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ESCONDIDO

design guidelines



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Design Guidelines

January 2007

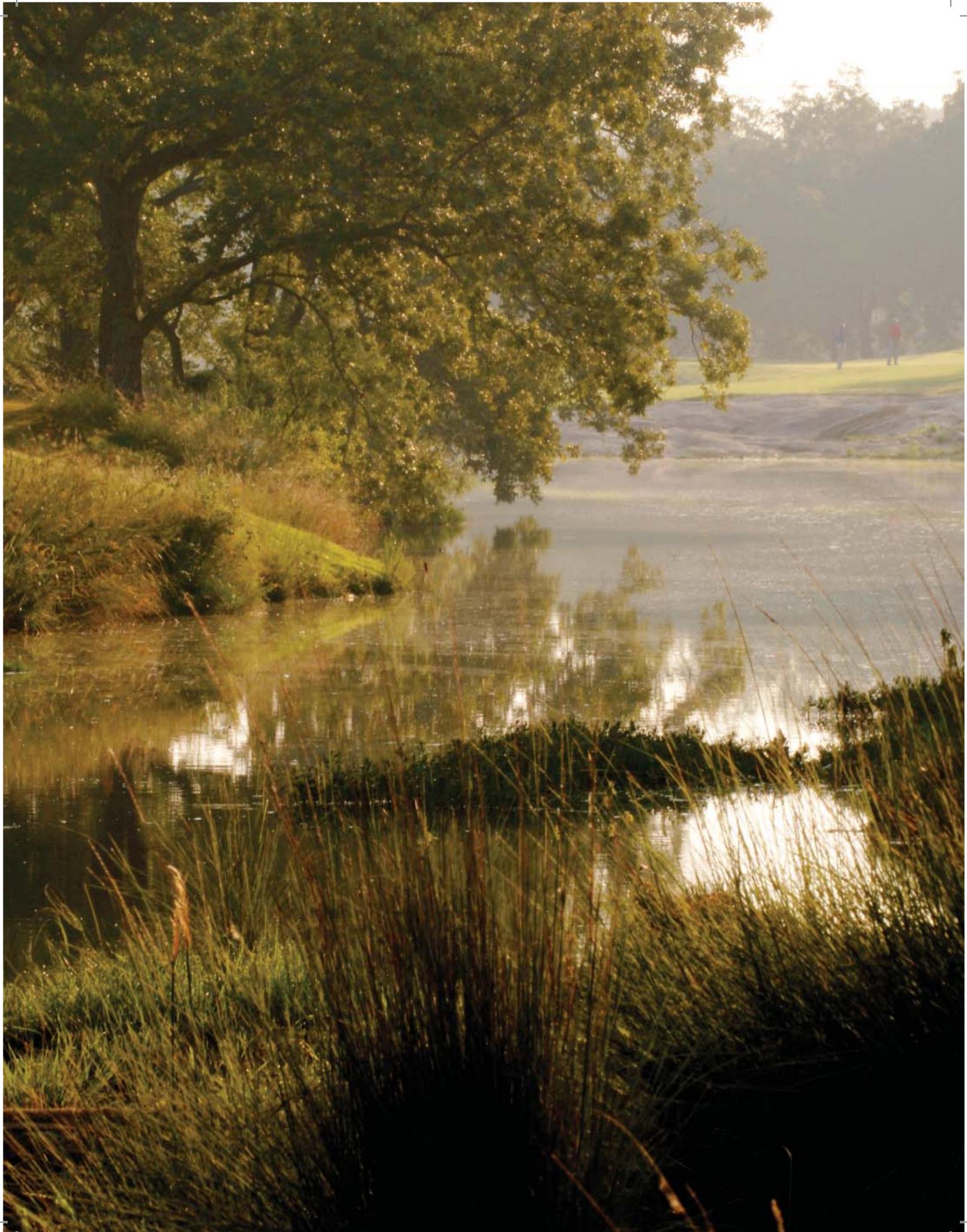
ESCONDIDO DEVELOPMENT

Community Developer

VITA

PLANNING & LANDSCAPE ARCHITECTURE

Authors



Preface

These Design Guidelines (Guidelines) are intended to provide guidance for all development and construction—new buildings, building additions, sitework and landscaping—as well as any subsequent changes or alterations to previously approved plans or existing homes. The Guidelines will be administered and enforced by the Escondido Design Review Committee (EDRC) in accordance with procedures set forth in the Escondido Declaration of Covenants, Conditions and Restrictions (CC&R's) recorded with the State of Texas, and as may be amended thereafter. In the event of any conflict between the Design Guidelines and CC&R's, the CC&R's shall govern and control.

The Guidelines may also be amended from time to time by the EDRC. It is the Homeowner's responsibility to be sure that they have current Guidelines and have carefully reviewed all applicable sections of the CC&R's.

The illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. The purpose of these Guidelines is not to create look-alike structures or other Improvements but to ensure that designs are compatible with the site, the native landscape environment and the design objectives of the Community as a whole.

To that end, the EDRC reserves the right to require design modifications or additions that, though not specifically contained in the Guideline text or illustrations, are within the spirit and intent of the Guidelines and the design objectives of the Community.

These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements in the Community or in any way alter their Lot, surrounding area or the natural setting of the Hill Country environment.

The CC&R's accompanying these Guidelines have been adopted and recorded to establish the Community Association ("Association") and the Association rules and regulations. Homeowners and their consultants and contractors shall familiarize themselves with these rules prior to the start of design or construction.

These Guidelines address custom home residential Improvements in all proposed phases. Homeowners shall refer to appropriate sections in these Guidelines and the Lot Diagrams for conditions governing Improvements on their Lot.

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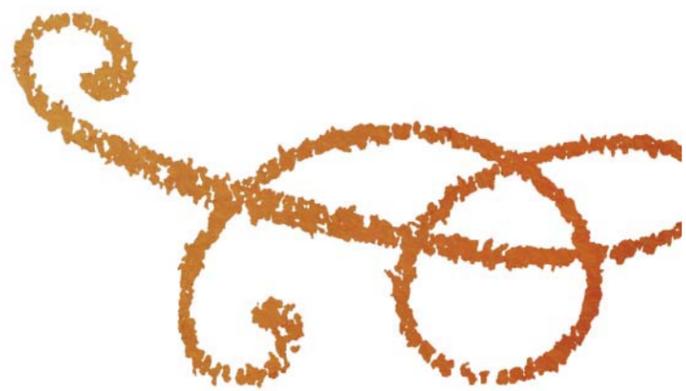
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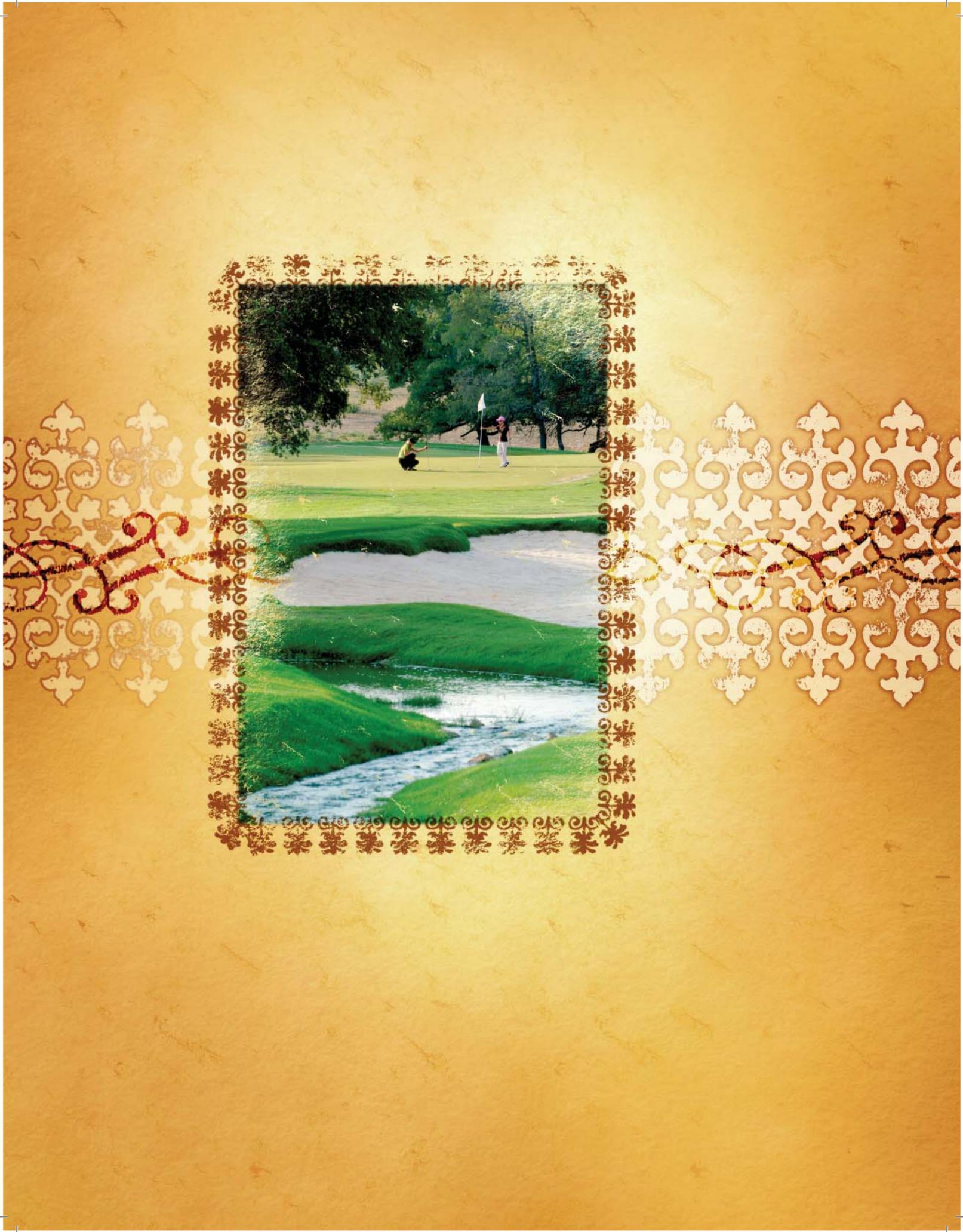
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Chapter 1

The Escondido Design Philosophy







1.1 An Introduction to the Escondido Community

The Escondido Community was created to afford its residents the opportunity to experience a truly unique Hill Country retreat - one in which an active family lifestyle fits seamlessly with the natural setting. To embrace this spectacular environment, these Guidelines have been developed to provide criteria for the Community design theme, to establish the quality of design, to direct character and form, and to enhance the Community's overall aesthetic experience and value. In short, to create a Community that is an integral part of this place.

Objectives

Escondido is situated in the town of Horseshoe Bay on the shores of Lake LBJ, within the Highland Lakes region of the Texas Hill Country. Grandfather oaks, dramatic granite outcroppings, spectacular lake front views, and native wildflowers define the iconic landscape of this setting. The intention of Escondido shall be to create a large scale work of art where people, structures, and the existing landscape blend subtly into a harmonious community.

Through extensive studies of the natural assets, a master plan has been crafted that preserves, protects and enhances the environment while offering a unique setting for this new Lake Front Community. Detailed studies to understand topography, drainage, wildlife, and special natural features were undertaken as the basis for protecting natural resources, insuring that areas of open space are maintained, and that individual Lot development is compatible with the overall environment. In order to take full advantage of these attributes, each Lot will require a unique approach in planning and design that embraces the following philosophical objectives:

1. Preservation, protection and enhancement of significant open space areas to maintain the property's vistas, protect prominent natural features, and to preserve the natural native landscape.

These Guidelines have been developed to implement the goal of sustaining and preserving the grandeur of the landscape. Minimum standards of design, responding to the environment and climate of the Highland Lakes region, provide direction to Lot Owners and their Consultants in

the planning, design, and construction of their Residences to insure compatibility with the natural landscape and surrounding uses.

2. Design of traditionally styled buildings and landscapes that are in scale with the site and appropriate to their natural setting, and the Highland Lakes region and climate.

These Guidelines define a specific architectural influence - that of the Mediterranean region - as the inspiration for homes at Escondido. This style is well suited to the climate and setting of Escondido. Understanding this tradition and how the design concepts may be applied to today's building designs is important in developing any Improvement plans for Escondido. These Guidelines do not dictate the use of a certain style but describe ways in which to translate the region's heritage into design solutions that are timeless and appropriate for the climate of the Highland Lakes region.

3. Promotion of individual styles consistent with the objectives outlined in these Guidelines.

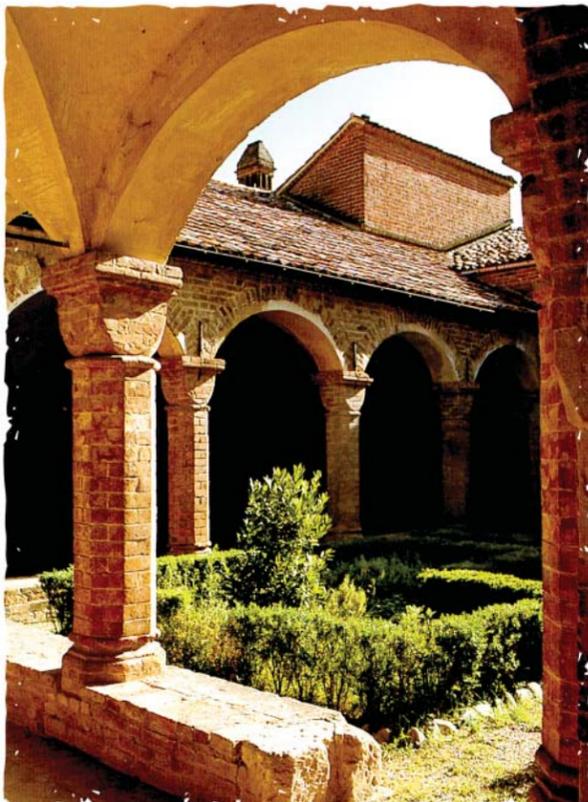
The purpose of the Guidelines is to allow Owners to create Residences which reflect their own individual style and values while designing a home which is compatible with the site and the philosophy of the Escondido community. No one Residence, structure, or improvement shall stand apart in its design so as to detract from the overall environment of Escondido. In this respect, the natural landscape will dominate the scene. The EDRC encourages creativity, innovative use of materials and design, and unique methods of construction as long as the final result is consistent with these Guidelines and the overall design philosophy of Escondido.

4. Creation of living environments that respond to the climate, preserve and enhance the landscape setting and evoke the casual outdoor lifestyle of the Texas Hill Country.

Living in the Texas Hill Country is about living on the land in an intimate way. Lake front views, outdoor rooms, and rolling topography provide the framework for creating living environments that blur the conventional distinction between inside and outside.

1.2 Escondido Building Traditions

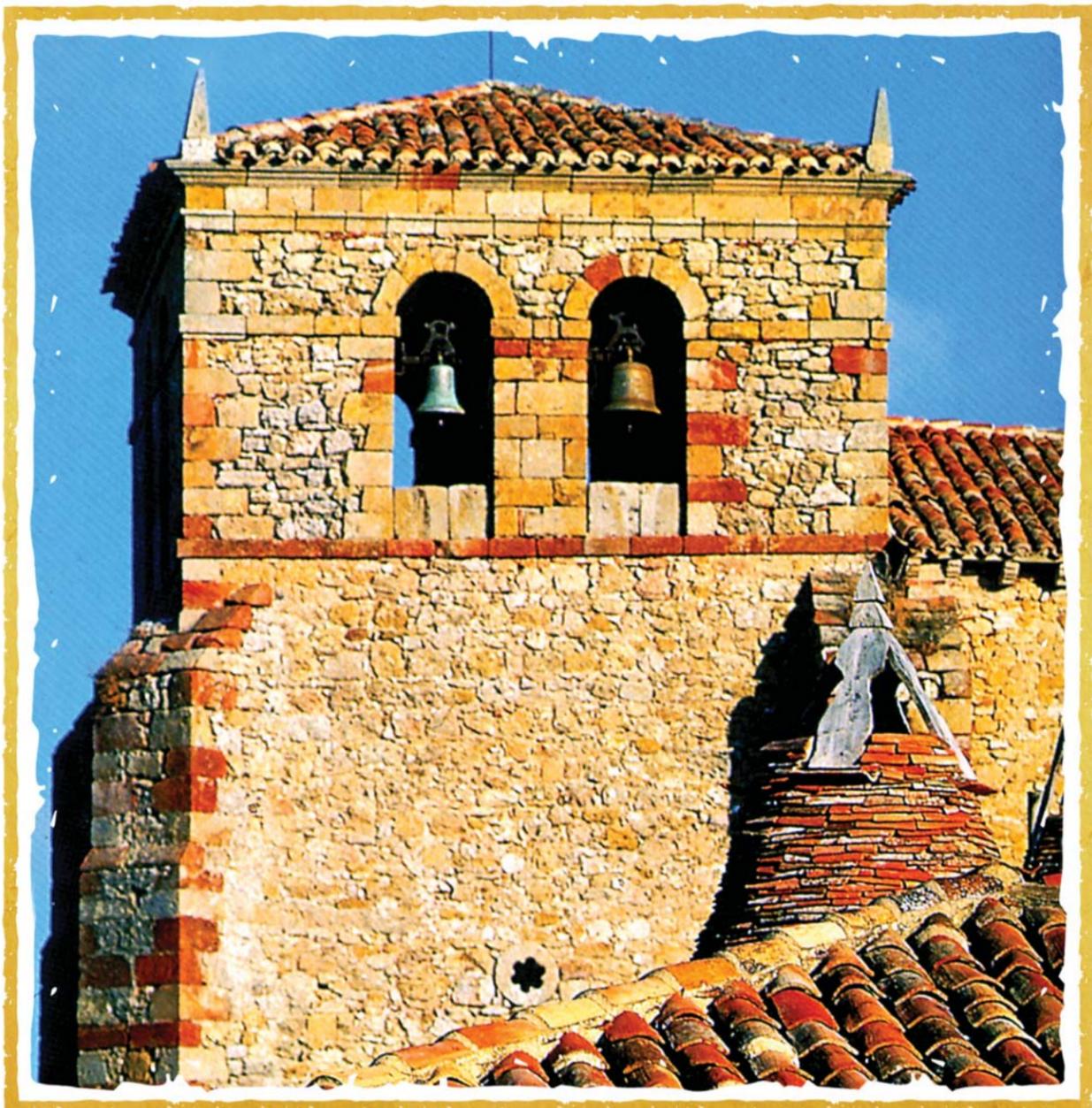
One of the main design objectives at Escondido is to draw upon the building and landscape traditions of the country homes in Mediterranean countries and interpret those traditions for homes that are suited to modern living. At Escondido, the approach will be to extend the inspirations of the Mediterranean from the following sources:



- The modest rustic structures of rural Spain, France, and Italy
- Colors that draw on the infinite variety found in the natural landscape
- Texture, pattern, and motifs for which the Mediterranean is renowned
- Simplicity that is bold and minimalist in a rustic way, where the building is not overly stated but instead creates a place in which objects seem to be intrinsic in an environment for essentially practical living.

Utilizing the design concepts below, the intent is to capture the spirit of old Mediterranean influences in a contemporary resort community.

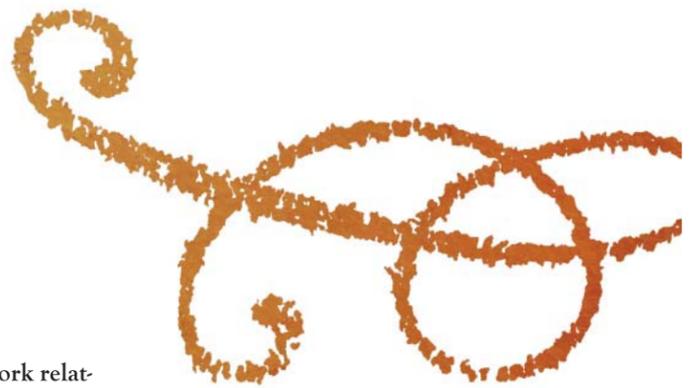
- Refined rusticity and a sense of craftsmanship;
- Allusions to the Mediterranean style of architecture.
- Use of natural materials in an “honest” application;
- The natural landscape dominates the scene;
- Architectural details that are a direct result of structural expression;
- Light and shadow create a variety of textured surfaces;
- Complex building forms that move with the topography and create a varied roofline;
- Rock/ Stucco foundation walls that seem to “grow” out of the land.

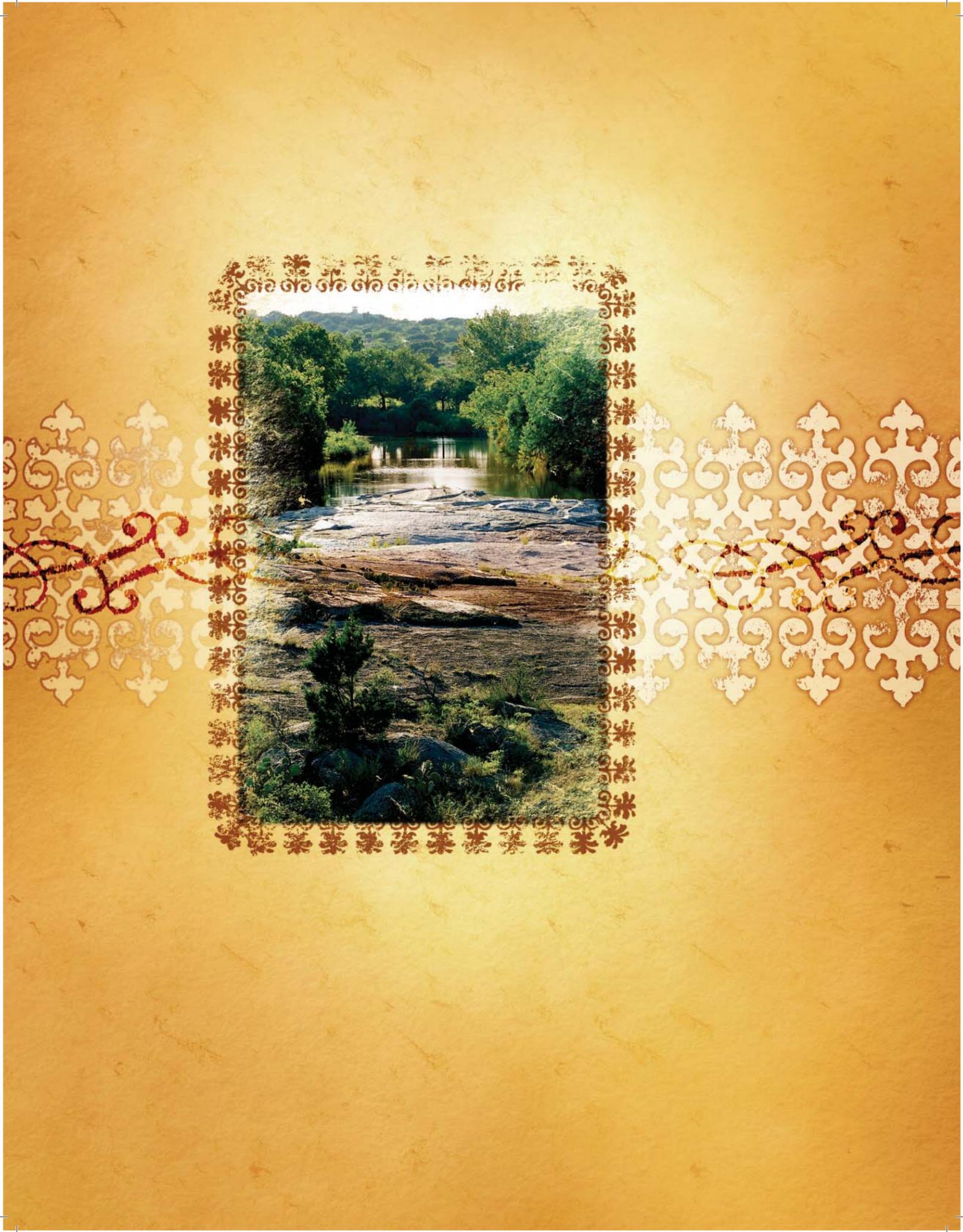


Chapter 2

Site and Landscape Guidelines

The following chapter outlines Guidelines and standards for all site work relating to the Homesite, including grading, planting, siting of structures, design of outdoor areas and preservation and enhancement of the landscape.







2.1 Site and Landscape Objectives

Design Objectives

The following are the main objectives for landscape and site design at Escondido:

- To utilize the existing landscape and land forms on each Lot as the basis for designing all site and building Improvements.
- To preserve, protect and enhance the existing landscape throughout the Community.
- To minimize existing tree removal and proposed grading.
- To revegetate and rehabilitate areas that may have been impacted by site disturbance or erosion during construction.
- To create outdoor spaces that are natural extensions of the indoor spaces.
- To design outdoor spaces that ameliorate the climate by providing shade and/or capturing lake breezes.
- To utilize plants, landscape structures and details that draw upon the region's heritage and respond to the unique climate and setting.
- To utilize a plant palette that is sensitive to the existing plant communities and water consumption.

2.2 Homesites

A Homesite has been prepared for each Lot which describes the unique attributes of that Lot and indicates important design parameters such as Building Envelope areas, easement areas, drainage areas, any special restrictions and other attributes that may affect the home and site design. This information is available on the Escondido final plat.

