broughton not within street rights-of-way or within the boundaries of residential lots, which is the bailiwick of the Broughton Maintenance Association, Inc.
- e. Hardscape. All non-growing elements of the yard area, including flatwork (driveways and motor courts, sidewalks, swimming pool decking), fences, walls, gates, operating equipment, swimming pool and related elements, security and landscape light fixtures, statues, recreational equipment, sculpture and statuary, yard art, edging material at planting beds, etc.
- f. Brick. All brick utilized on exposed surfaces of improvements in Broughton must be clay brick. Brick manufactured of cement is prohibited on exposed surface of improvements in Broughton.
- g. Stone. All stone utilized on exposed surfaces of improvements in Broughton must be natural. Cultured stone or manufactured stone manufactured is prohibited on exposed surface of improvements in Broughton.
- h. Seventy-Five Percent Rule: Glass should occupy at least 75 percent of the front surface of a dormer.
- i. Minor Modification to Installed Landscape: an alteration to landscaping, which was correctly installed according to Committee approved plans and has been established for a period of three months or longer, that entails neither modification of the size or shape of planting bed(s) nor irrigation modifications other than adding or adjusting drip irrigation or bubblers for trees. An example of Minor Modification to Installed Landscape would be replacing plants in an existing planting bed with different species or cultivars than originally approved and/or adding trees to the lawn area of a lot.

(All criteria for landscape plans shall apply to Minor Modification to Installed Landscape, except that the plans to depict and thoroughly describe the Minor Modification to Installed Landscape may be prepared by an Approved Landscape Installer rather than an Approved Landscape Architect.)