Homesites are designated on the Escondido Community Plan and are available at the Escondido Sales Office or the Escondido Design Review Committee (EDRC) Office. Building Envelope locations were determined based on the specific characteristics of each Lot, zoning criteria and on the planning and design objectives for Escondido, specifically:

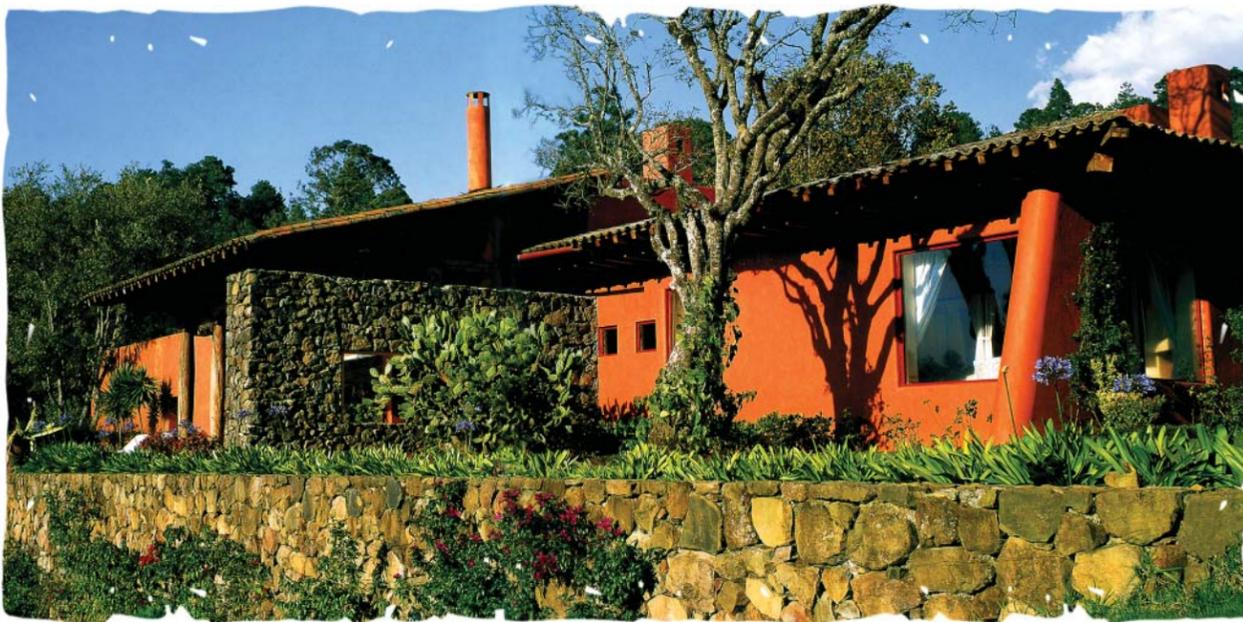
- minimizing grading and tree removal;
- maintaining lake view corridors;
- maximizing privacy;
- protecting natural drainages throughout the Community;
- protecting and enhancing the native landscape and natural features;

- preserving the dominance of the natural setting by siting buildings where they will blend into the site.

Each Homesite consists of:

The Building Envelope - That portion of the Homesite where all Improvements will take place. The Building Envelope consists of the area where buildings, other vertical structures and landscape Improvements as well as any other horizontal Improvements (patios, pools, paths etc.) may occur. The Building Envelope is more fully described in Section 2.3.

The Natural Area - That portion of the Homesite that lies outside of the Building Envelope and is to remain as undisturbed natural landscape or revegetated and enhanced according to these Guidelines.



2.3 Building Envelopes

Building Envelopes have been established for all Lots to ensure that every home is sited to maximize golf and lake views, minimize impact to the site and maintain the privacy of Homesites. Building Envelopes are areas designated on the Homesite or Lot Diagrams within which all Improvements or site disturbances on the Lot (except utility connections, some landscape, drainage work and driveways) must take place.

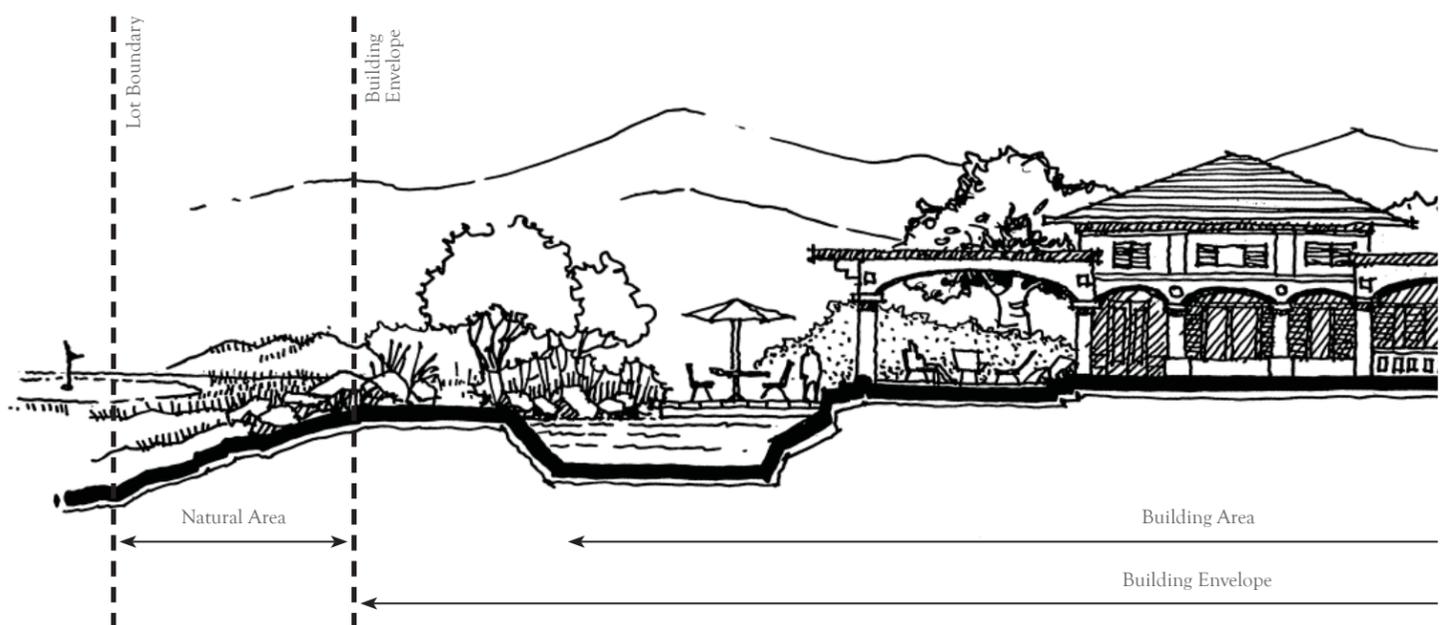
Building Envelopes comply with setback criteria and respond to natural features such as topography, vegetation, rock outcrops and view orientation. Creative site planning and architectural design solutions that embrace these assets are encouraged. The EDRC will consider, on a case-by-case basis, adjustments to the shape, size, and location of the Building Envelope if the benefits of such an adjustment to the Homeowner and the Escondido Community are demonstrated.

2.3.1 Building Area

The Building Area is that portion of the Building Envelope which includes buildings and outdoor private spaces. The buildings within the Building Area must conform to the maximum Building Height requirements set forth in these Guidelines. Most of the landscape elements within this area are allowed more flexibility for creating an ornamental landscape provided plants are selected from the Approved Plant List in Appendix B-1, are in accordance with Llano County regulations, and are not visible from adjacent Common Areas.

Areas more visible from the street or adjacent Neighboring Homesites may include pools, pool enclosure fences, low retaining and/or freestanding walls (maximum of 5 feet), patios, spas, new native plantings or other horizontal landscape Improvements are allowed.

Landscape structures (such as trellises and/or arbors etc.), walls over 5-feet and landscape that has the potential to block views are discouraged in areas where adjacent Homesites or Common Area may be affected.



2.4 The Natural Area

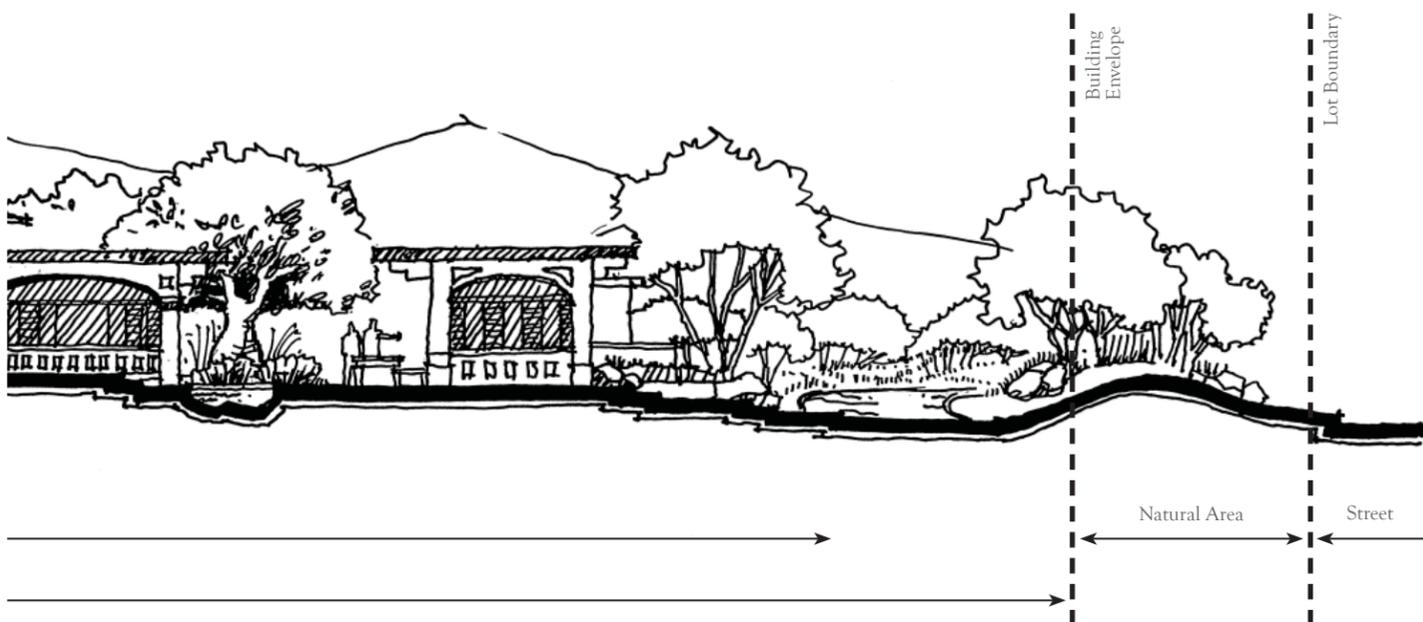
The Natural Area is that portion of the Lot that lies outside the Building Envelope and must remain in its natural state in accordance with these Guidelines. Minimal grading for driveway access, utility connections and to accommodate drainage is allowed within the Natural Area.

The Natural Areas may include drainages that shall be preserved in their natural state. Additional plant material may be added in the Natural Area if the existing native landscape is significantly less dense than under natural conditions because of man-made or natural disturbances, or due to the nature of the individual Site. Planting within the Natural Areas shall be accomplished with only indigenous plant material in a density and mix that would naturally occur in the adjacent areas. Refer to Appendix B-1 for plants that are approved for planting in the Natural Area.

2.5 Combining Lots

In cases where the Owner purchases two or more contiguous Lots and wants to combine two or more Lots into a single Lot, the Owner must receive the consent of Llano County and the EDRC. A revised Building Envelope will be prepared by the EDRC with input from the Owner and their Consultants. The total dimension of the side yard setback of the revised Building Envelope will be equal to or greater than the sum of the side yard setbacks of the uncombined Lots. Additionally, the new Building Envelope area resulting from combining the Lots shall not exceed the sum of the Building Envelope areas of the uncombined Lots. The revised Building Envelope shall be approved by the EDRC prior to submitting the preliminary submittal to Llano County. Following approval by the EDRC, any required regulatory approvals will be the responsibility of the Owner.

The EDRC will carefully review issues relating to Building Mass and scale when reviewing a home on combined Lots. Homeowners and their design team are encouraged to be sensitive to these important issues when preparing their applications.



2.6 Building Coverage and Minimum Floor Area

In no case shall Building Coverage, exclusive of driveways, decks, balconies, or overhangs, exceed 30% of the total Lot area. Minimum Floor Area for interior heated space, basements, and outdoor rooms is 2,400 square feet for all new homes on a single Lot. The EDRC will be reviewing applications to ensure that all Improvements are appropriately scaled to the Lot and surrounding landscape. For Floor Area and Building Coverage definitions, refer to Appendix A-1 - Definitions.

2.7 Grading and Drainage

Objectives

- To blend new Improvements into the site.
- To maintain and preserve the natural drainages on the site.
- To retain the character of the site's natural topography by minimizing grading disturbance.
- To minimize tree removal.

Grading Guidelines

- All Cuts, Fills, and retaining walls must create smooth transitions at top and bottom of slopes and appear to be extensions of natural landforms. In general, finished slopes shall mimic the natural topography. Long, straight landforms shall be avoided, while rounded flowing forms are encouraged.
- For Building Envelopes that are located on top of or straddle ridges, the suggested finished floor elevation indicated on the plat generally requires a slight cut in the ridge. Grading shall respond to the ridges, creating stepped buildings that follow the general profile of the ridge. In general, raising the elevation of ridge top Lots by the addition of fill will not be approved by the EDRC.
- Grading at the outer edges of individual Lots shall not result in abrupt transitions to adjacent landforms or streets.

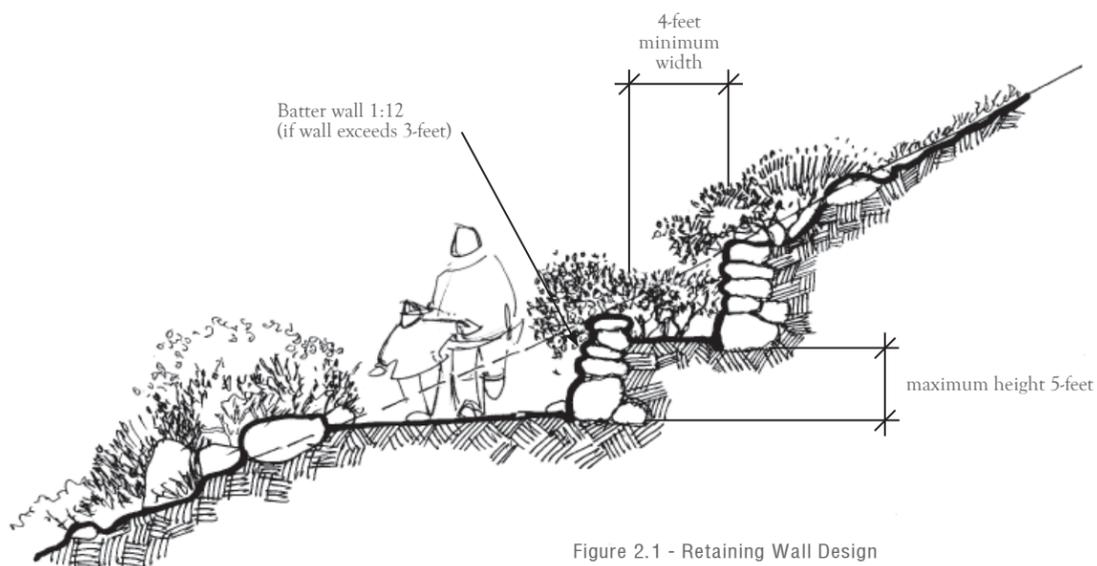
- The height of Cuts and Fills may not exceed 5-feet when measured vertically from existing grade to finished grade, unless it can be demonstrated that a larger cut or fill minimizes site disturbance and is consistent with the aesthetic goals of these Guidelines.
- Slopes shall not exceed 3:1 unless it is a rock cut or it can be demonstrated that a steeper slope will not erode. When 3:1 slopes are used, their visibility shall be minimized and incorporate a landscape treatment that helps mitigate the abrupt visual character of the slope. Natural slopes are to be used instead of structures wherever feasible.
- In general, all grading shall be completed within the Building Envelope. The EDRC realizes that some drainage-related grading may need to occur in the Natural Area on a limited basis.
- In general, Cut and Fill quantities from grading operations shall balance on site.
- In general, "pad grading" of sites will not be allowed. Instead, grading and building design solutions that step with the natural topography and minimize site disturbance are required.

Erosion Control Guidelines

- All owners are required to install erosion control devices at the perimeter of any site disturbance. At a minimum, these will consist of silt fences and/or diversion berms along with a settlement basin. It is the responsibility of the Owner's contractor to ensure the proposed erosion control methods are adequate and maintained throughout the construction period. Additional erosion control measures may be required and Owners and their contractors are strongly encouraged to review any city or county regulation.
- Cut and Fill slopes are to be revegetated and restored with approved native plant materials to blend them into the surrounding environment. Revegetation shall be completed as soon as possible following grading and erosion control measures implemented prior to commencement of grading. Native vegetation shall be re-established in a comparable density and pattern to that which exists in the adjacent undisturbed Natural areas.

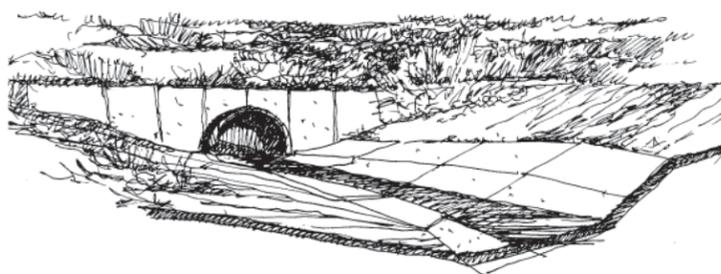
Retaining Wall Guidelines

- The maximum height of retaining walls is 5-feet as measured from the lowest finished grade level to the top of the wall. Retaining walls include any wall that retains earth 2-feet or more in depth. Retaining walls shall be built to extend and/or blend with the existing topography.
- Where grade changes exceed 5-feet, stepped-back or terraced wall structures with planting terraces (4-foot minimum width) are to be used. Retaining walls greater than 5-feet may be approved if the Applicant demonstrates that such a design solution minimizes overall impacts to the site. SEE FIGURE 2.1 – RETAINING WALL DESIGN.
- Retaining walls that face the golf course or other Common Areas must be faced with the same stone utilized for walls in the Community Common Areas. All retaining walls visible from off site shall utilize natural stone in a dry laid, stacked pattern that is structural in appearance. Mortar jointing or thin stone veneers are unacceptable.
- Acceptable materials for retaining walls include dry stacked or facing stone over a structural wall, or stucco walls with suitable landscape screening.
- Stone or stone-faced walls are to be designed with a minimum 1:12 batter if the overall wall height exceeds 3-feet.
- The tops of walls are to be shaped to blend with natural contours. Ends of walls shall not be abrupt, but are to be designed to create natural-looking transitions with the existing landforms and vegetation.
- In general, retaining walls may not delineate or parallel Building Envelope boundaries or property lines for long distances. Walls are to utilize multiple vertical and horizontal offsets that step with the site's topography and house design.
- Stacked boulder retaining walls may be approved provided the walls are either:
 - "Fitted" stones with ample planting crevices or pockets
 - Appear as a natural boulder slope with planting.
- "Green wall" type of crib retaining walls may be allowed by the EDRC provided these walls are not visible from off site and planted with appropriate species and in a density that will result in full coverage after two growing seasons.



Drainage Guidelines

- In general, increased water flows on Lots shall be detained on-site and directed into improved channels that detain water and encourage percolation. The historical entry and exit of water and flow rate on a Lot must be maintained based on the community engineer's drainage area mapping. Drainage from impervious surfaces may not be directly dispersed into natural stream areas. Every effort shall be made to maintain and not to increase the amount of the historic water flow in existing streams. See Section 2.9 Streams and Wetlands for further information.
- No changes shall be made to the natural or existing drainage patterns on any Lot that could cause an adverse effect upon another Owner, Common Areas or upon the natural flow of water in the streams.
- Drainage design shall reduce erosion, runoff, and adverse impact to water quality.
- Improved channels or drainage Improvements are to be designed to appear and function like natural drainage ways. Any on-site drainage outlets shall utilize an energy dissipator to reduce stormwater impact. SEE FIGURE 2.2 – PREFERRED DRAINAGE.
- Materials and sizes for all culverts, visible drainage structures and driveways are to be approved by the EDRC. Concrete or metal culverts rather than plastic shall be utilized. The ends of culverts shall be blended into the landscape by utilizing boulders, planting and/or painting the interior of the culvert a dark color. Stone facing is required of all headwalls or similarly related drainage structures visible from off site. SEE FIGURE 2.3 – DRAINAGE CROSSING DETAIL.
- Only stream and wetland crossings approved by the Corps of Engineers and the Division of Water Quality are allowed within the development.
- When appropriate, gutters and downspouts will direct drainage from the roofs to on-site drainage collection areas. Gutters and/or downspouts are prohibited from draining onto adjoining Homesites or directly into natural drainages.
- In general, when utilizing rip-rap treatments for erosion control the following Guidelines shall be followed to create a more natural looking drainage way:
 - Stone may only be used in a color which is natural looking and blends with the Native landscape.



Inappropriate Drainage

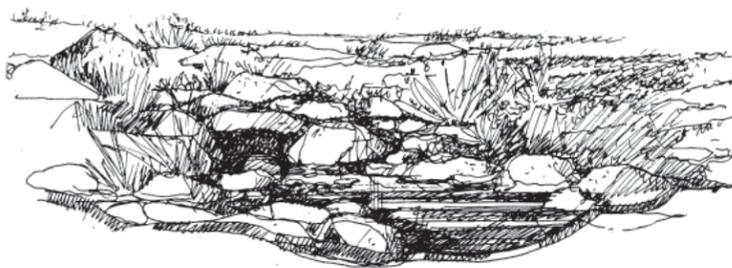


Figure 2.2 – Preferred Drainage





Figure 2.3 – Drainage Crossing Detail

- Utilize stones that are a variety of shapes and sizes.
- Locate splash bowl or stone splash block at downspout or scupper locations to dissipate the energy of the water.
- Slopes shall not look “engineered” or abrupt.
- Alignments of rip-rap treatments shall utilize meandering rather than straight alignments and slowly “bleed” out to the native landscape by utilizing bigger spaces between stones and smaller stones on the edges.
- Exposed rip rap surfaces shall be treated with Eonite or other comparable staining solutions.

2.8 Waters of the U.S.

Escondido contains specific drainages which transect the property that are categorized as “Waters of the U.S.” or Jurisdictional Drainages. Some of these are within a 100 year flood plain. These natural drainage ways provide corridors for wildlife. These areas must remain unobstructed and no Improvements or site disturbance may occur in these areas including but not limited to fencing, patios, grading, buildings of any kind, utilities, and/or paths unless as shown on the Lot Diagram. Driveways that cross these drainage ways must use the approved crossing detail as shown in this document and must not disturb the drainage during construction. SEE FIGURE 2.3 – DRAINAGE CROSSING DETAIL. Adequate protection measures are required to protect these areas during construction activities. Refer to Chapter 7 - Construction and Building Regulations.

2.9 Streams and Wetlands

Objectives

- To protect, preserve and integrate the site design with the streams and wetlands throughout the design of the Community.
- To ensure that all Improvements on the Lot do not adversely effect any adjoining or neighboring streams and/or wetlands.

Guidelines

- The streams and their associated wetlands that transect most of Escondido are an important natural resource that shall be maintained and protected. Some Lots at Escondido may contain protected streams and/or wetlands along with their accompanying buffer zones. Disturbance of these streams and/or wetlands, including buffer zones, is prohibited. A conservation easement in favor of the Association and protecting these sensitive areas may have been established and its location is available from the EDRC. Homeowners and their design consultants are required to familiarize themselves with this document to ascertain what activities may take place within the conservation easement.
- Residences, structures and other Improvements shall be sited to avoid drainages. The drainage design shall not direct water to stream and/or wetlands without first passing the water through a permanent sedimentation control mechanism. All permanent sedimentation control measures, such as settling basins or biofilters, are to appear as naturally occurring components of the existing drainage system.
- Where a driveway crosses a drainage feature, the approved drainage crossing detail shall be used. SEE FIGURE 2.3 – DRAINAGE CROSSING DETAIL.



2.10 Driveways and Auto Courts

Objectives

- To minimize visibility of paved areas from neighboring Lots through careful siting, design, use of architectural devices and use of grading and landscape.
- To blend driveways into the natural terrain so that grading and tree removal are minimized.
- To create “auto courts” for parking and garage areas through the use of special paving, architectural devices, plantings, and/or walls, and to minimize the quantity of paved areas in front yards.

Guidelines

- All driveways are to follow alignments that minimize grading or other disruption to the site. The driveway-parking-garage layouts are to minimize the visibility of the garage doors, driveways and off-street parking from the street, Common Areas and adjoining Homesites.
- For Lots less than 150-feet in width at the street, one driveway entry is allowed per Lot. The EDRC may suggest an access point for each lot. Alternate locations may be approved by the EDRC if the applicant demonstrates that such relocation furthers the objectives of the Escondido Community. For Lots 150-feet or wider, a second driveway entry may be allowed if the Applicant can demonstrate the need for a second entry and it furthers the aesthetic goals of the Community. If two entries are proposed, they must be located a minimum of 30-feet from the side property lines.

- Approved materials for driveways include pre-cast concrete pavers, stone, cobble, colored and textured concrete, stabilized decomposed granite, gravel over asphalt (chip and seal,) or, for driveway segments exceeding 12%, asphalt.
- Colors of finish paving materials shall complement proposed buildings and integrate well with the surrounding earth tone colors of the native landscape.
- Culverts shall be sized to accommodate 100-year flows or as specified by the Consulting Engineer. Culverts, bridges, and other constructed drainage structures shall be completed with headwalls and must be constructed of colored textured concrete or stone and blend with surrounding areas.
- Driveways shall be a minimum of 12-feet wide and a maximum of 15-feet wide, except at the driveway apron to garage entrances and/or where they provide a turnaround at a garage and/or guest parking. Parking and turnaround areas must be located within the Building Envelope and comply with all applicable Fire Department requirements.

2.10.1 Shared Driveways

In an effort to minimize site disturbance, some Lots will gain access from shared common driveways. The developer will construct the common segment of the driveway and provide utilities to the Lot line of all Lots serviced by the common driveway. Homeowners gaining access from the shared driveway shall be responsible for maintenance of the shared driveway.

2.11 Garages and Parking

Objectives

- To minimize visibility of parking areas through planting, architectural projections and careful siting of garages.
- To accommodate all parking needs for the Homesite on the Lot.

Guidelines

- All Lots shall include an enclosed garage that can accommodate a minimum of two cars.
- Guest parking - Each Lot shall contain a minimum of two additional guest parking spaces (in addition to the required two enclosed spaces). Unenclosed spaces must utilize a combination of plantings and/or low walls (a maximum of 5-feet) to screen cars from view. All guest parking areas and garages shall occur within the Building Envelope.
- Parking spaces shall have a minimum dimension of 9-feet by 20-feet.
- Garages must be sited and located so that visibility from the street is minimized. Side entry and/or angled entry garages are strongly encouraged. Separating a three-car garage into two masses (one single car and one two car garage) is encouraged.
- Garage doors must be constructed of wood and be handcrafted in appearance. Recessed (minimum of 12-inches) garage doors and single stall door openings are required. SEE FIGURE 2.4 – GARAGE DOOR DESIGN.
- Carports may be approved when designed as an integral feature of the overall design of the home. Carports that appear to be tacked on and/or constructed with thin column supports and thin-banded fascias will not be approved.
- Limited on-street parking is permitted to provide for temporary overflow/guest parking. No permanent on-street parking for Homeowner's vehicles is permitted.
- On-Lot parking of boats, trailers, RVs or similar types of secondary recreational vehicles is prohibited.



Figure 2.4 – Garage Door Design



2.12 Paths, Outdoor Stairs, Courtyards and Terraces

Objectives

- To create outdoor spaces that ameliorate the climate through the use of plantings, walls, architectural devices and/or landscape structures.
- To utilize materials that complement the architecture and materials of the building.
- To create “outdoor rooms” which are natural extensions of the indoor rooms of the Residence.



Guidelines

- The spatial organization of the Residence as well as the organization of the outdoor spaces are to be designed as one unified whole. Blurring the demarcation line between indoors and outdoors is encouraged.
- All paths, outdoor stairs and terraces are to be located within the Building Envelope.
- The use of 'natural' materials such as stone, wood, pea gravel and/or decomposed granite is encouraged. Concrete may be used provided it is colored and textured to complement the Residence.
- Extending flooring materials from the inside of the Residence to the outdoor spaces is encouraged.
- Designs shall minimize the use of several different types of paving materials in order to produce an understated, unified design.



2.13 Walls, Fences and Gates

Objectives

- To construct walls, fences and gates which borrow from the regional building traditions.
- To design walls, fences and gates that are related to and are natural extensions of the buildings.
- To achieve privacy through berming, low walls and careful building and planting design, thereby minimizing the need for higher privacy walls and fences.

Guidelines

- In general, freestanding privacy walls along property lines or Building Envelopes are strongly discouraged. Where an Applicant demonstrates that a grading or landscape solution to screening is not practical, the

freestanding walls shall be a maximum height of 6-feet. It is encouraged that wall heights are as low as possible to achieve their purpose. Wall designs shall be extensions of the architecture of the building.

- Approved wall materials include plaster, stucco and/or stone. The minimum thickness of stucco walls shall be 8-inches. If plaster or stucco walls are used, they must be an extension of the architecture, be a dark, earth tone color (LRV 35 or lower), and screened with landscaping.
- Site walls shall incorporate multiple offsets and vertical variation to follow the existing topography and avoid long straight lines in the landscape.
- In general, fencing is discouraged unless used as an architectural accent. When fencing is used as an architectural accent, stained wood is strongly encouraged.



- The Texas Hill Country contains a rich tradition of wood and metal fencing in a variety of configurations. Additionally, Mediterranean building traditions also are a rich reservoir of fence and gate designs. Homeowners are encouraged to use wood and metal fencing when a design solution incorporating a fence is necessary. Wood shall be allowed to weather naturally or, if it must be preserved, utilize a clear sealer. SEE FIGURE 2.5 – REGIONAL FENCES AND GATES.
- Vinyl clad cyclone, and/or open grid metal fencing will not be permitted.
- Pool security fencing shall meet the requirements of Llano County. Incorporating grade changes in conjunction with fencing to meet these requirements is encouraged.
- Walls in rear yards shall be the minimum height required to meet pool safety enclosure requirements while making a smooth transition to natural grade. Solid walls enclosing the entire rear yard that face the golf course are not permitted.
- Fence, wall and gate designs shall borrow from the region’s building traditions and incorporate hand-crafted details and/or hardware, decorative metal, and regional building materials (such as local stone, local woods and split-rail).
- Where fencing is required for the purpose of enclosing pets, the area of the fencing shall be within the building envelope. All fencing must be open in appearance and utilize unpainted wood, ornamental metal or iron in black or dark bronze color. At the entry, gates or corners with decorative columns, in a style consistent with the architecture of the home, shall be utilized.

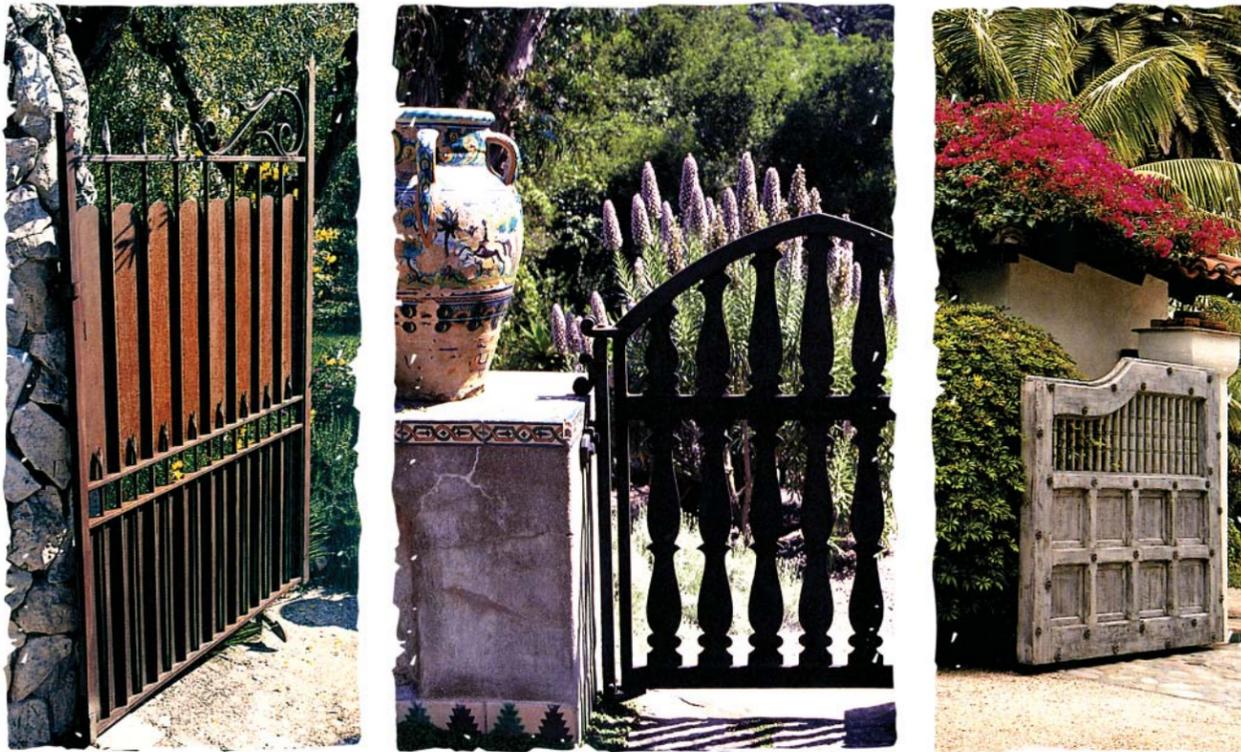


Figure 2.5 – Regional Fences and Gates

2.14 Planting

Objectives

- To ensure that the existing Hill Country landscape character is maintained by utilizing appropriate enhancement, rehabilitation and protection techniques.
- To encourage Homeowner landscapes that create the illusion that the native landscape grew around the building.
- To utilize plant materials that are predominantly from the plant communities found on site.
- To utilize plant materials to define outdoor rooms, frame views and/or provide landscape focal points.
- To repair, restore and rehabilitate areas impacted by erosion with native vegetation.
- To provide water conservation sensitive planting designs and landscapes in an effort to lead in the stewardship of this resource.

General Planting Guidelines

- In general, the planting design of the Lot shall take its cue from the existing palette found on the Lot prior to construction.
- Plant materials are to be used to help complete structures and provide shade, texture or a focal point for outdoor rooms. Shrubs may be used as informal low walls and trees may be used to provide scale for building masses.
- An Approved Plant List which lists indigenous and regional plant materials is located in Appendix B. This list indicates what areas (Building Area or Natural Area) of the Lot a plant is best suited. In general, indigenous species are to be integral to the overall landscape design and not just limited to the Natural Areas.
- Landscape plantings proposed for use that are not on the Approved Plant List shall be identified on all landscape submissions with a full description of the plant and why it is proposed for use. The EDRC reserves the right to disapprove of any plant they find not to be compatible with the natural Hill Country setting.
- The prohibited plant list in Appendix C consists of plants that do not fulfill the planting design or Community objectives or are invasive. This list is not intended to include all unacceptable plants. The EDRC reserves the right to reject any plant for any reason deemed necessary to protect the integrity of the landscape design intentions. Even if a plant has been installed elsewhere

on the project it does not mean that it will be acceptable everywhere. The general intent is to use primarily native plant material when possible. While there are always exceptions, due to individual preference or difficult siting, native plants shall be favored in planting design. Specialized or over-themed garden styles shall be avoided along trails and streets. Tall grasses and plants with blue, red, yellow, variegated, grey, or other disquieting foliage colors shall be avoided.

- Surface-select site-found boulders may be used in the landscape if appropriate to the particular site and setting. They shall be sunk a minimum of one-third (1/3) below grade and be massed in groupings of two or more to appear as natural rock outcrops. Permeon or other artificial painting or staining may be required by the EDRC.
- All trees, shrubs, and ground covers must be maintained properly. All dead or dying plants shall be replaced within 30 days of notification to the Homeowner by the EDRC. Maintenance for seasonal planting will be required in the off-season to remove all dead or frost damaged growth, leaf litter or other debris.
- Salvaging and stockpiling of the top 6-inches of topsoil from the existing lot for use within the permanent landscaping is strongly encouraged.
- Mulching is to be implemented utilizing the guidelines below:
 - In general, the aesthetic intent of mulching is to extend the native, undisturbed tree understory up to the built Improvements on the Lot.
 - Recommended mulch materials include “triple ground” shredded pine bark and shredded hardwood mulch, without large chunks.

2.14.1 Building Area Planting

Guidelines

A larger variety of plant material, including non-native species, may be used in the Building Area. The Building Area is that area of the Lot defined by walls, buildings, landscape structures and/or plant materials and is not visible from public areas, including adjoining Lots, golf course and/or Common Areas.

- The use of trees is preferred in areas close to the house

to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, and help to define outdoor spaces. To prevent “over planting” adjacent to homes and creating an unnatural looking concentration of trees adjacent to buildings, the tree planting requirement may be partially met by planting within adjoining Natural Areas.

- Tree and Shrub Planting Requirements within Building Areas: In order to blend buildings with the site the following plant materials shall be planted within Building Areas:
 - Five trees, 3” caliper minimum.
 - Ten shrubs (five gallon minimum size) per 500 s.f. of building area. Building area shall be rounded up to the nearest 500 s.f. to calculate the number of required shrubs.
 - Groundcovers shall be planted in a size and density to create full coverage after two growing seasons.

2.14.2 Natural Area Planting Guidelines

The Natural Areas shall be planted with the indigenous plant palette of the site in a similar pattern and density as the adjoining undisturbed landscape. Plantings are to slowly transition from the more intensively landscaped areas of the Building Area to the native Hill Country landscape of the Natural Area. These areas shall be maintained so that they resemble the undisturbed natural landscape.

- The placement and groupings of shrubs, ground covers, and trees shall be naturalistic and random and not formal or straight. Owners and their consultants are to study the existing landscape in adjoining areas for grouping and spacing characteristics.

2.14.3 Accent Planting Areas

The community’s Landscape Master Plan has established an overall community landscape theme, creating a distinctive landscape, rehabilitating those areas damaged by erosion and generally enhancing existing vegetation communities. Homesites located adjacent to or within these Native areas shall design landscapes that will augment these areas or transition to or from adjacent landscapes.

2.14.4 Revegetation and Restoration of

Disturbed Areas

All areas disturbed by construction and/or areas impacted by erosion and/or man-made disturbances shall be fully landscaped and repaired to reflect the dominant landscape character in adjoining undamaged areas of the site.

Revegetation includes using a mix of trees, shrubs, and ground covers to achieve a consistent, community-wide approach to revegetation. Owners will be required to revegetate disturbed areas utilizing the plants indicated in Appendix B - Approved Plant List. These plants are to be field placed in a random manner that mimics the adjoining natural character.

2.14.5 Tree Removal, Thinning, Pruning and Brush Clearing

The overriding intent of site design at Escondido is to minimize damage or removal of existing vegetation, providing a serene Hill Country setting that embraces the home. To this end, clearing, thinning and pruning will be closely monitored by the EDRC. Refer to Appendix F - Tree Removal Procedures.

- Prior to any construction activity, trees to be removed shall be identified on a Tree Protection and Removal Plan described in Section 6.3.1.
- Selective removal and or pruning of trees to improve views on the Lot but outside the Building Envelope must be approved by the EDRC. Requests for tree removal/pruning outside of the Building Envelope will be evaluated based upon view improvement from the home and view impacts to the golf course, Common Areas or neighboring Lots. No tree or brush removal or pruning may be done outside the Building Envelope until the home is completed. At that time, the Owner and EDRC member(s) will jointly assess which vegetation shall be removed by evaluating views from windows, decks and off site.
- Burning to remove brush is prohibited unless expressly approved by the EDRC.
- The preferred method of tree removal is in sections. Tree dropping may be allowed in areas where such activities will not affect other trees or vegetation.
- When pruning trees, the use of climbing spikes, which damage the bark, rendering the tree more susceptible to disease, is prohibited.
- Tree topping, as a means of obtaining views, is prohibited.



2.15 Pools and Water Features

Objectives

- To locate pools and/or water features where they are out of public view.
- To design pools and water features which augment the outdoor spaces and extend the architectural style of the main buildings.

Guidelines

- Pools, spas, ponds and other artificial water features must be built within the designated Building Envelope.
- In general, pools and water features are to be designed to be integral parts of the outdoor rooms and visually blend with the landscape. Landscaping shall be selected and arranged to complement the water feature and create “outdoor rooms”.
- Swimming pool and spa areas must be screened with low landscape walls and/or plantings to minimize their visibility from any Natural Area, street or the golf course. Swimming pools and spas, and the doors and gates leading thereto, must be constructed in accordance with the regulations of Llano County, including fence and enclosure heights. Pool fencing shall utilize a combination of fencing and grade changes to meet fencing requirements.



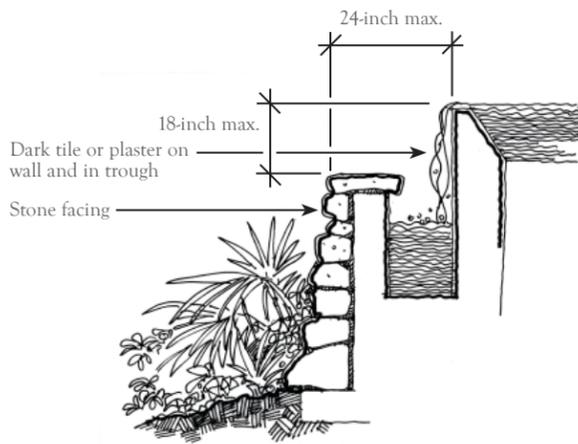
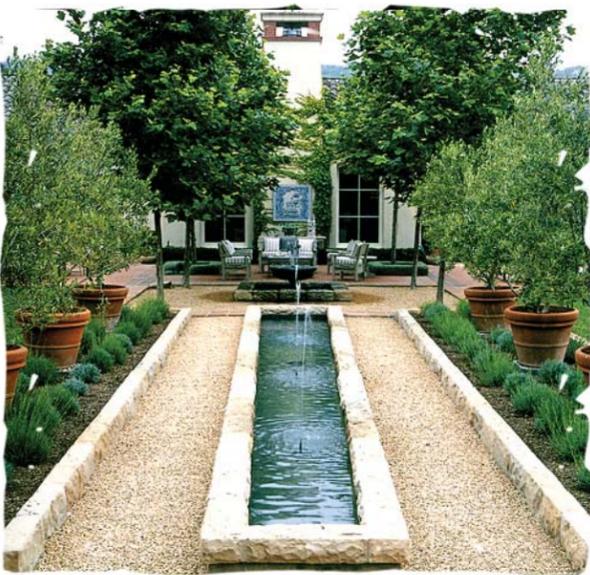


Figure 2.6 – Infinity Edge Detail

- Mechanical equipment must not be visible from adjacent lots and shall be enclosed by walls or other suitably effective screening methods.
- The exposed edges of infinity or “negative” edge pools must utilize an approved natural stone or shall be dark in color. Exposed pool walls or surfaces that are visible from off site must be screened with shrub, vine and/or ground cover plantings. All infinity edged pools and spas shall use the detail illustrated in **FIGURE 2.6 – INFINITY EDGE DETAIL.**



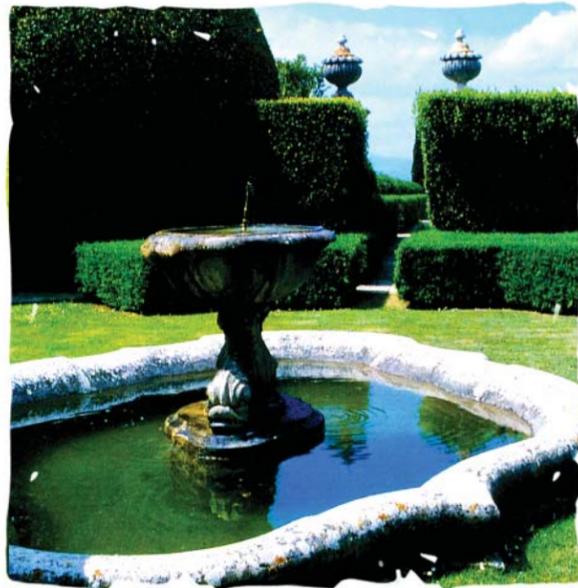
2.16 Irrigation

Objectives

- To minimize the amount of landscape irrigation required through water sensitive landscape design.
- To utilize irrigation systems that provide efficient water coverage and minimizes water usage and runoff.
- To ensure adequate levels of irrigation using automated systems to promote optimal plant growth and the establishment of a mature landscape.

Guidelines

- Landscaped areas within the Building Envelope may be irrigated if required. The use of drought tolerant plantings combined with minimal irrigation must be the basis of all landscape submittals. If irrigation is necessary, the use of automatic underground drip irrigation systems in non-turf areas is recommended.
- Group plant materials according to their water consumption needs.
- All irrigation systems will utilize an automatic, programmable controller to maximize efficiency, and employ double detector check valves to prevent backflow into the HOA water system.
- Irrigation systems shall include a rainfall monitoring system to minimize water consumption and over-watering.



2.17 Lighting

Objectives

- To preserve the nighttime dark sky by minimizing the amount of exterior lighting.
- To utilize low intensity, indirect light sources to the extent required for safety and subtle drama.
- To utilize light fixtures which complement the architecture and enhance the landscape.

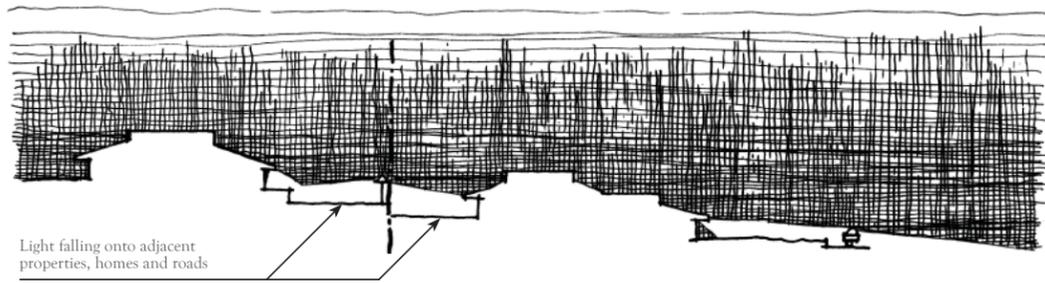
Guidelines

- Exterior building lighting, either attached to or as part of the building, shall be the minimum needed to provide for general illumination, safety, and security of entries, patios, outdoor spaces and associated landscape structures.
- Exterior site lighting must be directed onto vegetation or prominent site features and not upon the building. SEE FIGURE 2.7 – LIGHTING CONCEPTS.
- Lighting of plant materials shall be achieved with hidden light sources and down lights from above.
- To preserve the nighttime dark sky, uplighting of the home is prohibited. Minimal uplighting of the land-

scape can be used provided that it is not visible from public areas or adjacent properties.

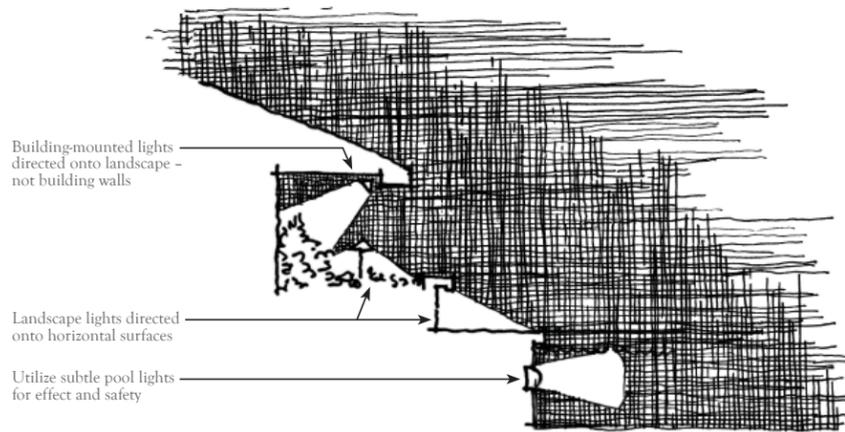
- Only low voltage lighting, with a maximum of 25 watts, may be used for all exterior site lighting applications. Line voltage may be used for lights on the building but must be lamped with 25 watt maximum incandescent bulbs.
- Only incandescent lamps shall be used for all site lighting.
- Owners are required to install underwater pool, spa and water feature lights with reostats so that they may be easily dimmed if it is determined that spillover light from these sources is a nuisance to neighboring Lots/Common Areas or is adversely affecting the nighttime dark sky.
- To preserve the nighttime dark sky, lighting emanating from the home's interior shall be carefully considered. Interior light shall be concentrated at activity areas and minimized next to windows. Built-in lighting adjacent to windows shall be directed towards the home's interior. Architectural or decorative elements shall be used to minimize the quantity of light escaping through the windows. The maximum level of foot-candles 20-feet from a window shall be 0.01-footcandles.





Light falling onto adjacent properties, homes and roads

INAPPROPRIATE LIGHTING



Building-mounted lights directed onto landscape - not building walls

Landscape lights directed onto horizontal surfaces

Utilize subtle pool lights for effect and safety

APPROPRIATE LIGHTING

Figure 2.7 –Lighting Concepts



2.18 Landscape Structures

Objectives

- To design landscape structures that appear as extensions and/or additional building components of the main Residence.
- To incorporate landscape structures which help to ameliorate the climate and create shade, shadow and texture.
- To create a “ceiling” plane for outdoor spaces.

Guidelines

- Landscape structures such as arbors, porches, gazebos, greenhouses and/or decks must be located within the Building Envelope.
- The height, color, material and style used for outdoor structures are to be the same or similar to the Residence. Heavy wood timbers if used for rafters, posts or trellis elements must be substantial in dimension.
- In general, the same Guidelines that apply to architecture apply to the design of landscape structures. The EDRC will require the height of an outdoor structure to be substantially lower than that allowed for the main residence.
- Wood Decks - When wood decks are employed, they must meet the following guidelines:
 - Decks shall appear to be an extension of the structural components of the house. Decks with small structural supports, creating a “tacked-on” appearance, are unacceptable.
 - Decks not connected to the home shall meld effortlessly with the existing topography and vegetation.
 - Decks that have undersides visible from neighboring Lots, the golf course or Common Areas must be enclosed or planted with evergreen vegetation to screen the underside from view.
 - Decks may weather naturally or may be stained with a dark (LRV 35 or lower) semi-transparent stain.
 - Deck railings and structure that incorporate rustic detailing are encouraged.



2.19 Exterior Service Areas

Objectives

- To screen service areas from off-site views.
- To ensure any noise or smells from trash or equipment are contained within the service areas.

Guidelines

- Solid Waste Disposal - Trash and refuse areas shall be designed as integral parts of the building design. These areas must be screened from surrounding streets, open spaces, and adjoining Lots. Trash enclosure covers with sealed lids may be required if it is discovered that odors emanating from enclosures are a nuisance to adjoining Lots or Common Areas.
- Outdoor work areas, mechanical equipment and outside equipment (including antennae and satellite dishes, see Section 4.2) are to be completely screened from off-site views by the use of architectural features or plant materials. Where feasible, these areas are to be integrated into the main buildings.
- Trash container storage areas must be located so that they are easily accessible to service personnel and smells are contained. Trash containers must have sealed lids.
- Fixed barbecues, outdoor kitchens or similar amenities must be located within the Building Envelope regardless of their height.
- Pool, spa equipment and air conditioning units shall be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties.
- Exterior storage of patio furniture and outdoor living accessories (barbecues, heaters, etc.) in areas visible from off-site is allowed provided it meets the following requirements.
 - If stored uncovered, the furniture is stored in the same locations as if it were in use.
 - If stored with covers, the covers must be made from non-reflective material and of dark, earth tone colors.

2.19.1 Utilities

Cooling and Heating Equipment - All equipment shall be located within the Building Envelope and fully screened from surrounding streets, open spaces, and adjoining Lots. Ground-mounted units are encouraged. The design shall locate units so as to minimize noise associated with the operation or maintenance of the units.

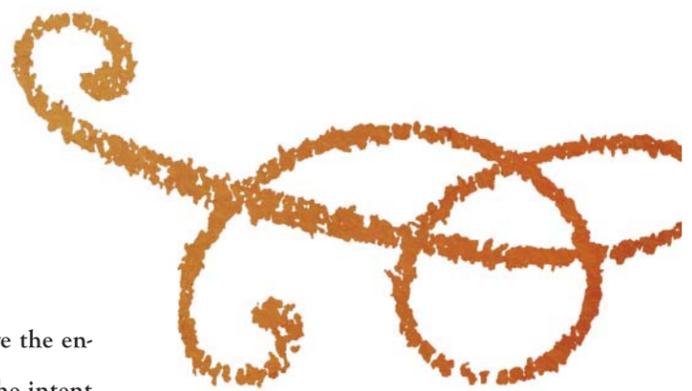
Screen walls shall completely enclose the units, with the wall a minimum of one-foot higher than the highest part of the unit. Roof-mounted units on sloped roofs are not allowed. Acoustic wall and/or covers may be required if it is discovered that noise emanating from enclosures are a nuisance to adjoining Lots or Common Areas.

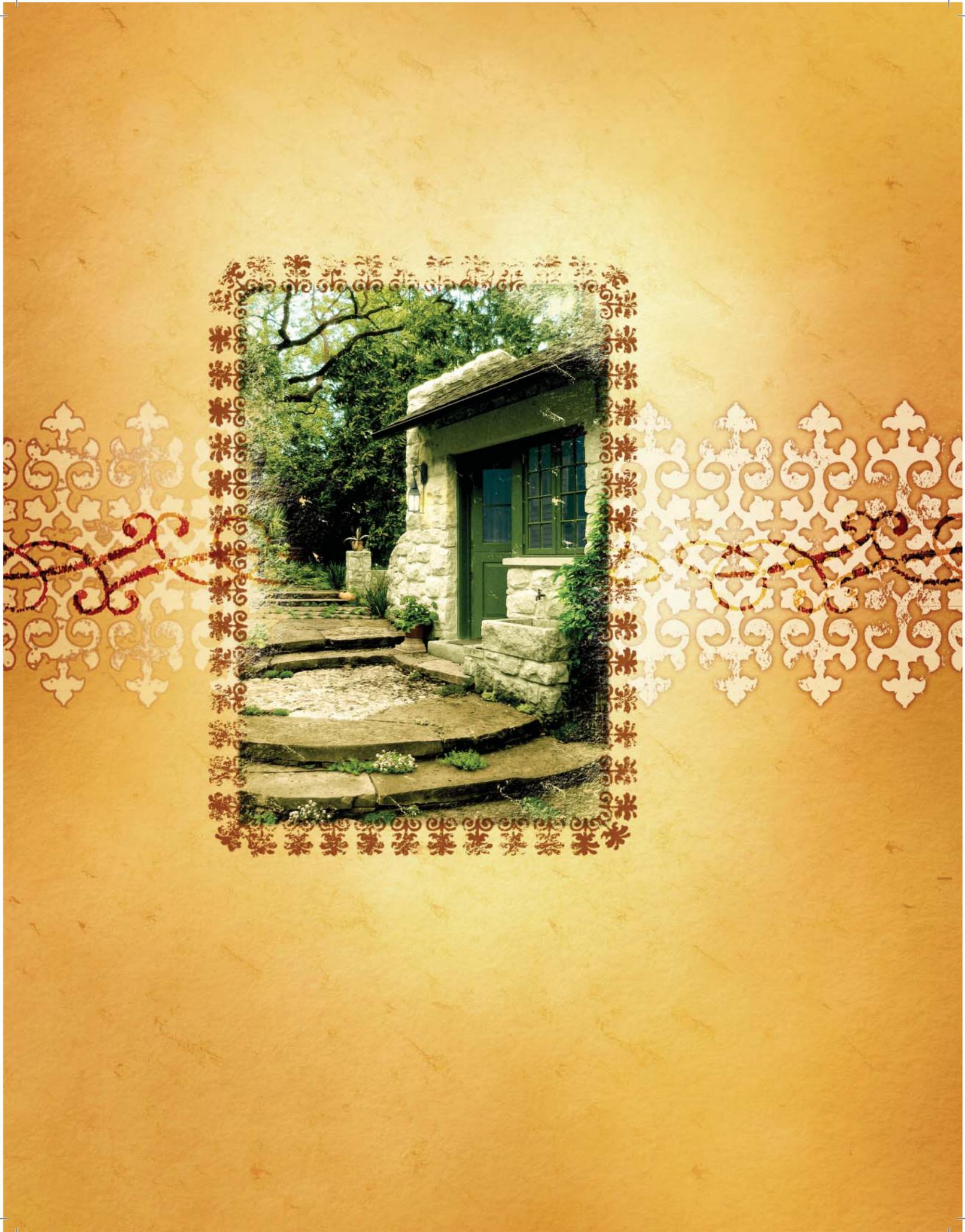
Utility Connections - Utility connections are to be installed in driveways or previously disturbed areas. The EDRC, in extraordinary circumstances, may allow utilities to run through undisturbed natural areas. Immediately following installation, these areas must be revegetated in accordance with these Guidelines.

Chapter 3

Architectural Guidelines

The following architectural standards have been developed to achieve the environmental, Community, and aesthetic objectives for Escondido. The intent of these Guidelines is to encourage a diversity of design solutions while at the same time producing a unified design aesthetic for the Community appropriate to this spectacular lake front Hill Country setting.





3.1 Architectural Design Objectives

The following are the main objectives for architectural design at Escondido:

- To create buildings appropriate to a casual, outdoor Hill Country experience.
- To encourage rural Mediterranean building designs that are inspired by the rustic country homes of Spain, Italy, and France.
- To design buildings that seem to “grow out” of and blend seamlessly with the site by responding to the climate, landforms and surrounding landscape.
- To create buildings which have a strong indoor/outdoor relationship to the surrounding environment.
- To create a house that has pedestrian-oriented architectural elements, not garage doors, that are the primary emphasis of the elevations.
- To utilize elements of a style derived from that particular style. From hardware to building form—from the least to the greater—shall all be internally consistent. Such consistency will result in visual authenticity, unity and a sense of quality.
- To design buildings that are designed as four-sided architecture; i.e. sides and rear elevations will be designed with the same level of detail as street elevations.
- To utilize color and authentic materials to reinforce the architectural style and complement the community aesthetic.





3.2 Building Materials and Construction Techniques

Materials and construction techniques are to be high quality, durable and proven in similar applications.

Manufactured and industrial building materials are to be minimized. Concrete and metals, including structural elements, are to be either hidden or given the shapes, textures, colors, and detailing of wood and stone; large, smooth surfaces and severe straight lines are to be avoided. Metals, such as brass and wrought iron, may be used in typical rural Mediterranean forms for fastenings and decorative purposes. Materials are to be “rough” rather than smooth, and have an appearance closer to their natural state rather than manufactured.



3.3 Building Height

Objectives

- To minimize the visual impact of all buildings and to ensure that they are subordinate to, and blend with, the surrounding natural landscape.
- To insure that view potential from each Lot is preserved.

Building Height Measurement

It is the intent of these Guidelines to encourage Building Heights and forms that follow the existing terrain, thereby creating buildings that step with the topography. The EDRC recognizes that many building sites will require minor amounts of cut and/or fill to “fit” the home to the existing terrain. Accordingly, the method for determining Building Height addresses both sloping terrain and graded areas.

The maximum Building Height shall be established by a plane measured vertically above existing or proposed grade (whichever is more restrictive) to the top of the ridgeline of each roof section. As the existing and/or proposed grade rises, the maximum roof elevation will rise accordingly. Building Height may not exceed the maximum allowed by Llano County (35'). The intent is that building roof forms and skylines will be fragmented with foundation and roof lines stepped to follow existing slopes. The roof lines are to appear to be below the surrounding tree top levels when viewed from off site. In general, large stem walls (those in excess of 5-foot height) are discouraged. Instead building designs that allow the architectural mass to gracefully meet the natural grade shall be developed.

The maximum Building Height, excluding chimneys, shall be 35-feet, measured from the natural grade at a point directly beneath the highest point. SEE FIGURE 3.1 – BUILDING HEIGHT.

3.4 Building Forms and Massing

In general, buildings shall be asymmetrical, one to two story masses that respond to the site’s topography and significant vegetation. Accordingly, sites that are gently sloping (less than 10% gradient) or more open in character will lend themselves to buildings with horizontal massing that may be punctuated by secondary vertical elements such as chimneys or turreted rooms.

The architectural style chosen for each home or building shall be compatible with the massing in order to avoid making the style seem applied or superficial. Authenticity to style is essential.

Regardless of a site’s gradient, all building forms are to be designed in the following three-part composition:

Foundation - Foundation walls are to merge with the ground plane and generally be expressed as structural stone or stone parged walls (5' maximum). Other foundation materials on gently sloping sites may be acceptable. Walls are to be battered and/or banked in to the site’s natural topography or linked to rock outcrops to further blend the building with its setting. The intent is to obscure the line of demarcation between structures and natural features. Gently sloping sites may minimize the foundation in the three part composition.

Walls - Building walls shall be expressed as simple vertical planes possessing texture from their materials. They may be constructed of stucco, timber, or stone.

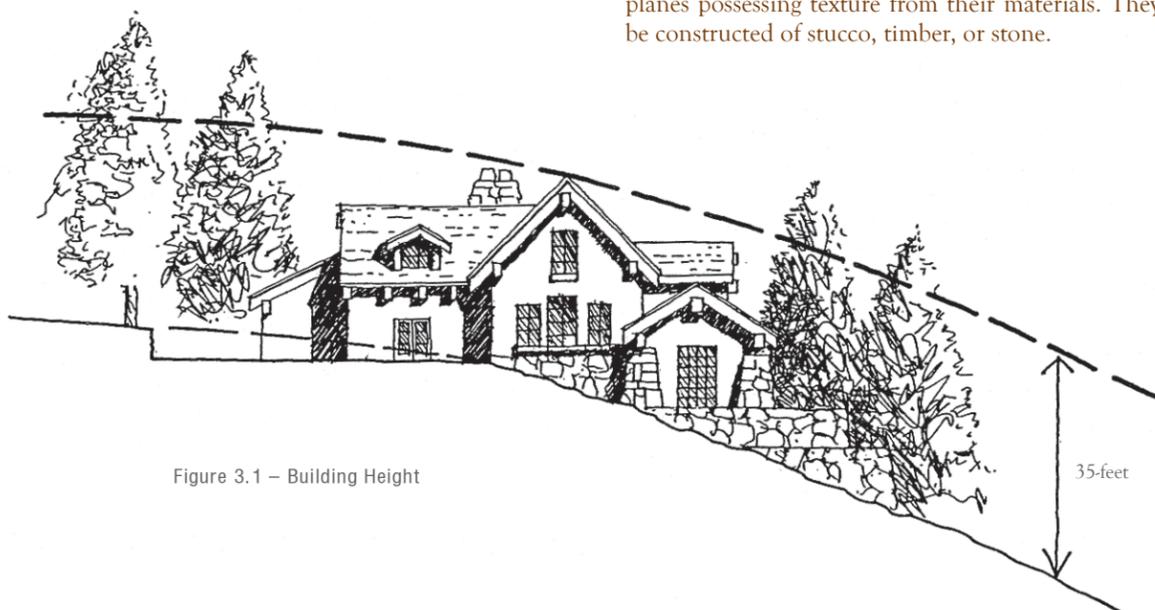


Figure 3.1 – Building Height

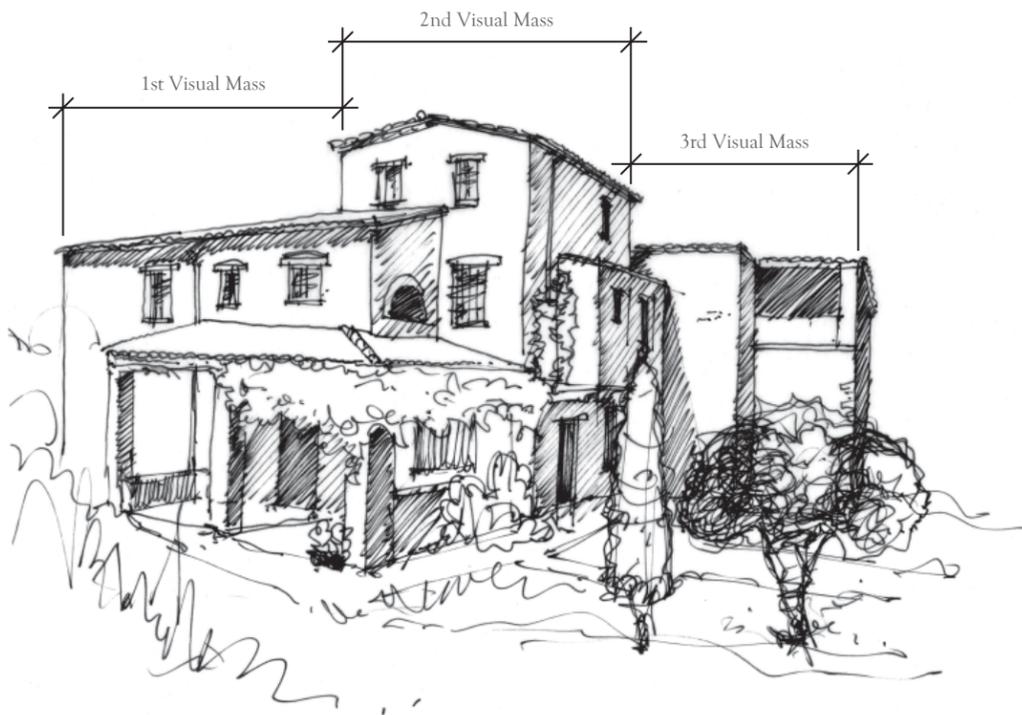


Figure 3.2 – Building Forms and Massing

Porches, decks or balconies projecting beyond a wall shall be supported by stone or timber structures less than one story in height. Undersides are to be fully screened from off site by planting or darker color infill materials. Long, unbroken off-grade decks are not allowed.

Roofs - Roof forms shall not be the dominant element of building compositions. On gently sloping sites, walls may play a larger role in the overall composition, and the roof should still not dominate the composition.

Buildings shall reflect the scale and drama of their surrounding landscape. Following are general massing guidelines.

- Massing shall reflect room size volumes or groups of rooms rather than one dominant mass.
- Each building shall be constructed as a series of Visual Building Masses. To be classified as a Visual Building Mass, the mass shall have a minimum depth and width of at least 20-feet, be a minimum of 500 square feet in area, and be offset by at least 2-feet horizontally and 3 feet vertically from another mass. Each residence shall be constructed in at least 3 Visual Building Masses as viewed from any elevation. Homes larger than 5,000 square feet, including garages, shall be constructed in

at least 4 visual masses as viewed from any elevation. SEE FIGURE 3.2 – BUILDING FORMS AND MASSING.

- The play of light and shadow between building masses shall be carefully formulated to articulate masses, accentuate entries and/or building levels and to create texture.
- Buildings shall be designed to be viewed from all sides. Screening and/or designing service areas as integral parts of the overall architectural composition are required.
- Building designs shall incorporate varied projections such as wall offsets, pergolas, trellises, covered porches, loggias or verandas that create texture, shade, scale and visual interest. Building masses shall not exceed 40-feet in one direction without a change in roof alignment, wall offset or elevation.
- Detached garages which incorporate pergolas or trellises to connect to the main Residence are encouraged

to avoid large bulky forms.

3.5 Roofs

All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with the site and neighboring buildings and minimize the overall building massing. Roof structures are to be designed to express rural Mediterranean construction. Traditional trusses, braces, brackets and column spacing are to be used where they are needed to keep the appearance of timber framed cantilevers and/or unsupported spans. Trellises and outdoor covered areas may be incorporated into the overall massing but must avoid a “tacked on” appearance.

Roof Forms: Roof forms are to be gable or hipped forms. Shed roofs are acceptable when used as a minor element

in the overall roof composition.

Rows of homes seen from a distance or along arterial roads are perceived by their contrast against the skyline or background. The dominant visual impact is the shape of the building and roof line. Designs shall articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes, similar building silhouettes and/or similar ridge heights. Designs shall provide varied rear elevation forms.

Roof Pitches: Roof pitches will vary. Roof designs shall incorporate pitched roofs and multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or off site.

The Roof pitch requirements provide style specific roof designs as well as minimize the number of different slopes. Roof slopes shall be as follows:

4:12 to 6:12 Spanish Colonial Revival





3:12 to 4:12 Mediterranean Farmhouse, Italian Revival

Dormers: Dormers may be employed to provide a large scale “texture” to roof forms. Acceptable dormer forms are gable, hip or shed. Dormers must be properly proportioned to the roof. The inside of all dormers must be finished with paint or other suitably finished surfaces.

Eave Depths: Eaves shall be incorporated where appropriate, 2-foot minimum. Rake overhangs shall be a maximum of 1/2 the depth of the eave. Long roof overhangs, especially where shading of windows is necessary, are encouraged.

Acceptable Roof Materials: Barrel or unglazed flat roof tiles shall utilize a minimum of three different, muted, earth tone, complementary colors, or diluted factory blends that create a subtle, multi-color surface. The overall color impression of the tile roof shall be dark, blending with the colors of the adjacent landscape. Refer to the EDRC’s Master Color Palette for additional information. In cases where solar tiles are being installed alternatives for single

tile color may be acceptable under special circumstances.

Unacceptable Roof Materials: Reflective roof finishes (glossy copper, coated to avoid natural weathering, or other shiny metal finishes) that may cause excessive glare, asphalt shingles and glazed flat or barrel tile.

Fascias: In general, fascia elements shall be minimized and be sufficient to support a gutter. Metal fascias are not allowed. Open eaves are encouraged, with designs that expose the roof’s structural elements.

Gutters and Downspouts: Gutters, in general, shall be incorporated into the overall design of the house and shall not appear as if they were “tacked” on. Gutters and downspouts must be made of copper or lead coated copper. Round gutters and downspouts are required. Integral gutters with concealed downspouts and drains are encouraged at long overhangs. Exposed downspouts are to be located to avoid long return sections from the eave to the wall. Integrating downspouts with vertical elements, such as structural columns or trim, is encouraged.

3.6 Exterior Walls and Finishes

In general, the exterior wall design of all Residences and Improvements may incorporate the use of at least two (2) different complementary materials in order to create subtle textural changes and to further articulate masses. Exterior walls composed of a single building material are acceptable provided they support the thematic expression of the home.

Exterior wall design: Exterior building walls shall be more solid than void. Accordingly, there shall be more wall area than combined window and door area as measured in square feet on the exterior elevations of the home. Each elevation must meet this requirement. Exemptions may be made for observatories, green houses, garages and detached structures such as gazebos and pool houses if there is a substantial amount of wall area immediately adjacent to that area of the home or if large glass areas are deeply recessed below covered outdoor living areas. A greater ratio of solid to void may be required for certain styles such as Spanish Colonial Revival, Italian Revival and Mediterranean Farmhouse styles.

Changes in wall material and/or color shall occur at inside corners and articulate a distinct building mass.

Wall materials and construction techniques must be appropriate to the architectural style.

Exterior Wall Height: In general, the exterior wall height from finish floor to top of wall plate is 10-feet for the first floor and 10-feet for the second floor. With the exception of some gabled end walls, in no case shall an unbroken vertical plane be more than 20-feet in height.

Acceptable Materials:

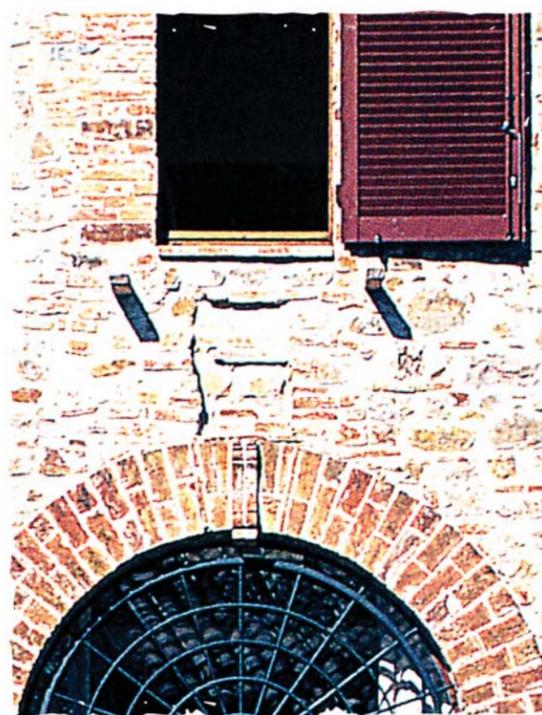
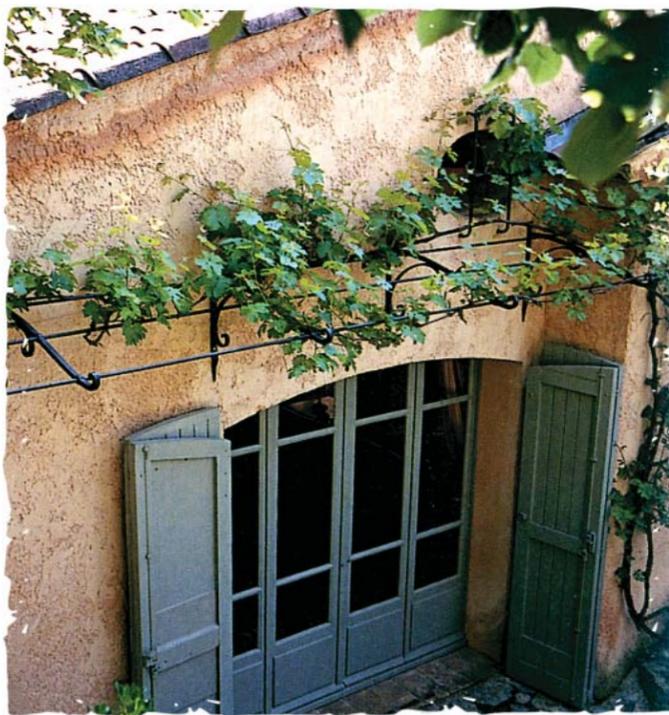
Stucco:

The primary material shall be fine to medium texture stucco. All stucco shall have a handcrafted, burnished appearance and be colored so to avoid a monochromatic appearance. No splattered, irregular, roughened or dimensionally patterned stucco is allowed. Refer to the Master Color Palette for additional information.

Stone:

Stone may be used in the following manner:

- As a foundation element with stucco, brick or wood walls above



- As full height walls when used as the principle wall material or foundation base
- As an accent inserted into another material or in a cut pattern
- Traditional uses such as door and window surround lintels, quoins, etc.
- Stone masonry is to appear structural in nature. Thin stone veneers applied in geometric or random patterns that are not structural in appearance are prohibited.
- Natural stone is encouraged, with coursing, jointing, corners, lintel, sills and other details that appear structural in nature.

Brick:

Brick may be used in the following manner:

- As an in-fill material with ½ timber detailing (Mediterranean Farmhouse Style only)

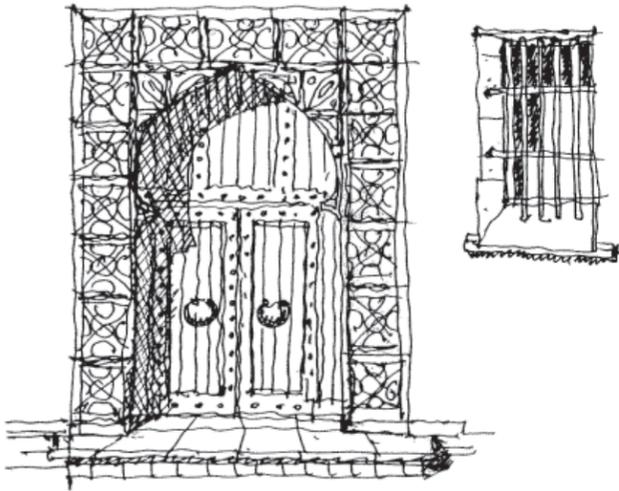
- Brick shall appear to be used as opposed to new brick and shall be laid using traditional coursing, jointing and patterns.
- Brick shall generally be of terra-cotta or darker earth tones color.

Wood:

Wood may be used in the following manner:

- As full height walls on a foundation base of stucco, stone or concrete
- As half height walls above lower walls of masonry.
- Appropriate wood siding includes the following:
 - Board and Batten - With battens being a minimum of 1" x 2", painted or stained. Battens applied over exterior plywood are unacceptable.
 - Clapboard Siding - Generally with 6" maximum exposure and 4"-6" corner trim boards, stained or painted.





3.7 Doors and Windows

All openings for windows and doors are to be appropriately sized to the structural expression of the building.

All glass areas are to be recessed a minimum of 4-inches. Greater recesses may be required to scale properly with the glass size. Projecting roof overhangs, balconies, or porches may be utilized to minimize their visibility and reflections when viewed from off site. The proportional relationship between overhang depth and window height shall be a minimum of 1:1. Window and door recesses shall create a pattern of light and shadow that lends a sense of thickness to the walls. The size, number, placement and rhythm of windows and doors in relation to the building mass and exterior surfaces shall create a balanced composition appropriate to the chosen architectural style. The number and arrangement of arched openings shall be limited to emphasize important living spaces within the house. Stacking of arched windows, doors and openings is to be avoided.

Windows: Window types shall consist of vertical, casement, and/or double hung configurations. Window forms may utilize square or vertical shapes, reserving circular, oval, or shallow arched shapes for limited applications of accent windows. Divided lite windows shall utilize true divided lites. Butt-joint glass windows are not acceptable. Traditional divided lite patterns are strongly encouraged. Window frames must project beyond recessed glass surfaces. SEE FIGURE 3.3 – WINDOW AND DOOR DESIGNS.

Large window surfaces are to be subdivided with structural members or integral muntins. Large (such as 4' x 8') single panes are acceptable provided they are well recessed, shaded

and incorporated into window compositions that use large scale vertical and horizontal structural members and includes multiple smaller sized panes. Glass block visible from Common Areas or the golf course is prohibited.

Doors: Single or double door units, recessed 4" minimum, paneled, naturally stained wood and/or multi-paned glass. Wood doors may be carved and/or have a rough-sawn appearance. All door glazing must utilize true divided lites. Front entryways shall be scaled appropriately to the building mass and not be overly stylized or "make a statement". REFER TO FIGURE 3.3 – WINDOW AND DOOR DESIGNS.

Window and Door Materials and Colors: The use of wood or clad wood windows is required. Unfinished aluminum, vinyl or shiny metal is not permitted. Doors, windows and frames may be painted or stained, with their colors and related trim colors selected from the darker shades of red, green, brown or other colors found in the natural onsite materials.

Accent Trim: Wood and/or stone accent materials shall be used consistently around the structure. Brighter accent colors may be used if employed with constraint.

Shutters: Operable shutters of naturally stained wood in an appropriate style that borrows from regional vernaculars. Double shuttered windows shall be full sash height and ½ sash width for the window they adjoin. Single shuttered openings shall be full sash height and width for the window they adjoin. Shutters shall be mounted 2" off the face of wall and shall have hardware so as to appear operable. SEE FIGURE 3.3 – WINDOW AND DOOR DESIGNS.

Lintels: Cut or natural stone, cast stone and/or rustic, stained, rough sawn or refined wood.

Glazing and Glass: All glazing shall meet energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.

Hardware: Hardware shall be appropriate to the scale and style of the windows and doors and have a hand-crafted appearance. Acceptable finishes include black iron, bronze or other distressed or natural metal finishes. Protected, shiny brass is not acceptable.

Skylights: Skylights must be integrally designed into the roof structure and located on the back of structures. Skylight glazing shall not be back-lit or manufactured of reflective material. Skylight framing and glazing shall be colored or coated to match adjacent materials. Skylights must be screened from view of neighboring Lots, Common Areas and the golf course.

3.8 Building Projections and Accessory Structures

The use of architectural extensions to provide shade and shadow, protect buildings from the elements and create a strong indoor/outdoor relationship is outlined below. The style and details of these architectural elements shall borrow from regional vernacular or Historical building traditions and be consistent with the architectural design of the main Residence. Pergolas/Trellises/Colonnades: Covered areas that connect separate Building Masses, extend the roofline and/or are freestanding are strongly encouraged and are to be a minimum of 6-feet wide.

Entry and/or Side Porches: Porches that provide shelter from the sun or rain and accentuate entry areas are to be a minimum of 6-feet in depth. Flooring materials are to be natural stone, tongue and groove wood, tile, colored concrete and/or colored concrete with stone and/or tile bands. In general, the flooring shall be an extension of or natural complement to the flooring used in the interior of the building.

Railings: Decorative iron or wood carved railing details shall borrow from regional vernacular or Historical building traditions.

Mechanical Equipment, Vents and Flues: Roof mounted mechanical equipment, vents and flues must not be visible from adjacent Lots or Common Areas. On sloping roofs, these elements must be concealed within architectural structures (i.e., chimneys). Small vents or flues may be painted to match the roof color. Ganging of vents/flues is required to minimize the number of projections. Roof mounted mechanical equipment is prohibited.

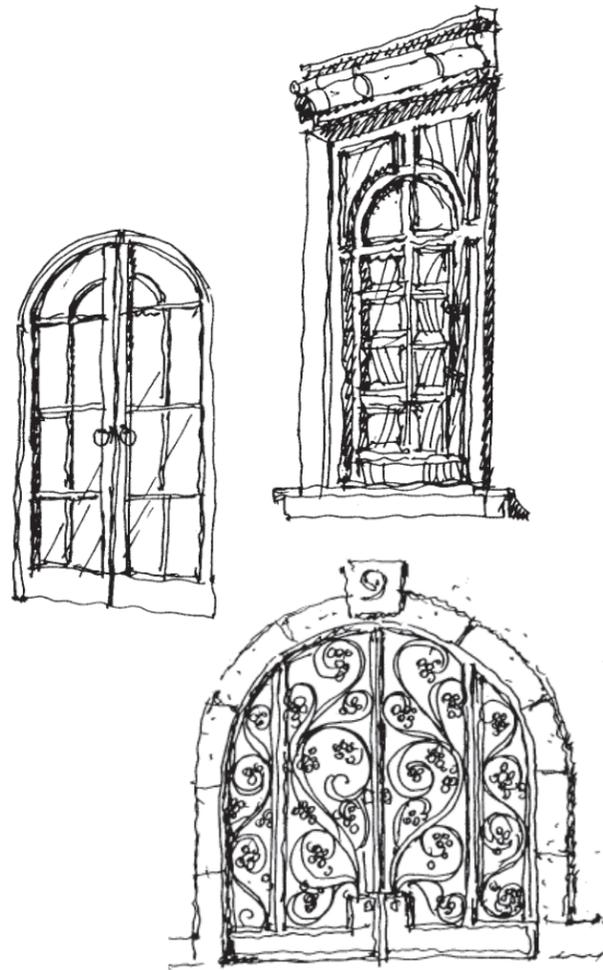
Materials: Materials and colors shall be the same or similar to the main structure(s).

Miscellaneous Projections: All projections including but not limited to, chimneys, chimney caps, vents, gutters, down spouts, utility boxes, services, etc. must be incorporated into the overall design. These items must be included on the submittals and reviewed by the EDRC for approval.

Accessory Structures: The design of accessory structures must be consistent with the main Residence, integrated into the overall Residence composition and are to be visually related to it by walls, courtyards, or major landscape elements. A freestanding guesthouse must comply with Llano County zoning regulations and have the written approval of the EDRC. No guesthouse or guest suite may be leased or rented separate and apart from the lease or rental of the main Residence.

Chimneys: Fireplaces and chimneys can be dominant elements of an architectural composition. Accordingly, they must be proportionate to and consistently detailed with the overall design. Fireplaces must be equipped with an approved spark arrester. Flue pipes are required to be encased with a chimney enclosure of masonry and supported by a foundation at grade when located on an exterior wall. Chimneys located on exterior walls must be structural in appearance and relate to other expressed structural elements in the design. Exposed metal flues are unacceptable.

Awnings: Canvas or similar type awnings over windows or doors are strongly discouraged and will be allowed only if not visible from Common Areas or adjacent home sites and must be a subdued, earth tone color.



(Opposite and this page) Figure 3.3 – Window and Door Designs

3.9 Color

The color palette for residences at Escondido will use muted and recessive colors that will allow the natural colors of the surrounding landscape to predominate, complementing rather than contrasting with the setting. This palette is based on the colors and hues of the local geology and native landscape. In general, this will require adhering to the following basic color concepts:

- Earth tones: Earth tone colors, with their organic origins, shall be used for the primary color composition.
 - Recessive Colors: Colors that recede, rather than advance, shall be used. Generally, these are darker colors. A wide variety of colors may be used, but all must have a Light Reflective Value (LRV) of 40 or lower. All paint manufacturers categorize their products by LRV and this information is readily available if not indicated directly on color swatches. Light or bright colors generally have an LRV greater than 44.
 - Multi-hued: Large areas of monochromatic surfaces tend to stand out in the sunshine. As a result, colors which have a “tonal complexity” shall be employed.
- Color application shall be used consistently throughout each Home for all the building(s) and related outdoor areas and/or structures.
 - Colors for large field application shall be a combination or layering of two or three colors to achieve a “multi-hued” quality which changes with light and shadow, rather than a “flat” appearance. Large, monochromatic surfaces are not acceptable.
 - Colors for large field application shall be recessive in value, while accent colors, used in limited areas, may “advance” towards the viewer.
 - Accent colors shall be carefully considered for front doors, window sashes and other architectural elements so that they do not dominate or overwhelm the overall color composition.
 - Exterior hardscape colors shall be complementary to exterior house colors.
 - Changes in exterior wall color shall be made at “interior” intersections of walls.

In dealing with color the EDRC will consider the entire Neighborhood as well as the individual Residence for submission.

The Committee will review and approve colors and textures in a three step process. During the Concept Design phase, the Applicant may describe the color palette and indicate those colors on the exterior elevations. In the Preliminary Design and Final Design Submissions the applicant will submit actual color and material samples. Based on these, the Applicant will, during the construction phase, then be required to provide a 48 square foot panel on site of the intended colors, materials and textures of the major building elements for final approval.

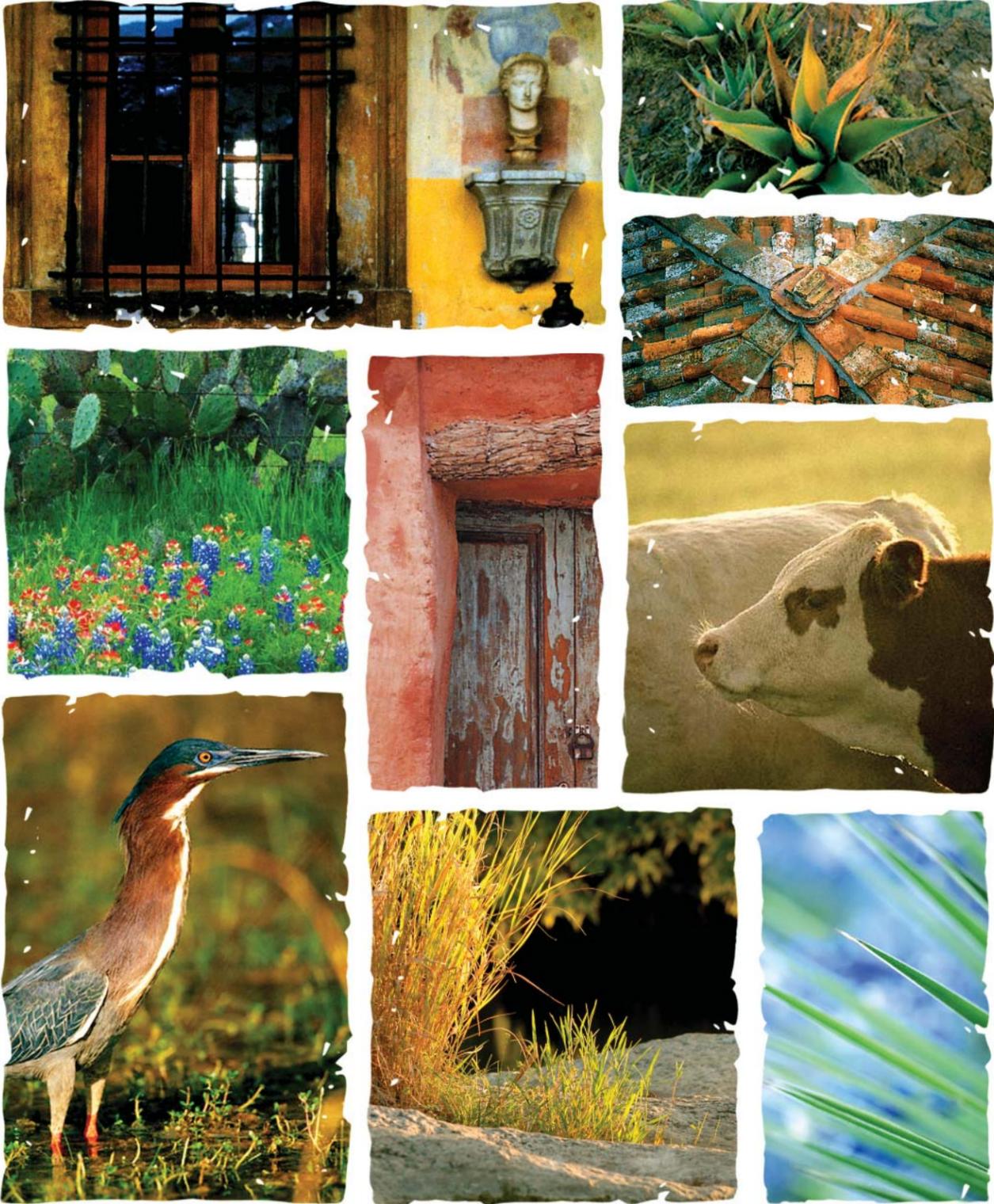
The palette and following guidelines apply to all exterior surfaces of the house, including walls, parapets, roofs and all related fences and walls:

- No exterior materials used shall have a high gloss, glare, or reflective “mirror” type finish.

Roofs: Medium to dark browns, greens or grays, color shall have a LRV of 32 or lower.

Walls: Natural earth tones. Large areas of monochromatic surfaces shall be minimized. Wall surfaces shall utilize texture and/or multi-layered applications of color where possible to achieve subtle color variation on walls. Walls shall have an LRV value range of 40 or lower. Wall colors with a higher (brighter) LRV of 40 will be considered when a substantial portion of the exterior wall surfaces utilize a darker stone.

Trim and Accent Colors: The priority is to use dark, rich earth tones that come from stains, woods and/or paint. Major accent areas shall have an LRV value of 55 or lower. Minor trim and accent areas where light or white colors are used shall represent a small portion of the exterior as a whole and work with the major accent and trim colors.



3.10 Decorative Elements

Regional vernacular architecture contains a rich inspirational reservoir of decorative arts that may be incorporated into the Residences.

Metals, such as hand forged iron, tin and/or copper, carved stone, and/or carved wood may be used for fastenings, accent areas or for decorative purposes. Forms and motifs are to be consistent with the overall architecture and draw upon the rural Mediterranean style building traditions.

Wood Accent Elements: Carved wood designs may draw their inspiration from indigenous crafts such as pottery, basket and/or textile designs and/or building techniques of the region such as traditionally carved corbels and/or beams.

Ornamental Metal Accent Elements: Metal may be used for railings, decorative window grilles, and/or gates provided that the design draws upon the indigenous patterns and styles of the region, is not reflective and has the appearance of iron.

Where the appropriate style dictates, decorative tile may be used as for trim or as an accent.

3.11 Architectural Styles

The acceptable architectural styles at Escondido are as follows: Spanish Colonial Revival, Italianate, Mediterranean Revival and Mediterranean Farmhouse. This section provides Owners and their consultants design direction for working within a designated architectural style. This direction will minimally ensure individually attractive buildings that combined will create visually coherent Neighborhoods. The objectives and Guidelines for the massing, building elements, materials, details, colors, etc., if diligently attended to, shall result in buildings that are true to the spirit of the selected architectural style.

These Master Developer designated styles, while acknowledging their historical roots, meet the needs of modern day living. Each element of a style shall be derived from that style, from hardware to building form—from the least to the greater—and shall be internally consistent. Such consistency will result in visual authenticity.

3.11.1 The Basic House

The Basic House concept is a way to easily achieve authentic styles. Simple massing and roof forms are what often lead to the most authentic expression of a style as well as spatial efficiencies. Appropriate architectural elements (porches, balconies, etc.) are added to simple, geometric house forms and, when combined with detailing of the particular architectural style, create buildings that are historically convincing. The following sections describe specific architectural styles and their components. The intent is to provide the Owner flexibility by shifting the emphasis from homes with complex floor plans and massing to simplified designs that are authentic and consistent with the architectural styling of the Community.

The following are some design elements of the Basic House:

Simple Plan Form and Massing

- Generally, utilize one simple rectilinear form as the basis for the floor plan. Add additional simple forms to expand, add interest, and achieve the desired massing and style objectives. Design plans and elevations jointly in order to achieve building volumes that are consistent with the specified architectural styles.
- Use a minimal number of foundation breaks, simplifying framing.
- Create forms that reflect interior uses.
- Provide a limited variety of single Story heights and profiles.
- Step back second Story mass, or portion of, from first Story mass below.
- Plan forms, roof forms, pitches and elevation massing must be guided by authentic expression of a selected style.



3.11.2 Spanish Colonial Revival Style

History

The Spanish Colonial Revival style, which became popular following the 1915 Panama-California International Exposition in San Diego, evokes a romantic, timeless image. Spanish Colonial revival is really a catalog of styles, unified by the use of arches, courtyards, form as mass, plain wall surfaces, and tile roofs, all derived from the Mediterranean world. Designers were inspired by a number of sources: the adobe and colonial buildings of Monterey, California; late forms of Moorish architecture; medieval Spanish and Italian church architecture; Ultra-Baroque design of colonial Spain and Portugal; rural forms from Andalusia; Italian Romanesque and Renaissance revival elements; and southwest Hopi and Pueblo Indian adobes. This broad source base made it relatively easy to create a convincing harmony between the exterior image, interior space, decorative elements, and the building's function. Eclectic as the Spanish revival was, the purity of single elements was often retained, such as an Ultra-Baroque entry decoration. In some cases an entire style source, such as Andalusian, was virtually transplanted.

The romance of the Spanish revival inspired buildings that became monuments of architectural history: the Courthouse, El Paseo shopping arcade, the Fox-Arlington Theater, and the Biltmore Hotel. The genius of such master architects as George Washington Smith, Joe Plunkett, James Craig and Reginald Johnson brought the Spanish revival in Santa Barbara to national prominence.

This revival was a phenomenon which swept those regions of America with Hispanic pasts: Texas, California, New Mexico, southern Arizona, and Florida. In Texas this style

found popularity in the Hill Country due to the influences of Spanish architecture from the past as well as a landscape familiar to Spain.

Essential Style Elements

- 1 to 2 Story asymmetrical massing, generally in rectangular forms, with accent elements of towers.
- Lower pitched hip or gable roofs of barrel tile.
- Lighter colored thick stucco walls punctuated with asymmetrically placed windows and doors.
- Lavish use of decorative elements such as colorful tiles, ornamental iron work, massive wooden corbels or brackets and stone work.
- Courtyards surrounded by shaded loggias.

Building Forms and Massing

- Massing shall reflect room sized volumes or groups of masses rather than one dominate mass. Generally, 1 to 2 Story, rectangular masses are appropriate.
- Tower volumes of unique form and height may be used to articulate main entrances, stairways, or special rooms.
- Building designs shall incorporate varied projections such as wall offsets, trellises, covered porches or verandas that create textures, shade, scale and visual interest.

Roofs

Roof Forms: Gable, hip and/or shed roofs. Shed roofs shall be used for dormers or as an accent roof that intersects a Two-Story volume. Flat roofs are allowed provided they are a maximum area of 100 square feet, are hidden behind a parapet wall, are not visible from Community Common Areas and are not visually an integral component of the roof composition.

Roof Pitches: Roof pitches shall be between 4:12 and 6:12.

Acceptable Roof Materials: Materials for roofs are to be two-piece barrel tiles or one-piece barrel tile.

Eave Depths: Overhangs shall occur parallel to the tile's long dimension and shall be clearly supported by exposed rafter tails with open soffits. Overhang shall be 12"-24" at rafter ends and may be 0"-24" on rake ends. Decorative rafter tails are encouraged.

Exterior Walls

Exterior Wall Design: In general, the exterior walls shall be planar, more solid than the combined door and window square footage for each elevation. Rear elevations are exempted from this requirement provided the larger glass areas are recessed under architectural elements that provide deep shade.

Exterior Wall Height: In general, the exterior wall height from finish floor to top of wall plate shall be 10-feet for the first floor and 9-feet for the second floor.

Exterior Wall Thickness: The minimum exterior wall thickness shall be sufficient to allow windows to be recessed a minimum of 6-inches. Walls shall be simple, refined compositions of a maximum of two materials in a logical structural relationship. Exterior walls of a single material may be acceptable if, in the opinion of the EDRC, they meet the requirements of these Guidelines and are consistent with the Spanish Colonial Revival style.

Acceptable Materials:

- Natural Stone, stabilized adobe block and stucco. The use of wood shall be limited to decorative elements such as lintels, covered porches, windows, doors, and shutters.
- Stone may be used in the following manner:
 - As a foundation element with plaster/stucco walls above
 - As full height walls when used as the predominant wall material or as a foundation base; and/or
 - As an accent in a cut pattern surrounding doors, windows or openings.
- Stone is to be installed to appear structural—thin stone veneers are prohibited. Stone is to be rustic in appearance, uncoursed or loosely coursed random pieces laid in an irregular pattern with tight (1" maximum) undressed mortar joints.



Stucco: Fine to light sand or smooth finishes. Walls shall have a handcrafted appearance utilizing wavy textures. Heavily textured stucco patterns will not be permitted.

Doors and Windows

Design/Placement: Generally, asymmetrically placed windows and doors shall be recessed and shaded to create pattern, texture and a sense of thickness to the walls. Careful consideration shall be given to the fenestration design for each elevation.

Windows: Vertical, primarily casement and/or double hung with 3, 6, 9 or 12 lite patterns for casement windows and 2, 4, or 6 over 1 lite patterns for double hung. Windows shall be recessed 6-inches on elevations visible from the street or Common Areas, and 1.5-inches on all other elevations. Windows may utilize shallow or pointed arch, square or vertical shaped forms.

Doors: Single or double door units, paneled, naturally stained wood and/or multi-paned glass. Wood doors may be carved and/or have rough-sawn appearance.

Details and Decorative Elements

Spanish Colonial Revival architecture draws from a deep reservoir of decorative arts for building ornamentation. Wrought iron, carved stone, and wood as well as tiles and cast tin pieces can be used for surface decoration. Door and window trim, hardware, chimney caps, and railings can enrich traditionally designed homes and impact a sense of individuality to the Residence.

Porches/Loggias: Loggias are an important design element of this style and are strongly encouraged. Generally, they shall be part of the building mass, but side or rear loggias with flat roofs are also acceptable. Loggias shall be supported by cast stone, or tiled round columns with true arch tops and be a minimum of six feet in depth.

Pergolas/Trellises/Colonnades: Covered areas that connect separate building masses, extend the roofline and/or are freestanding are strongly encouraged and are to be a minimum of six-feet wide.

Balconies: Balconies shall generally be formed by decorative iron or cast stone building elements or cantilevered and/or braced timbers of substantial dimensions and are to be located over doors or with feature windows.

Columns: Cast stone, Doric or Corinthian orders.

Chimneys: Stucco or stone with decorative barrel or roof shaped caps and/or tile accents.

Foundations: Stone may be used as a foundation element.

Accent Trim: Natural or cast stone, stucco over foam, or tile used as window and/or door surrounds, decorative inserts, etc. Black or rusticated metal may be used as window grilles or other ornamentation. Wood, decorative tile and/or stone accent materials shall be used in a consistent manner around the structure.

Fascias: In general, fascias shall be 4-inches, being of sufficient size to support a gutter or eliminated entirely.

Cornices: If used, cornices shall be stone, cast stone or stucco over foam and generally small in scale.

Lintels: Cut stone, decorative tile, cast stone and/or rustic, stained, rough sawn or refined wood.

Shutters: Wood panel or board designs.

Hardware: Rusticated metal, iron or black painted metal.

Railings: Decorative rusticated metal, iron or black painted metal.

Gutters and Downspouts: Gutters, if used, shall be unsealed copper. Gutters may be cut into the ends of decorative rafter tails.

Awnings: Sheet awnings, supported by black or rusticated metal supports, are appropriate to this style and may be visible from Common Areas or other Lots.

Lighting:

- Decorative metal pendants in loggias or recessed entries.
- Decorative metal wall sconces at primary entries.

Colors:

- Generally wall colors are white/off-white or a lighter earth tone palette, though more intense wall colors are appropriate and shall have a lower LRV. Roofs are generally darker terra cottas with a LRV below 35.
- Stucco: off-white, light warm grays, tans, ochre's, burnt orange or beiges with a LRV range of 35-60.
- Roofs: a minimum of four different, muted, earth tone, complementary colors, or diluted factory blends; that create a subtle, multi-color surface. The overall color impression of the tile roof shall be dark, blending with the colors of the adjacent mountains.
- Refer to Master Color Palette for additional information.



3.11.3 Italianate Style

History

The Italianate or Italian Revival style was first developed in Britain about 1802 by John Nash, with the construction of Cronkhill in Shropshire. This small country house is generally accepted to be the first Italianate villa in England, from which is derived the Italianate architecture of the late Regency and early Victorian eras. The Italianate style was introduced in the United States by Alexander Jackson Davis in the 1840s as an alternative to Gothic or Greek Revival styles. Blandwood, the Governor's mansion in North Carolina, completed in 1846, claims to be the oldest example of Italianate architecture in the United States. The Breakers located on Ochre Point Avenue, Newport, Rhode Island, is a 70-room mansion designed by the architect Richard Morris Hunt for Cornelius Vanderbilt II. Constructed between 1893 and 1895, it is the epitome of the Italianate style in the United States and to all outward appearances it is a complete Renaissance palazzo.

The formal Italianate style of architecture was a distinct nineteenth-century phase in which Italian sixteenth-century models and architectural vocabulary, which had served

as inspiration for both Palladianism and Neoclassicism, were now synthesized with picturesque aesthetics to create a distinct architecture. The Italianate style is a highly formalized and symmetrical architectural style. The Italianate style tends to take the form of Palladian style building often enhanced by a belvedere tower complete with renaissance type ballustrading. This is generally a more stylistic interpretation of what architects and patrons imagined to be the case in Italy, and utilizes more obviously the Italian Renaissance motifs such as emphatic eaves supported by corbels, low-pitched roofs barely discernable from the ground, or even flat roofs with a wide projection.

Essential Style Elements

- Two Story simple, symmetrical, rectangular massing, sometimes with center or side projecting wings. Asymmetrical massing may occur but is rare.
- Low, hipped roofs of barrel tiles.
- Symmetrical placement of windows with upper floor windows, often paired, smaller than lower windows.

- Arched loggias, windows or entryways.
- Large, enclosed eaves with decorative brackets.
- Smooth stucco walls, sometimes with stone trim, quoining or accents.

Building Forms and Massing

- Simple rectangular, symmetrical volumes. It is preferred that the long dimension of the home face the street. Rectangular volumes may have projecting side or central wings or recesses carved out of the volume to create entries or loggias.
- Two Story masses.
- Asymmetrical massing may occur provided they meet the following criteria: Asymmetry may occur by creating a simple L shape plan, attaching a One Story side porch (generally with a flat roof), or having an asymmetrical placement of doors and windows resulting from a loggia occupying at least 35% of the length of the street elevation but in no case being shorter than three eight foot bays.

Roofs

Roof Forms:

- Hipped roofs for main volume and intersecting wings.
- Smaller flat roofs may be acceptable for One Story porch elements in asymmetrical massing compositions as described above.

Roof Pitch: 3:12 and 4:12

Dormers: Dormers are generally not appropriate to this style

Roof Materials: Two or one piece barrel tiles

Eave Depth: 18"-30" depth. All eaves shall be boxed with decorative wood brackets supporting the eaves.

Exterior Walls

Exterior Wall Design:

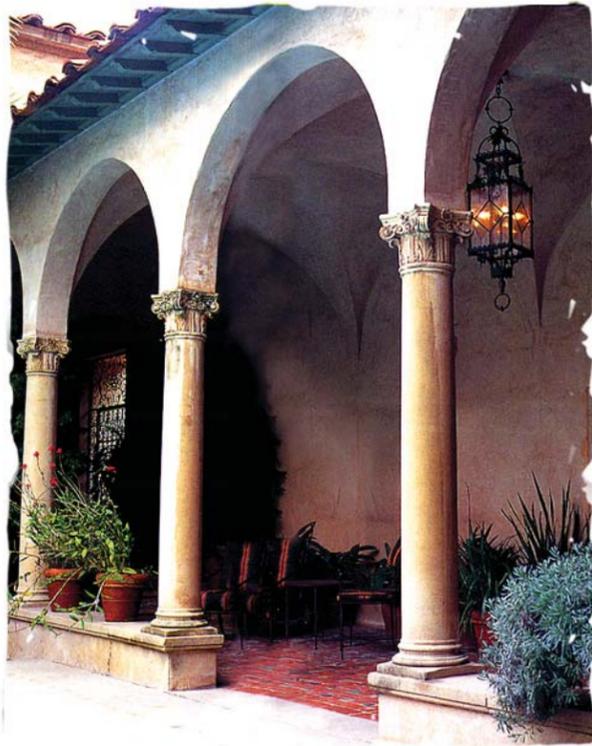
- One Primary wall material shall be used on all exterior walls.
- Minimum wall thickness shall allow windows to be recessed four inches.

- Changes in material shall occur at the inside corners of masses or from the first to the second floor. Changes in wall material on the same plane of the elevation must be separated by a stone or cast stone belt course.

Exterior Wall Height: In general, the first and second floor plate heights shall be the same, with a minimum of nine feet and a maximum of ten feet for the plate height.

Acceptable Materials:

- Stucco: Fine to light sand or smooth finish. Stucco walls shall have a handcrafted appearance utilizing wavy textures.
- Stone: Natural stone may be used. Except when used as a quoin, stone must be used on all elevations if employed as a full height wall material. Stone must be cut and laid in a running bond or similar type pattern. Coursing may vary from the lower to the upper floors provided there is a stone belt course separating the different courses. Joints may be raked or tooled but shall not project past the stone face.



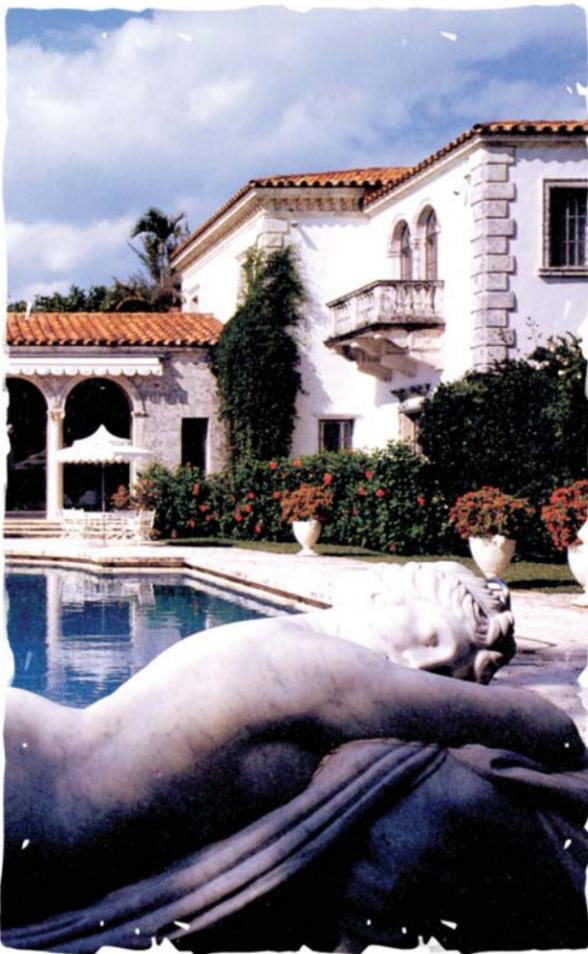
Doors and Windows

Design/Placement:

- All windows and doors shall be recessed a minimum of four inches on street and rear elevations visible from Common Areas or off site.
- Window and door placement shall generally be ordered, symmetrical compositions.

Windows:

- Larger, arched topped window/doors shall be located on the lower floors with smaller, occasionally paired windows on upper floors.



- In general, window casements shall consist as single or paired double units with three or six light configurations.
- Accent windows are generally arched, but round windows are also appropriate.

Doors:

- Flat or true arch transoms are appropriate.
- Main entry doors are either multi-paneled or vertical board with smaller windows and set within deep (minimum two feet) recesses with cast stone or decorative stucco surrounds.

Details and Decorative Elements

Details and decorative elements shall be based on Italian Revival traditions from the early 1900's buildings and residences.

Porches/Loggias: Loggias are an important design element of this style and are strongly encouraged. Generally, they shall be part of the building mass, but side or rear loggias with flat roofs are also acceptable. Loggias shall be supported by cast stone, round columns with true arch tops and be a minimum of six feet in depth.

Balconies: Balconies generally shall be formed by decorative stone building elements over doors or feature windows.

Columns: Doric or Corinthian orders with correct proportion.

Chimneys:

- Stucco or stone to match wall material.
- Decorative barrel tile, stucco or stone chimney caps are required.

Foundations: Stone or stucco.

Accent Trim: Natural or cast stone, stucco or precast units used as window and/or door surrounds, quoins, belt courses, and lintels. Small classical columns or pilasters. Balustrades and other details shall utilize classic Roman proportions and forms.



Fascias:

- Fascia depth shall be minimized (5" maximum).
- Italian Revival/Classical details.

Lintels: Cut natural stone.

Shutters: Though seldom used on authentic Italian Revival buildings, shutters, if used, shall be wood, naturally stained or painted in appropriate designs that are paneled or full louvered designs.

Hardware: More refined metals, such as bronze or painted brass, iron or black metal to resemble iron.

Railings :

- Stone, cast stone or precast railings and balustrades in classical designs.
- Decorative black metal railings.

Gutter and downspouts: Weathered copper, round and smooth.

Lighting:

- Decorative metal pendants in loggias or recessed entries.
- Decorative metal wall sconces at primary entries.

Colors:

Generally wall colors are a lighter earth tone palette, though more intense wall colors shall have a lower LRV. Roofs are generally darker terra cottas with an LRV of 35 or lower.

Stucco or stone: off-white, light warm grays, tans, ochre's, burnt orange or beiges. LRV range of 40-60.

Roofs: a minimum of four different, muted, earth tone, complimentary colors, or diluted factory blends; that create a subtle, multi-color surface. The overall color impression of the tile roof shall be dark, blending with the colors of the adjacent mountains.

Refer to Master Color Palette for additional information.



3.11.4 Mediterranean Farmhouse Style

History

Historic rural or country farmhouses throughout the Mediterranean region of Spain, Italy and France are the foundation for the Mediterranean Farmhouse style. This style consists of simplified forms and massing, often a basic rectangular box which may have a secondary rectangular mass creating an L shape. The exterior materials are simple, rusticated and less refined. Wall surfaces are often entirely composed of undressed stone, although stucco or a combination of materials may be used. Exterior walls are perceived as a solid mass with limited fenestration. Wood accoutrements include rough-hewn timbered railings, columns and rafter tails.

The Mediterranean Farmhouse style is a popular building style for today's informal lifestyle. This functional structure provides an ideal setting for a casual lifestyle and incorporates simple design elements and un-precious materials which invite use and comfort.

Essential Style Elements

- Simple rectangular massing, often “L” shaped configuration, or asymmetrical building masses that are a collection of room sized volumes that give the impression of buildings that have grown over time.
- Terra-cotta, barrel tile roofs.
- Shallow roof pitches with small or no eave overhang.
- Heavier textured stucco or undressed stone walls.
- Rusticated wood detailing
- Shaded exterior courtyards protected by building masses.

Building Forms and Massing

- Asymmetrical, rectangular, one and two Story, room-sized volumes, generally at 90 degrees to each other. A central, simple rectangular mass with smaller rectangular additions is also an appropriate massing scheme.

- Massing appears additive employing side masses with shed roofs.
- Room-sized tower components may be appropriate.
- Building massing that creates courtyards is encouraged.

Roofs

Roof forms: Gable and hipped roofs are the primary roof type. Gable, hipped or shed roofs may be permitted for smaller, secondary masses. Shed roofs must terminate in a vertical wall a minimum of five feet from the top of the wall.

Roof pitch: Roof pitches shall be 3:12 to 6:12.

Dormers: Historically, dormers are not prevalent in this style and consequently are not permitted.

Roof Materials: Two or one piece barrel tiles. Tile roofs shall have a 30% boost.

Eave Depth: Overhangs larger than 18" may be permitted in special circumstances. Gable end eaves may have 0" overhang.

Exterior Walls

Exterior Wall Design:

- Thickened walls with symmetrically placed window and door openings that are deeply recessed.
- Exterior walls on street elevations shall be designed with a minimum of 60% surface area being solid wall and appear to have a feeling of thickness and mass. Rear wall elevations facing streets or other Common Areas shall have a minimum of 50% solid surface area.

Exterior Wall Height:

Exterior wall heights shall be 10-feet maximum for the first floor and 9-feet maximum for the second floor.

Acceptable Materials:

A maximum of two different materials may be used on the building with one material having clear visual dominance over the other. Secondary materials shall articulate minor building masses.

- Stucco: Fine to light sand, smooth or rough hand applied irregular finish. Stucco walls shall have a hand-crafted appearance.
- Stone: Natural stone may be used. Stone is to be installed to appear structural - thin stone veneers are prohibited. Stone is to be rustic in appearance, uncoursed, random pieces laid in an irregular pattern with tight (1" maximum), undressed mortar joints.

Doors and Windows

Design/Placement: On the primary building mass, window and door placement generally shall be symmetrical and stacked. Window/door placement on smaller masses may be symmetrical or asymmetrical but shall always create a balanced composition.





Windows:

- All windows/doors shall be recessed a minimum of 6" on all elevations visible from the street or other Common Areas.
- Arched openings may be true or modified arches, but shall be used sparingly in the overall wall composition.
- Windows shall be wood casement or vertically hung, stained or painted with 3, 6, 8 or 12 lite configurations, generally paired.
- On the 2nd story smaller window openings are often used.
- Round or accent windows are encouraged but shall be used sparingly.

Doors:

- Generally, main entry doors shall be solid plank designs with metal or wood bracing and decorative hinges, studding or other dark metal hardware. Rusticated raised panel designs are also acceptable.
- Historically, true arch or rectangular transoms were located above entry doors and are encouraged on a minor percentage of the homes.
- French doors with 3, 6, 8, or 10 lite configurations are permitted for other exterior doors.

Details and Decorative Elements

Details and decorative elements shall be based on Southern France, Spanish and Italian farmhouse building traditions. These are generally simple, honest structures utilizing rusticated materials found locally in a spartan way. Refined ornamentation is absent, and instead, the quality of materials, their dimension and the simple way they are joined together predominates.

Porches: Porches shall be simple, rectangular forms added on to the primary building mass. They may employ a shed roof or trellis for covering.

Loggias: Loggias may be incorporated surrounding interior courtyards. They shall be integral to the building mass, have a minimum of three six (6) foot bays and be supported by rustic stone, heavy timber or stucco columns. Loggias with masonry columns shall have full masonry arched openings.

Balconies: Balconies shall be supported by large dimensioned timbers protruding from the wall with timber braces below. Black metal railings are strongly encouraged.

Columns: Rustic stone, pre-cast stone, rusticated timber or stucco. Pre-cast columns must be circular in cross section, stucco or timber must be rectangular in cross section. Pre-cast stone columns shall employ Tuscan styling.

Chimneys:

- Chimneys may be rusticated stone or stucco to match exterior walls.
- Decorative chimney caps, consisting of small tile roofs, are required. Generally, chimneys shall not protrude from exterior walls and be no more than 3'x4'-6" in cross section.

Accent Trim:

- Windows and doors may or may not have accent trim. Acceptable trim materials are stone, pre-cast stone or brick. Stone, pre-cast stone or brick window sills are required on all windows.
- Pre-cast stone trim shall be rusticated and modest in dimension so as to not overwhelm the window composition. Classically carved trim is prohibited.
- Natural stone, if employed for trim, shall be used around the entire window.

Fascias: Fascias shall be kept the minimum dimension to support a gutter (5" minimum) and be inconspicuous.

Cornices: On roofs with little or no overhang, cornices shall be simple molded bands matching the wall material (generally stucco).

Foundations: Stucco or stone.

Lintels: Heavy timber, stained a dark color, natural stone or brick

Shutters: Painted wood in plank or full louvered forms.

Hardware: Black metal or otherwise rusticated hardware.

Railings: Decorative black metal.

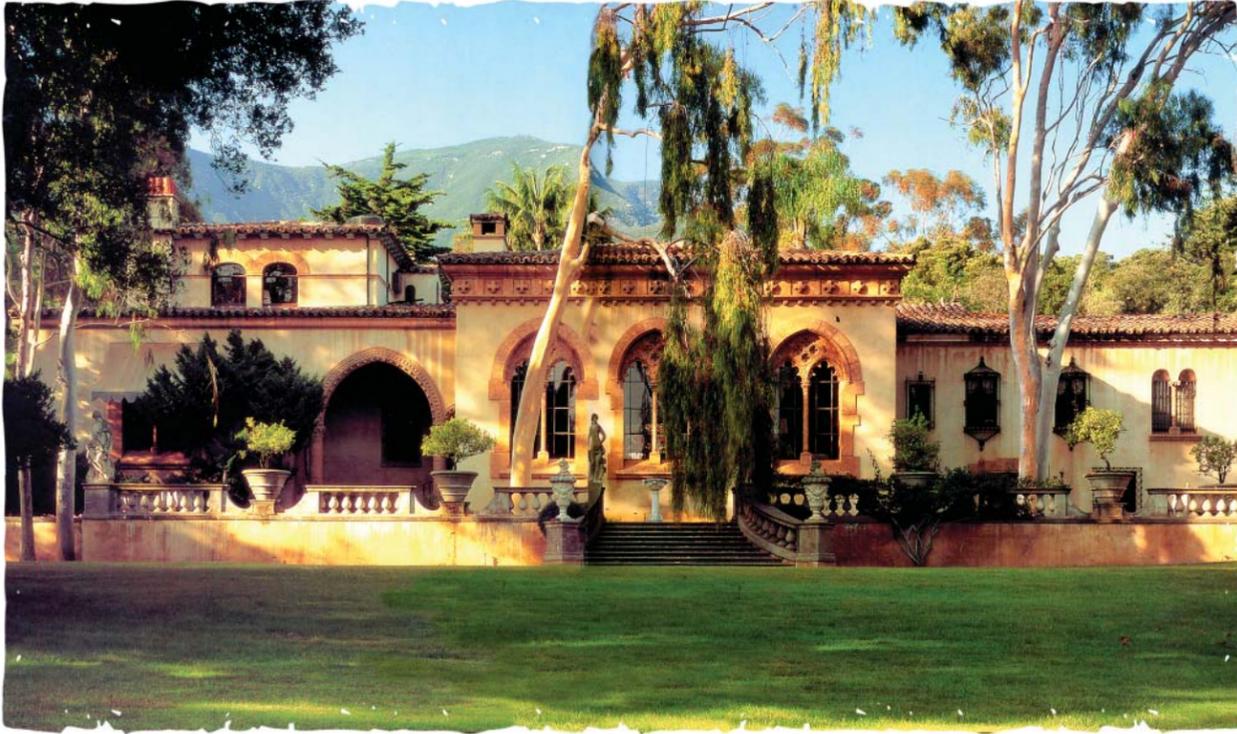
Gutters and Downspouts: Round metal of unsealed copper. If scuppers are used, they may be terra cotta or unsealed copper.

Lighting: Decorative, black or rusticated metal ceiling mounted in porches and/or loggias and sconces at major entrances.

Color:

- Stucco- earth tone colors with an LRV of 35-50 in hues of tan, red-browns, ochre and burnt orange.
- Stone- medium to dark tans and browns with an LRV of 25-45
- Wood- generally darker brown stains, though earth tone paint for windows in hues of dark green and reds or blues, may also be appropriate.
- Color must adhere to the color palette found in the Appendix of this document.
- See Master Color Palette for additional information.





3.11.5 Mediterranean Revival Style

History

Mediterranean Revival Style Architecture is an eclectic design style that was first introduced in the United States around the turn of the 19th Century, and came into prominence in the 1920s and 1930s. The style evolved from rekindled interest in Italian Renaissance palaces and seaside villas dating from the 16th Century, and can be found predominantly in California and Florida due to the popular association of these coastal regions with Mediterranean resorts. Architects August Geiger and Addison Mizner did much to popularize this style in Florida; Sumner Spaulding and Paul Williams did likewise on the West Coast.

Structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary façades. The Mediterranean style is generally characterized by stuccoed wall surfaces, flat or low-pitched terra cotta

and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds. Feature detailing is occasionally executed in keystone.

Balconies and window grilles are common, and are generally fabricated out of wrought iron or wood. Ornamentation can range from simple to dramatic, and may draw from a number of Mediterranean references. Classical, Spanish, or Beaux-Arts architecture details are often incorporated into the design, as are lush gardens.

The style was most commonly applied to hotels, apartment buildings, commercial structures, and even modest residences. Mediterranean Revival was one of several architectural styles utilized extensively by the Atchison, Topeka and Santa Fe and Southern Pacific Railroads when designing their depots in California.

Essential Style Elements

- Complicated articulation of roof forms and asymmetrical building masses that are a collection of room sized volumes that give the impression of buildings that have grown over time.
- Terra-cotta, barrel tile roofs.
- Shallow roof pitches with small or no eave overhang.
- Finely textured stucco with a more refined appearance.
- Wood detailing which varies from rustic to refined.
- Shaded exterior courtyards protected by building masses.

Building Forms and Massing

- Multiple rooms sized massing and towers which appears additive.
- Building massing that creates courtyards is encouraged.

Roofs

Roof forms: Gable and hipped roofs are the primary roof type. Gable, hipped or shed roofs may be permitted for smaller, secondary masses. Shed roofs must terminate in a vertical wall a minimum of five feet from the top of the wall.

Roof pitch:

- Roof pitches shall be 3:12 to 6:12.
- Thickened walls with symmetrically or asymmetrically placed window and door openings that are deeply recessed.

Dormers: Historically, dormers are not prevalent in this style and consequently are not permitted.

Roof Materials: Two or one piece barrel tiles. Tile roofs shall have a 30% boost.

Eave Depth: Overhangs larger than 18" may be permitted in special circumstances. Gable end eaves may have 0" overhang.

Exterior Walls

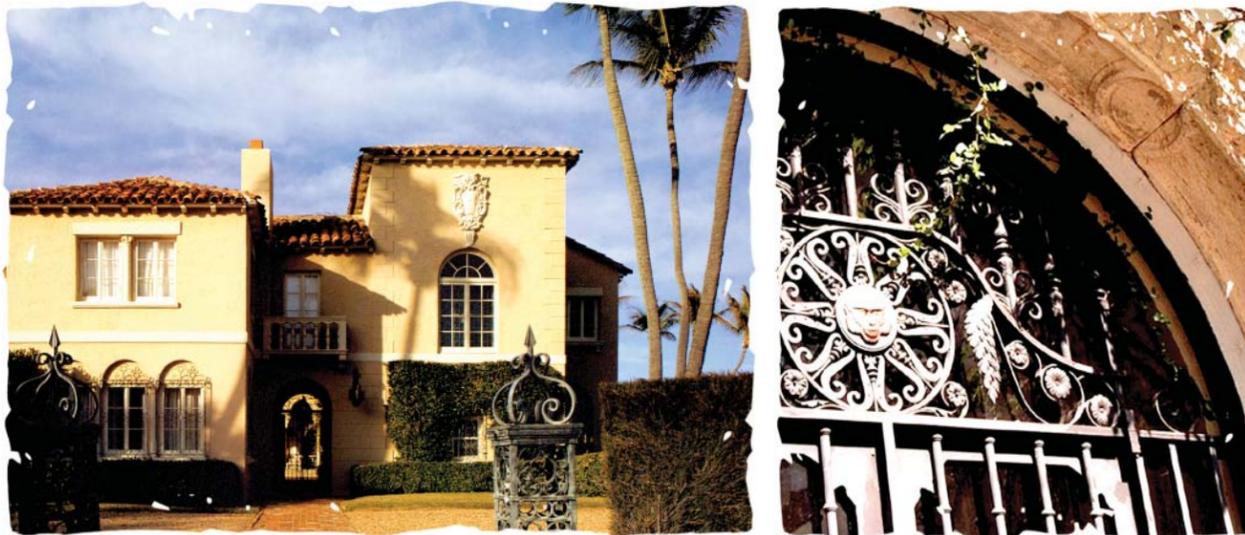
Exterior Wall Design: Exterior walls on street elevations shall be designed with a minimum of 60% surface area being solid wall and appear to have a feeling of thickness and mass. Rear wall elevations facing streets or other Common Areas shall have a minimum of 50% solid surface area.

Exterior Wall Height: Exterior wall heights shall be 10' maximum for the first floor and 9' maximum for the second floor.

Acceptable Materials:

A maximum of two different materials may be used on the building with one material having clear visual dominance over the other. Secondary materials shall articulate minor building masses.





- Stucco: Fine to light sand, smooth finishes.
- Stone: Stone is to be installed to appear structural - thin stone veneers are prohibited. Stone is to be rustic in appearance, uncoursed, random pieces laid in an irregular pattern with tight (1" maximum), undressed mortar joints. Quioning may be employed and shall have a woven appearance.

Doors and Windows

Design/Placement: On the primary building mass, window and door placement generally shall be symmetrical and stacked. Window/door placement on smaller masses may be symmetrical or asymmetrical but shall always create a balanced composition.

Windows:

- All windows/doors shall be recessed a minimum of 6" on all elevations visible from the street or other Common Areas.
- Arched openings may be true or modified arches, but shall be used sparingly in the overall wall composition.
- Windows shall be wood casement or vertically hung, stained or painted with 3, 6, 8 or 12 lite configurations.

- Smaller round or accent windows shall be used sparingly.
- Decorative black metal grills on windows are an appropriate window accent.

Doors:

- Generally, main entry doors shall be solid plank designs with metal or wood bracing and decorative hinges, studding or other dark metal hardware. Rusticated raised panel designs are also acceptable.
- Historically, true arch or rectangular transoms were located above entry doors and are encouraged on a minor percentage of the homes.
- French doors with 3, 6, 8, or 10 lite configurations are permitted for other exterior doors.

Details and Decorative Elements

Details and decorative elements shall be based on Southern France, Spanish and Italian building traditions. Ornamentation may vary from rustic to refined and must relate to the overall architectural style and remain consistent throughout.

Porches: Porches shall be simple, rectangular forms added on to the primary building mass. They may employ a shed roof or trellis for covering.

Loggias: Loggias may be incorporated surrounding interior courtyards. They shall be integral to the building mass, have a minimum of three six (6) foot bays and be supported by rustic stone, heavy timber or stucco columns. Loggias with masonry columns shall have full masonry arched openings.

Balconies: Balconies shall be supported by large dimensioned timbers protruding from the wall with timber braces below. Black metal railings are strongly encouraged.

Columns: Rustic stone, pre-cast stone, rusticated timber or stucco. Pre-cast columns must be circular in cross section, stucco or timber must be rectangular in cross section. Pre-cast stone columns shall employ Tuscan styling.

Chimneys:

- Chimneys may be rusticated stone or stucco to match exterior walls.
- Decorative chimney caps, consisting of small tile roofs, are required. Generally, chimneys shall not protrude from exterior walls and be no more than 3'x4'-6" in cross section.

Accent Trim:

- Windows and doors may or may not have accent trim. Acceptable trim materials are stone, pre-cast stone, brick or stucco covered trim. Stone, pre-cast stone or brick window sills are required on all windows.
- Pre-cast stone trim shall be modest in dimension so as to not overwhelm the window composition. Classically carved trim is prohibited.
- Natural stone, if employed for trim, shall be used around the entire window.

Fascias: Fascias shall be kept the minimum dimension to support a gutter (5" minimum) and be inconspicuous.

Cornices: On roofs with little or no overhang, cornices shall be simple molded bands matching the wall material (generally stucco).

Foundations: Stucco or stone.

Lintels: Heavy timber, stained a dark color, natural stone or brick

Shutters: Painted wood in plank or full louvered forms.

Hardware: Black metal or otherwise rusticated hardware.

Railings: Decorative black metal.

Gutters and Downspouts: Round metal of unsealed copper. If scuppers are used, they may be terra cotta or unsealed copper.

Lighting: Decorative, black or rusticated metal ceiling mounted in porches and/or loggias and sconces at major entrances.

Color:

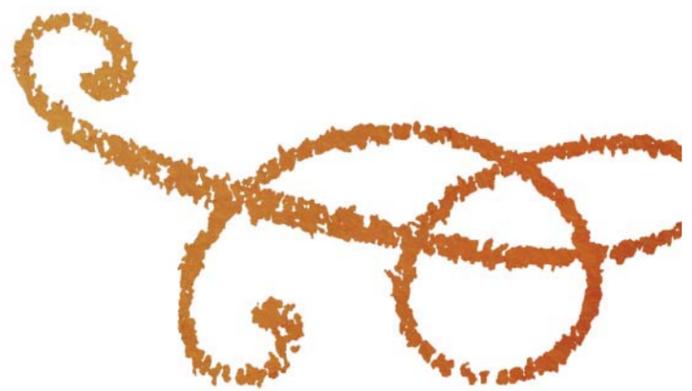
- Stucco- earth tone colors with an LRV of 35-50 in hues of tan, red-browns, ochre and burnt orange.
- Stone- medium to dark tans and browns with an LRV of 25-45
- Wood- generally darker brown stains, though earth tone paint for windows in hues of dark green and reds or blues, may also be appropriate.
- Color must adhere to the color palette found in the Appendix of this document.
- See Master Color Palette for additional information.



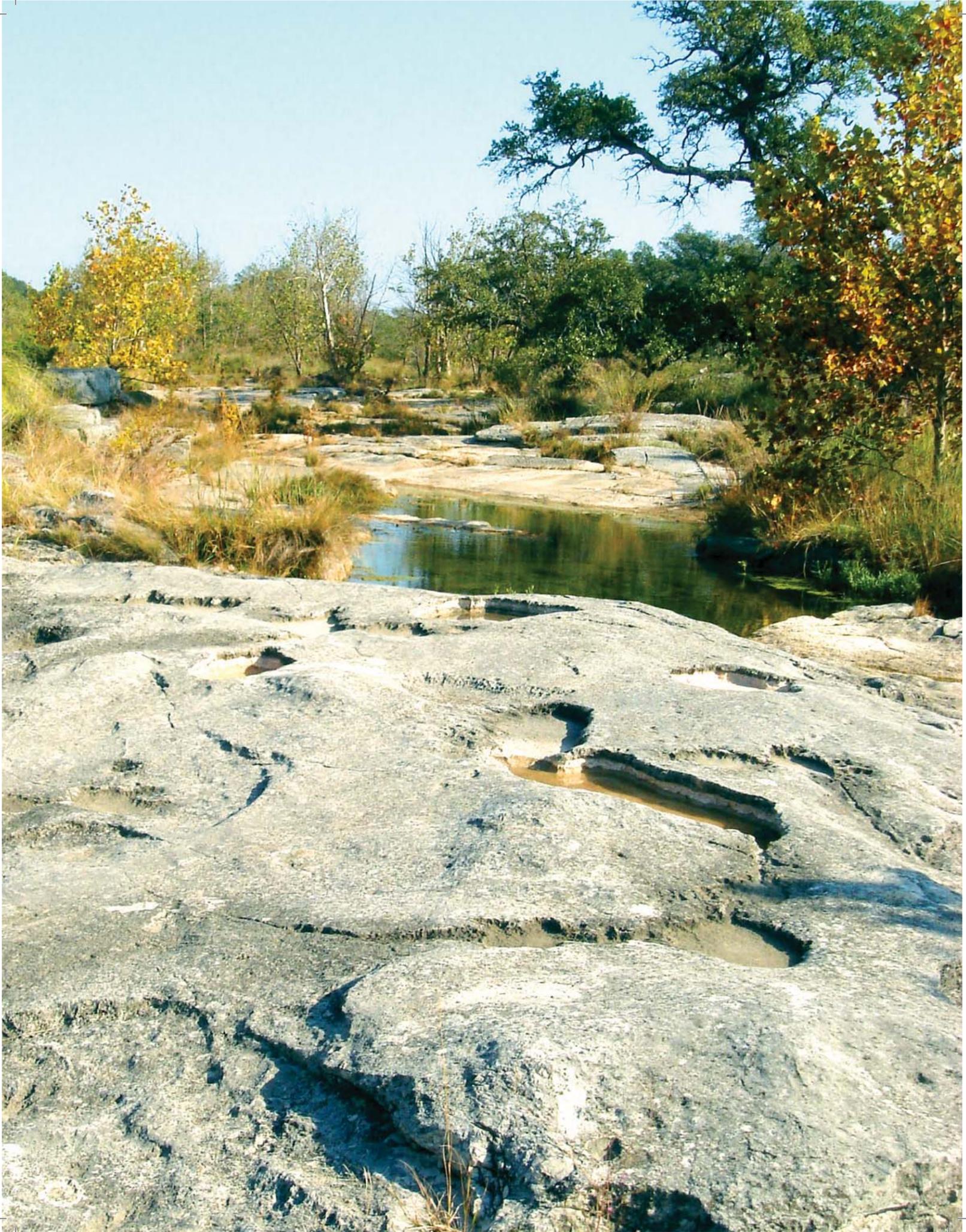
Chapter 4

Life Safety and Environmental Considerations

The following chapter outlines Guidelines for systems regarding life safety, such as fire sprinklers and alarm systems, and presents ways in which to build resource and energy efficient buildings.







4.1 Energy and Resource Conservation Measures

Site and building design along with construction techniques which utilize the latest advances in energy and resource conservation and home technology are encouraged. New building technologies, innovative building materials, thoughtful site planning and creative construction systems can be used to create more energy-efficient, durable, and better quality homes.

The following measures are strongly recommended in the planning and design of a home at Escondido.

Suggested Energy Efficiency Measures

- Living areas, such as living rooms, dining rooms, kitchens and bedrooms should be planned for maximum ventilation. Locate windows for natural light and cross-ventilation. Shading devices should be used for unwanted heat gain.
- Consider increasing the required insulation in walls, ceilings and foundations to reduce energy consumption and to lower utility bills.
- Seal and insulate duct work and locate in “conditioned” spaces where possible.
- Install high-performance windows.

Suggested Resource Efficiency Measures

- Building construction and design should emphasize efficient building practices and the reuse and reduction of materials. Sort construction and demolition waste for recycling by utilizing job site bins for wood, metals, wallboard etc.
- Building designs should include adequate space for recycling bins in kitchens, utility areas, and trash enclosures.
- All buildings should utilize high-efficiency (low flow) showerheads, toilets, faucets and similar appliances.

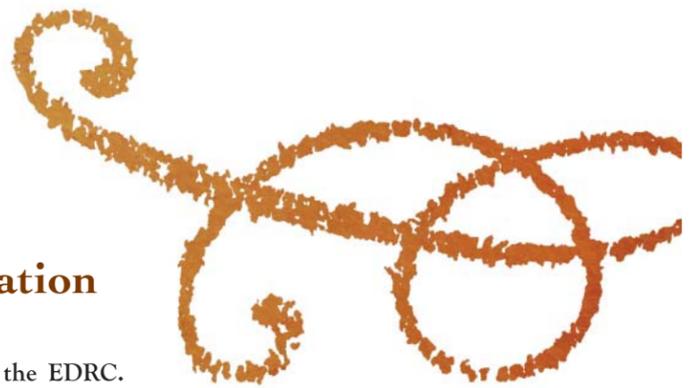
4.2 Solar Equipment

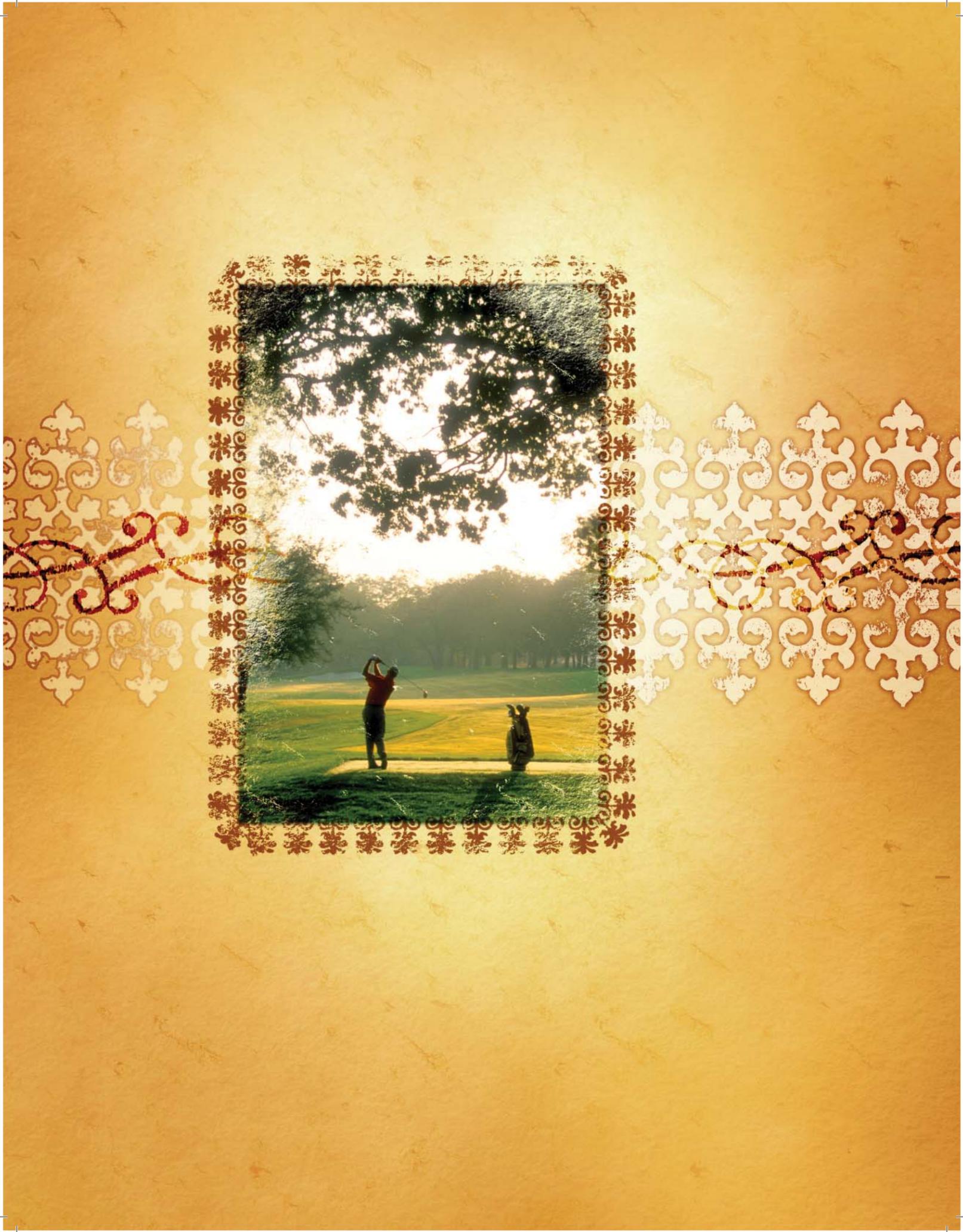
Solar power generating equipment is encouraged but should integrate with the architectural design of the roof structure. Solar panels may not be visible from adjacent properties, the Golf Course, Common Areas or the street. All solar designs must be reviewed and approved by the EDRC.

Chapter 5

Design Review Committee Organization

The following chapter outlines the functions and organization of the EDRC.
Please refer to the Escondido CC&R's for further information.





5.1 Design Review Committee Membership

The Escondido Design Review Committee (EDRC) will consist of a minimum of three and a maximum of five Members. Each person will hold office until such time as s/he has resigned, been removed or a successor has been appointed.

5.2 Appointment and Term of Members

All Members shall initially be appointed by the Declarant on behalf of the Escondido Homeowners Association (Association). All of the members of the EDRC will be appointed, removed, and replaced by the Declarant, at its sole discretion, until the expiration of the Period of Declarant Control or such earlier time as Declarant may elect to voluntarily waive this right by notice to the Association, and at the time the Board of Directors will succeed to Declarant's right to appoint, or replace the members of the EDRC

The term of office of each member of the EDRC, subject to the CC&R's, will be one year, commencing January 1 of each year, and continuing until a successor has been appointed. Should an EDRC member die, retire or become incapacitated, or in the event of a temporary absence of a member, a successor may be appointed.

5.3 Membership Requirements

Members of the EDRC appointed by the Board or the Declarant need not be Members of the Association. Two Members of the EDRC are required to be licensed design professionals in the fields of architecture, landscape architecture or engineering. The EDRC shall contract and/or assign some of the EDRC's administrative duties, but not authority, to any qualified design professional as needed.

5.4 Resignation of Members

Any Member of the EDRC may at any time resign from the EDRC upon written notice stating the effective date of the Member's resignation to the Board, or to the Declarant, whichever then has the right to appoint and remove members. Any Member may be removed at any time by the body that appointed them, with or without cause.

5.5 Functions of the EDRC

It will be the duty of the EDRC to consider and act upon such proposals or plans from time to time submitted to it in accordance with the Design Review procedures established by these Design Guidelines; to amend the Design Guidelines as deemed appropriate with the approval of the Board; and to perform any duties assigned to it by the Declarant, or the Board as set forth in this document and the CC&R's.

5.6 Meetings

The EDRC will meet monthly or as needed to properly perform its duties. The EDRC's actions on matters will be by a majority vote of the EDRC. Any action required to be taken by the EDRC may be taken without a meeting if consent in writing, setting forth the action so taken, will be signed by all of the EDRC Members. The EDRC will keep and maintain a record of all actions taken by it. The powers of this EDRC relating to Design Review will be in addition to all Design Review requirements imposed by Llano County and any other authority having jurisdiction over Improvements at Escondido (refer to Appendix for additional jurisdictional authorities).

5.7 Compensation

The Board or Declarant, whichever then has the greater number of appointed Members, will have the right to set the compensation for the EDRC Members. Compensation may at any time be revoked or changed by Declarant or Board with or without cause. All Members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any EDRC function or duty.





5.8 Amendment of Design Guidelines

The EDRC may, from time to time with the approval of the Board, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of, the Design Guidelines, which, among other things, interpret, supplement or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Design Guidelines. Each Owner is responsible for obtaining from the EDRC a copy of the most recently revised Design Guidelines.

5.9 Non-Liability

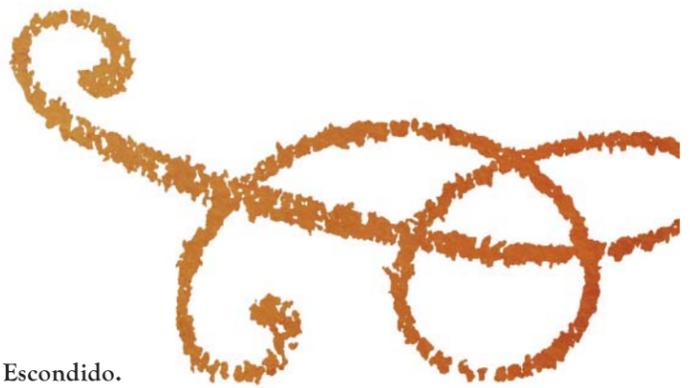
Provided that EDRC Members act in good faith, neither the EDRC nor any Member will be liable to the Association, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

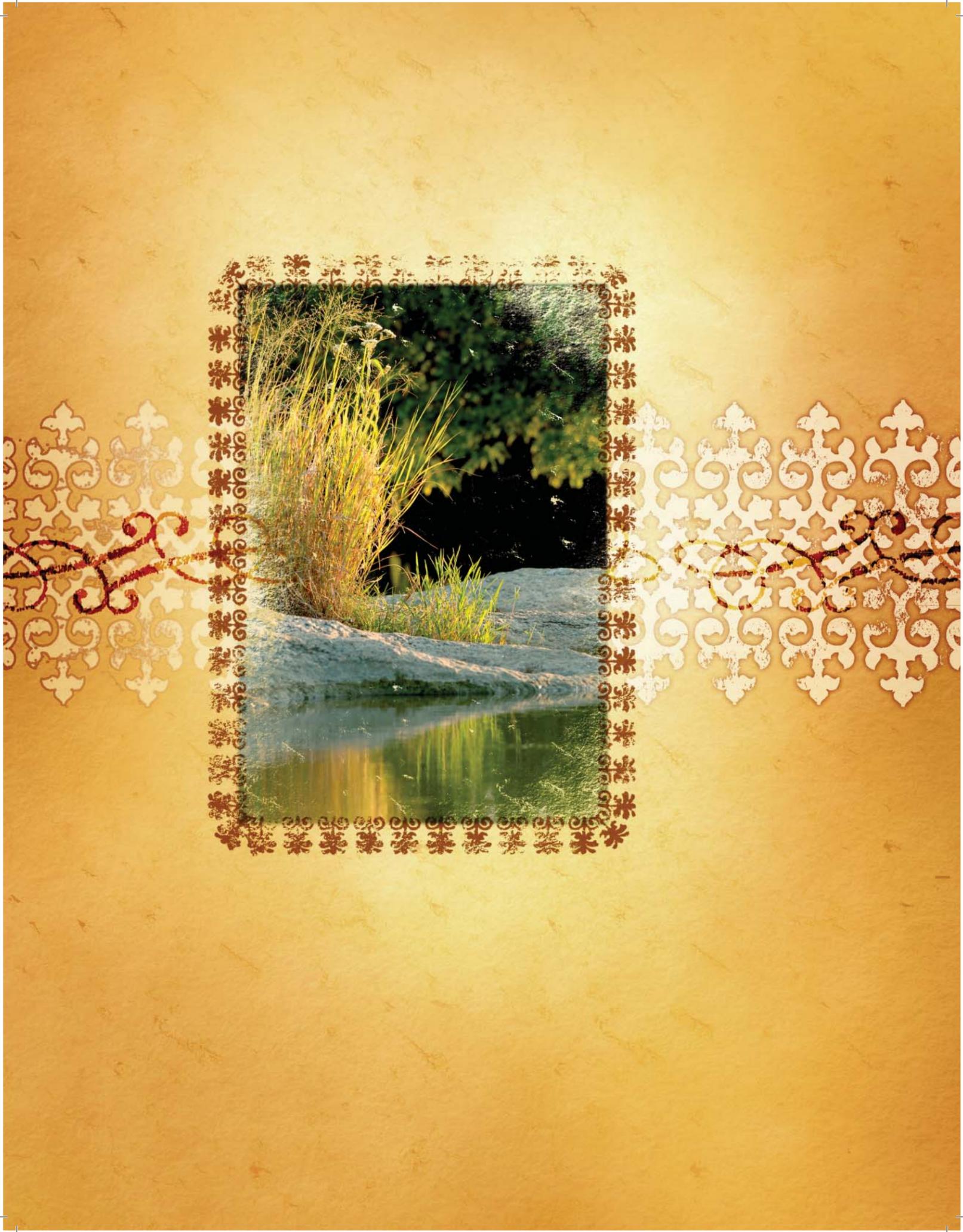
1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Escondido.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function pursuant to the provisions of the Design Guidelines.

Chapter 6

Design Review Process

This section provides a guide for the Design Review Process for Escondido. The process involves a series of meetings between the Owner, their design team and the EDRC. (See Chapter 5 for a complete description of the EDRC). The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings designed to ensure a smooth and efficient review of the building and site design. The EDRC is committed to assisting Owners through the Design Review Process and should be thought of as a member of the Owner's design team as opposed to a regulatory review agency.





6.1 Overview of Design Review Process

Improvement plans will be carefully reviewed by the EDRC to ensure that the proposed design is compatible with the design intent at Escondido. This Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape Improvements (including pools, driveways and/or culverts); and
- Construction of, or additions to, fences or enclosure structures.

The EDRC evaluates all development proposals on the basis of these Design Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the EDRC. Other Guidelines, such as Building Height or setbacks, are more definitive, or absolute, design parameters and in many cases parallel County and building code requirements or project approval documents. It is the intention of this Design Review Process that all Improvements comply with these absolute standards. In the event of a conflict between these Guidelines and any local, state or federal building or zoning code or project approval documents, the local, state, or federal building or zoning code or project approval documents shall govern.

Escondido's Design Review Process takes place in four steps:

1. Pre-Design Conference & Concept Design
2. Preliminary Design Review
3. Final Design Review
4. Construction Monitoring

Any Improvement as described above will require and be preceded by the submission of plans and specifications describing the proposed Improvements accompanied by an application fee.

The Owner shall retain competent assistance from a licensed Architect, Civil Engineer, Landscape Architect, Soils Engineer and a licensed and bonded Contractor (Consultants) as appropriate. The Owner and Consultant(s) shall carefully review the CC&R's and these Design Guidelines prior to commencing with the Design Review Process.

Having secured Preliminary Design approval from the EDRC, the Owner is also required to meet all the submittal and approval requirements of the Llano County Planning and Building Department to obtain design approvals or any other discretionary permits and a building permit.

The Owner is to commence construction within one year of the Final Design approval.

6.2 Pre-Design Conference & Concept Design

6.2.1 Pre-Design Conference

Prior to the preparation of any materials for formal EDRC review, the Owner and the Consultant(s) are required to meet with representatives of the EDRC for a Pre-Design Conference. An explanatory Pre-Design Conference package that includes a current copy of the Design Guidelines, the Lot Summary and a conference request form is available from the EDRC Office. The purpose of this meeting will be for the EDRC to answer any questions the Owners and/or Consultant(s) may have and to offer guidance on the following subjects:

- The particular characteristics and restrictions on the Lot, to be provided by the EDRC;
- Optimal orientation of buildings and outdoor spaces;
- Additional survey information requirements;
- Preliminary building and site development program ideas and requirements;
- Clarification and review of Design Guideline objectives;
- The requirements, fees, and schedule of the Design Review Process.

6.2.2 Concept Design:

After or during the Pre-Design Conference, the Applicant shall submit to the EDRC a written application and appropriate fee for Concept Design Review together with the Concept Design Review submission materials as described below:

1. Concept Design Review Application Form (Sample in Appendix).
2. Design Review Application Fee (see Section 6.14).
3. Schematic Site Plan: (1"=20', 16' or 8') indicating property lines and Lot Diagram areas, building location/footprint; driveways, existing trees to be retained and/or removed, pools, water features and other major hardscape elements and basic grading concepts.
4. Schematic Floor Plan: (1"=20', 16', or 8') showing general room layout and circulation. This may be combined with the Schematic Site Plan.
5. Schematic Elevations: (1"=16' or 8') of the street and golf sides of the building showing general massing, roof forms, building height and materials.

The purpose of this submittal is to confirm that the design professionals are headed in the right direction, are correctly interpreting the Guidelines and that the Owner's program can be accommodated on the Lot. This submittal may be combined with the Pre-Design Conference.

6. Appropriate historic photo/imagery of major architectural building elements. These shall include roof eaves and rakes, gable end vents, recesses, windows and doors with trim and surrounds, garage doors, shutters, chimney caps, balconies and railings, columns and significant other design elements. Images shall be on 8-1/2" x 11" size sheets. These images shall be identified and keyed to building elevations. Indicate the source, title of book or magazine, author and date, and a description of each photo/image.

6.3 Preliminary Design Review

After the Pre-Design Conference and Concept Design, the Owner shall submit a written application for Preliminary Design Review together with Preliminary Design Review submission materials, described in Section 6.3.1 below.

6.3.1 Preliminary Design Review Submission Materials

Within this step, the Applicant shall prepare and submit to the EDRC for review and approval a Preliminary Design Review package which shall adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. All architectural plans are to be prepared by a licensed Architect. All landscape architectural plans are to be prepared by a licensed Landscape Architect. The package shall include two full-size sets and four sets of 11" x 17" reductions of the following drawings and/or materials:

1. Preliminary Design Review Application Form (Sample in Appendix)
2. Location Map - indicating location of Parcel within Escondido.
3. Parcel Survey - a property survey (minimum scale: 1" = 20') prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, utilities, 100-year flood plain, one-foot contours, any significant natural features such as existing trees, or any significant drainages as applicable. See Appendix E- Lot Survey Requirements.
4. Site Plan - 1"=20' minimum, showing existing topography and proposed grading and drainage (1-foot contour interval), existing off-site elements (buildings, walls, etc.) within 20-feet of the property boundary, building footprint with finished floor grades, setbacks, Building Envelope and other zones as indicated within these guidelines, existing trees to be retained and/or removed, driveway, parking area, turnarounds, drainage, fences/walls, roofs, patios, decks, pools, and any other site amenities.

5. Preliminary Floor and Roof Plans - minimum 1/8" = 1'-0", including all proposed uses, proposed walls, door and window locations and location of mechanical and electrical systems.
6. Preliminary Elevations - minimum 1/8" = 1'-0", including roof heights, existing and finish grades, building heights and notation of exterior materials. Two sets of elevations, one set shall be rendered in color.
7. Site Sections - minimum scale 1" = 20', showing proposed buildings, building heights, elevations and existing and finished grades in relation to surrounding site, including adjacent Residences and Roads as may be required by the EDRC.
8. Conceptual Landscape Plan - a conceptual plan at 1" = 20' minimum, showing irrigated areas, areas of planting, turf areas, preliminary plant list, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, water features, pools, patios, decks, and any other significant design elements. This may be combined with the Site Plan.
9. Grading, Drainage and Erosion Control Plans - 1" = 20' minimum. Indicate location of silt fencing and driveway base rock. Site plan shall include twenty feet beyond Homeowner's property line in order to depict relationship to adjacent Lots and Common Areas.
10. Each application shall include a Tree Protection and Removal Plan to be implemented during construction.

The plan shall be prepared by a Texas licensed Landscape Architect to assess impacts to trees, recommend mitigation to reduce impacts to a less than significant level and identify construction guidelines to be followed through all phases of a construction project.

Tree Protection and Removal Plan Requirements:

 - Minimum scale of 1/8" = 1'-0".
 - Species identification.
 - Trunk center point for each tree over 6" when measured forty-eight inches above the natural grade.
 - Trunk diameter measured forty-eight inches above the natural grade.
 - Outline of drip lines (the outer reach of branches) for each tree over 6" when measured forty-eight inches above the natural grade.
 - Existing and known proposed utilities.
 - Retaining walls and grade changes; barriers of either a temporary or permanent nature.
 - Surface and subsurface drainage systems.
 - Access points for construction traffic
 - Proposed locations of tree protection fencing.
 - Identification of trees proposed for removal.
11. Color Rendering or Computer Model - minimum scale 1" = 20', illustrating the relationship between proposed building forms and topography, tree heights and prevailing site conditions. This need not be an expensively detailed model, but simply adequate to communicate basic three-dimensional massing concepts.
12. Material Samples - on 8-1/2" x 11" or 11" x 17" boards showing:
 - Roof material and color;
 - Wall material and color;
 - Exterior trim material and color;
 - Stone/rock materials;
 - Window/door materials and color;
 - Fence/wall materials and color;
 - Paving materials and color.

6.3.2 Staking

The Owner may be required to stake the location of corners of the proposed buildings and all other major Improvements upon submittal of Preliminary Design Review documents. In some instances, the EDRC may require that ridgeline flagging be erected to indicate proposed Building Heights.

6.3.3 Preliminary Design Review Meeting

Upon receipt of the required documents and staking of the property (if required), the EDRC will notify the Owner of the scheduled meeting date to review the Preliminary Design documents. The EDRC will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s) (if present) and subsequently provide the Owner with the conclusions of the meeting in writing. The EDRC has 45 days to approve or respond in writing regarding any issues needing resolution by the Owner.

The comments of the EDRC on the Preliminary Design submittal shall be advisory only, and shall not be binding upon either the Owner or the EDRC. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the EDRC a minimum of five working days prior to the next regularly scheduled meeting.

6.4 Final Design Review

Within one year of Preliminary Design Review approval the Owner shall initiate Final Design Review by submitting required Final Design documents. Required Final Design documents and procedures are described in Section 6.4.1 below.

6.4.1 Final Design Review Submission Materials

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the EDRC. Final Design documents shall generally conform to the approved Preliminary Design Review documents. All architectural plans are to be prepared by a licensed Architect. All landscape architectural plans are to be prepared by a licensed Landscape Architect. The Final Design Review Documents shall be Construction Document level drawings. Submit two sets full size and four sets of 11"x17" reductions of final plans that include the following:

1. Final Design Review Application Form
2. Site Plan - 1" = 20' minimum, showing existing topography and proposed grading (1-foot contour interval), building footprint with finished floor grades, Building Envelope and other zones as indicated within these guidelines existing trees to be retained and/or removed, driveway, parking area, turnarounds, fences/walls, patios, decks, utility connections and pad locations, pools and any other site amenities. Site plan shall include twenty feet beyond Homeowner's property line in order to depict relationship to adjacent Lots and Common Areas.
3. Grading, Drainage and Erosion Control Plans - 1" = 20' minimum, showing existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods. Site plan shall include twenty feet beyond Homeowner's property line in order to depict relationship to adjacent Lots and Common Areas.

4. Floor and Roof Plans - 1/4"=1'-0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Provide floor plans of all Accessory Structures.
5. Elevations - 1/4"=1'-0", illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, exterior hardware schedule, etc.) and locate all exterior lighting fixtures, and provide an exterior lighting schedule with cut sheets. Indicate proposed Building Height. Provide one set of colored elevations.
6. Sections - 1" = 20' minimum, indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building, the exterior details of the house, and the building's relationship to the site.
7. Landscape Plans - 1/8"=1'-0" minimum, including a planting plan, existing trees to be retained and/or removed, layout plan, irrigation plan, lighting plan, lighting schedule and cut sheets, and any site details including retaining walls, landscape structures, pools, patios, fences and or gates. Call out all hardscape materials.
8. Sample Board - on 11" x 17" boards as needed:
 - Roof material and color.
 - Wall materials and colors.
 - Exterior trim material and color.
 - Window material and color.
 - Exterior door material and color.
 - Stone/rock materials.
 - Fence/wall materials.
 - Exterior rails and paving materials.

The EDRC will review and comment on the sample board at the Final Design Review. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in sizes / context that will allow a clear understanding of the final product. Regardless of previous approvals, the EDRC reserves the right to require changes to the field mock-ups if they do not meet the objectives of the Design Guidelines. See section 7.18 for a description of required material mock-ups.

9. Construction Schedule - include start and completion dates for both building and landscape construction. All construction shall be started within one year of Final Design approval and shall be completed within 24 months from start of construction.

6.4.2 Final Design Review Meeting

Upon receipt of the required documents, the EDRC will notify the Owner of the scheduled meeting date to review the Final Design documents. In some instances, the EDRC may request a final staking of the location of all corners of proposed buildings if the Final Design documents vary substantially from approved Preliminary Design documents.

Attendance at the meeting by the Owner and/or Consultant(s) is not mandatory. The EDRC will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s) (if present), and subsequently provide the Owner with an approval (see Section 6.4.3 below) or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the EDRC a minimum of five working days prior to the next regularly scheduled meeting.

6.4.3 Final Design Approval

The EDRC will issue Final Design approval in writing within seven working days of a vote for approval at a Final Design Review meeting. If the decision of the EDRC is to disapprove the proposal, the EDRC shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the EDRC.

6.5 Resubmittal of Plans

In the event that final submittals are not approved by the EDRC, the Owner will follow the same procedures for a resubmission as for original submittals. An additional Design Review fee must accompany each resubmission as required by the EDRC.

6.6 Llano County Approvals and Other Agencies

The Owner shall apply for all applicable building permits from the Llano County Planning and Building Department and any other governing agencies after receiving Final Design approval from the EDRC. The owner may elect to submit plans to the required agencies prior to receiving final EDRC approval, but the EDRC will not be responsible for any revisions that may be required to County submitted plans as a result of their review and approval. Any adjustments to EDRC-approved plans required by County review must be resubmitted to the EDRC for review and approval prior to commencing construction. The issuance of any approvals by the EDRC implies no corresponding compliance with the legally required demands of other agencies.

6.7 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved Final Design documents must be submitted in writing to the EDRC for review and approval prior to making changes.

6.8 Work in Progress Observations

During construction, the EDRC will check construction to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, the EDRC will issue a Notice to Comply.

6.9 Notice to Comply

When, as a result of a construction observation, the EDRC finds changes and/or alterations that have not been approved, the EDRC will issue a Notice to Comply within three working days of the observation. The EDRC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

6.10 Notice of Completion

The Owner will provide the EDRC with a Notice of Completion of any Improvement(s) given Final Design approval by the EDRC. The EDRC will make a final inspection of the property within seven working days of notification. The EDRC will issue in writing a Notice of Completion within seven working days of observation. If it is found that the work was not done in compliance with the approved Final Design documents, the EDRC will issue a Notice to Comply within three working days of observation.

6.11 Right of Waiver

The EDRC recognizes that each Parcel has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the EDRC has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the EDRC, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the EDRC approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining Parcels or the Community of Escondido as a whole. Approval of any deviation from the Design Guidelines shall not set a precedent for other applicants to seek a similar deviation.

The EDRC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.

6.12 Non-Liability

Neither the EDRC nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

6.13 Design Review Schedule

The EDRC will make every reasonable effort to comply with the time schedule for Design Review. However, the EDRC will not be liable for delays that are caused by circumstances beyond their control. The EDRC will provide Design Review according to the following schedule:

1. Pre-Design Conference & Concept Design Review
 - Meeting to be scheduled within 14 working days of receipt of Pre-Design Conference request form.
2. Preliminary Design Review
 - Application documents to be submitted 14 working days prior to the next scheduled EDRC meeting.
 - Written comments from EDRC meeting provided to Owner within 45 working days.
 - A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the EDRC a minimum of five working days prior to the next regularly scheduled meeting.



3. Final Design Review

- Application documents to be submitted 14 working days prior to the next scheduled EDRC meeting, and within one year of Preliminary Design approval.
- Written comments from EDRC meeting and/or written notice of Final Design approval provided to Owner within seven working days.
- A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the EDRC a minimum of five working days prior to the next regularly scheduled meeting.

4. Building Permits

- Owner applies to Llano County for all applicable building and use permits.

5. Construction Observations

- Site observation with the Builder prior to any site disturbance, and within seven working days of receipt of written request.
- Framing observation within seven working days of receipt of written request.
- Final observation within seven working days of receipt of written request and prior to request for a Certificate of Occupancy from Llano County.
- Notice of Completion issued within seven working days of observation.

6.14 Application Fees

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines establish a total fee of \$1,500 payable upon submittal of the application for the Pre-Design Conference or Preliminary Design Review. Combined lots will be subject to a fee of \$3,500.

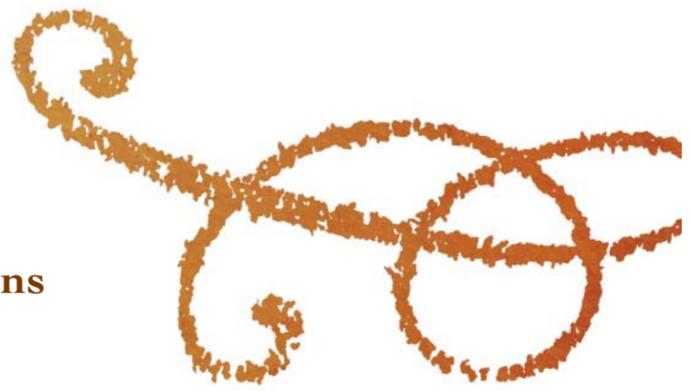
Fees for resubmission shall be established by the EDRC on a case-by-case basis. This fee is subject to revision annually.

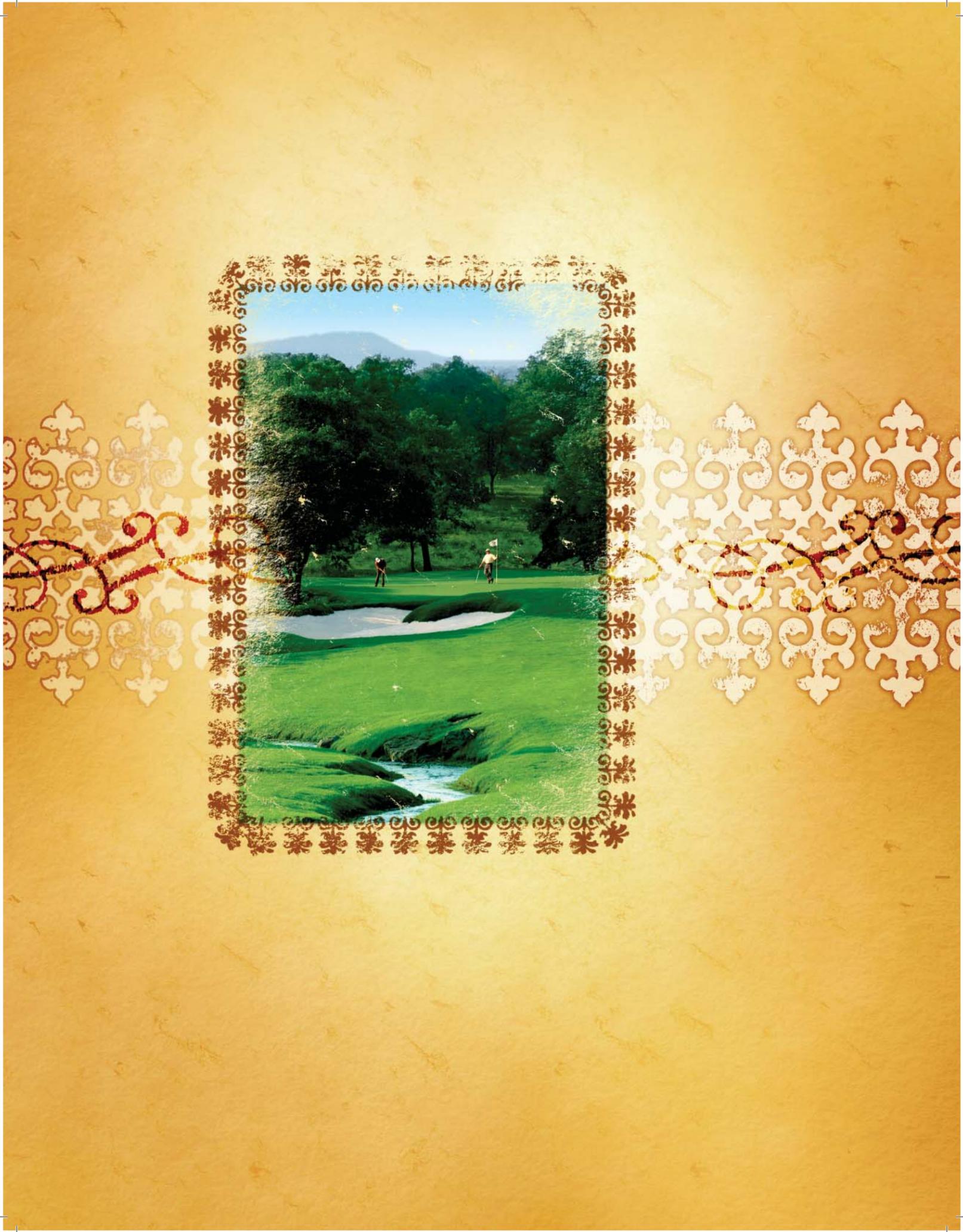
6.15 Application Format

An application and information package is available from the EDRC for each submission. Each submission must be accompanied by the required information, as specified in the application package instructions and these Guidelines, in order to be scheduled for review. Incomplete submissions will not be reviewed and may be returned to the applicant for resubmission.

Chapter 7

Construction and Builder Regulations





7.1 Pre-Construction Conference

Prior to commencing construction, the Builder must meet with an authorized representative of the EDRC to review the approved Final Plans, the Construction Area Plan, the Construction Regulations, and to coordinate scheduling and construction activities with the EDRC. At this meeting, the Builder or Owner must bring a copy of the Building Permit issued and any related use permit from any other authorities processing jurisdiction over the Lot.

7.2 Construction Area and Fencing Requirements

Construction Area:

Prior to the commencement of any Construction Activity the Builder will provide the EDRC, for its approval, with a detailed plan of the proposed Construction Area showing the area in which all Construction Activities will be confined and how the remaining portions of the Lot will be protected.

This Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, fire fighting equipment, utility trenching, and limits of Excavation and erosion control.

Fencing Requirements:

The Plan shall identify the area to be fenced with chain link with shade screen fencing or similar methods for the protection of existing landscaped areas, to screen construction activities and to control dust. Such fence or screening material shall be maintained in good condition during the course of construction of the Residence and related Improvements. One entrance into the fenced enclosure shall be located at the driveway entry.

In no case shall the fenced construction area be located outside the Building Envelope boundary. All construction activity (with the exception of driveways, utility installation and minor grading/drainage work) must take place inside the Building Envelope.

Care must be taken to avoid, or if unavoidable, minimize the visual impact of the Construction Area on neighboring Lots, Common Areas, the golf course and Roads.

Prior to construction, all golf course planting, side yard planting and streetscape elements will be photographed by EDRC to record existing site features.

7.3 Construction Deposit

After the EDRC approves an Owner's proposed Construction Area Plan as described in Section 7.2, and prior to commencing any Construction Activity, a Construction Deposit shall be delivered to the EDRC, on behalf of the Association, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans. This Construction Deposit shall be a cash deposit.

The amount of the Construction Deposit shall be \$10,000 per Lot or \$15,000 for a combined Lot, or such greater amount as determined by the EDRC for all Lots within Escondido. This amount may be adjusted annually by the EDRC.

The EDRC may use, apply or retain any part of the Construction Deposit to the extent required to reimburse the EDRC for any cost that the EDRC may incur on behalf of the project's Construction Activity. Any monies shall be reimbursed to the EDRC for any fees incurred by the EDRC to restore the Construction Deposit to its original amount. Construction Activity shall be halted until the Construction Deposit is brought up to the original amount.

The EDRC shall return the Construction Deposit to the Owner within 15 working days after the issuance of a Notice of Completion from the EDRC. Damage or removal of any trees not in accordance with approved plans or procedures as described in these guidelines may result in forfeiture of all or part of the Construction Deposit.

7.4 Access to Construction Area

Escondido requires all Builders to comply with the following:

1. Restrict access to the Construction Area only through the Escondido construction gate.
2. Identify all vehicles entering Escondido with the Builder's name and job site.
3. Enforce hours of access, speed limit and route of travel on the Escondido road system as specified by the EDRC.
4. Limit access to the Construction Area only on designated routes as specified by the EDRC.
5. Consolidate all deliveries of materials and equipment to the extent feasible.
6. Acquire transponders per the club's requirements at their own expense, if applicable.

7.5 Vehicles and Parking Areas

Only vehicles, equipment and machinery that are essential to any Construction Activity may park within the Construction Area or such other specific area designated by the EDRC, so as to minimize potential damage to existing vegetation, utilities, landscape, or other Improvements.

7.6 Storage of Materials and Equipment

All construction materials, equipment and vehicles will be stored within the fenced boundary of the EDRC-approved Construction Area. Equipment and machinery will be stored on-site only while needed.

7.7 Construction Activity Times

The time of construction will be limited to:

Monday - Friday
6:00am - 6:00pm

Saturday
8:00am - 5:00pm

No construction operations may occur on Sundays, New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day or as may be prohibited by local ordinance. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the EDRC. No personnel are to remain at the Construction Site after working hours.

7.8 Construction Trailers and/or Temporary Structures

Any Owner or Builder who desires to bring a construction trailer or the like to Escondido must obtain written approval from the EDRC. The EDRC will work closely with the Owner and/or Builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent Parcel Owners. All such facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy. It is required that construction trailers be painted colors that will not stand out in the landscape. The suggested colors are:

- Body and/or Trim: *Benjamin Moore – Great Barrington Green.*

Temporary living quarters for the Owner, Builder or their employees on the Lot will not be permitted.

7.9 Sanitary Facilities

Sanitary facilities must be provided for construction personnel on-site in a location approved by the EDRC. The facility must be screened from view from adjacent Residences and Roads, maintained regularly, and be a dark green color.

7.10 Debris and Trash Removal

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Contractors are prohibited from dumping, burying or burning trash anywhere on the Lot or in Escondido except in areas, if any, expressly designated by the EDRC. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from Roads, open spaces and driveways or other portions of Escondido.

Any clean up costs incurred by the EDRC or the Association in enforcing these requirements will be taken out of the Builder's Deposit or billed to the Owner as needed.

7.11 Erosion Control

To control erosion on construction sites, temporary silt fencing shall be installed to intercept sediment from runoff. It shall be installed along the perimeter of the site, along streams and drainage ways, below the toe of exposed and erodible slopes, down slope of exposed soil areas, and around temporary soil stockpiles. Silt fencing shall be constructed along a level contour to prevent rills and gullies. The last six feet of fencing shall be turned upslope in a "J" or "L" shape to allow for ponding. The lower third portion of the fencing shall be buried to prevent undercutting. Sediment must be removed when accumulations reach 1/3 of the above-grade height of the fence.

Additionally, temporary aggregate base course rock shall be placed on driveways and construction vehicle access routes until time for paving.

7.12 Tree Protection

Fenced enclosures shall be erected around trees to be protected to achieve three primary functions, 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the tree protection zone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

All trees to be preserved shall be protected with a six foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet and no more than 10-feet. Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the tree protection zone. Work in the tree protection zone requires approval by the project arborist. The proposed location of the tree protection fencing shall be indicated on the Tree Protection and Removal plan and located a minimum of 8' from the trunk.

A sign shall be prominently displayed on each fence at 20-foot intervals. The sign shall be a minimum 8.5-inches x 11-inches and clearly state: "Tree Protection Zone - This fence shall not be removed".

7.13 Hazardous Waste Management

In order to be able to respond and monitor hazardous material use and/or spills, the Contractor shall comply with the following criteria listed below:

- The Contractor shall provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.
- Absorbent sheets will be used for spill prevention and clean up. Several boxes shall be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
- A reportable spill is defined as a spill of one or more gallons and a significant spill is defined as more than ten gallons.
- The Contractor shall maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on site.
- Before a hazardous material is stored, the Contractor shall check to ensure that:
 - The material is stored in an approved container;
 - The container is tightly closed;
 - The container has the proper warning label; and
 - The container is inspected for leaks.

7.14 Excavation, Grading and Jurisdictional drainage area protection

During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. Grading operations may be suspended by EDRC during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the site restoration/landscaping plans.

7.15 Foundations

The Owner is encouraged to seek the assistance of a licensed Soil Engineer to examine and test soil conditions on her/his Lot prior to undertaking any design or construction. Declarant makes no representations or warranties, expressed or implied, as to the soil conditions.

- The Owner and the Owner's Architect, Engineer and Contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any Lot for construction of the intended Improvement.

7.16 Lot Survey

Prior to commencement of design, it is the responsibility of the buyer to obtain a survey by a Surveyor licensed in the State of Texas to confirm existing grades, natural features and any other features or Lot attributes that would affect the design of any Lot Improvement. See Appendix E- Lot Survey Requirements.

7.17 Construction Schedule

All Improvements commenced on a Lot shall be completed within 24 months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the EDRC. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 24-month period, the Association may impose a fine of not less than \$100.00 per day (or such other reasonable amount as the Association may set) to be charged against the Owner of the Lot until construction is resumed or the Improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Board that such abandonment is for circumstances beyond the Owner's control.

7.18 Damage Repair and Restoration / On-Site Mock-Up

Damage and scarring to other property, including open space, adjacent Parcels, Roads, Driveways, Irrigation and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Parcel.

1. To the Owner's satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established; and,
2. Pay any fines imposed by the Llano County or other governmental agencies.

7.19 Project Completion and Close-out

Upon completion of construction, each Owner and Builder will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the EDRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the EDRC or the Association, will be taken out of the Builder's Deposit or Tree Protection Deposit or billed to the Owner.

7.20 Construction Observations

In addition to the building inspections required by the Llano County, the following construction observations must be scheduled with the EDRC:

1. Site Observation - This observation includes review of staking of the Construction Area including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. An on-site mock-up for color and materials shall be constructed for approval by the EDRC. A full-scale mock-up (minimum 4-feet by 8-feet) shall be constructed which accurately conveys all proposed exterior materials, colors, and detailing, including window, overhang, cornice, corner and trim details and/or details, roof section, of areas where one material changes to another. This observation must be approved by the EDRC prior to the framing observation.
2. Framing Observation - This observation must be done prior to enclosure of exterior walls and roof. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in sizes / context that will allow a clear understanding of the final product.
3. Final Observation - This observation must be done prior to the Certificate of Occupancy issued by the Llano County and may be scheduled when all Improvements, including all structures, landscaping and grading, have been completed.

7.21 Construction Signs

Temporary construction signage will be limited to one sign per Homesite. The sign shall not exceed six square feet of total area, and shall be located within ten-feet of the Construction Site entrance. All construction signs must be conform to the specification herein. Construction signs must be reviewed and approved by the EDRC prior to installation. Layout for the sign must be submitted to the EDRC ten working days prior to a regularly scheduled meeting. The contractor shall contact the EDRC prior to sign fabrication to confirm the required sign type.

7.22 No Pets

Construction personnel are prohibited from bringing pets, particularly dogs, into Escondido.

7.23 Security

Security precautions at the Construction Site may include temporary fencing approved by the EDRC. Security lights, audible alarms and guard animals will not be permitted.

7.24 Noise

Builder will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors, golf and wildlife.

7.25 No Firearms

No firearms are allowed in Escondido.

7.26 Alcohol/Drugs

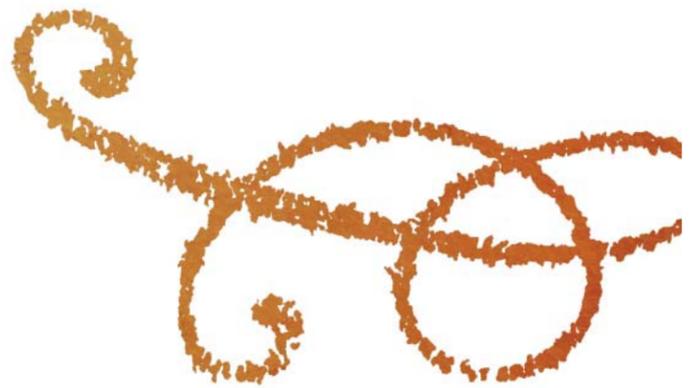
No alcohol or illegal drugs are allowed on Escondido property at anytime.

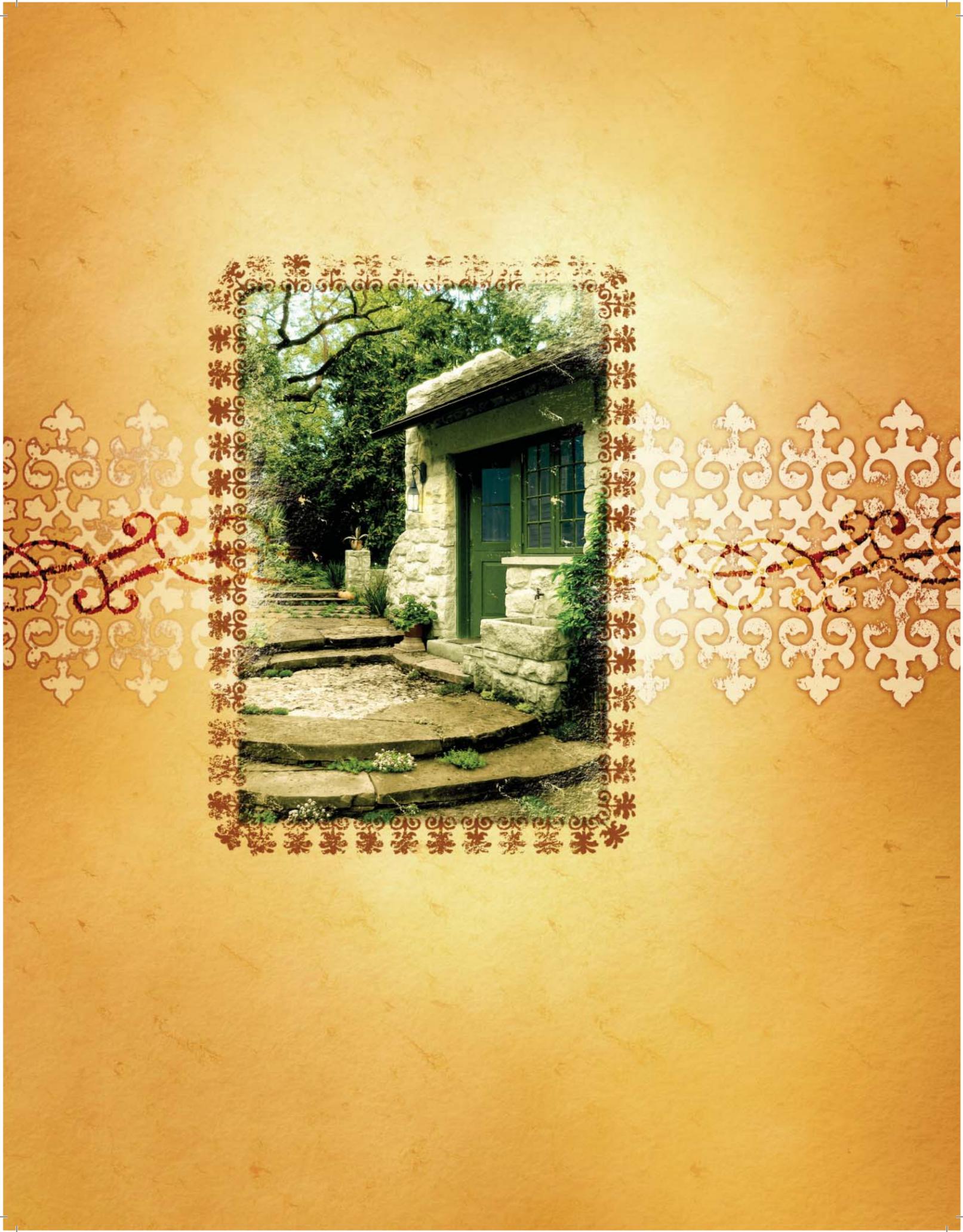
7.27 Construction Personnel Conduct

Offensive, loud or unmannerly behavior exhibited by the Builder, its employees or subcontractors is not allowed and will not be tolerated. Builder shall be responsible for the behavior of his employees and subcontractors. Construction personnel shall wear shirts at all times when working within Escondido.

Appendices

- A. Definitions
- B. Approved Plant List
- C. Prohibited Plant List
- D. Governing Regulations
- E. Lot Survey Requirements
- F. Tree Removal
- G. EDRC Applications and Forms





APPENDIX A

DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when used in these Design Guidelines shall have the following meanings:

Accessory Structure: Any structure detached from the main Residence a minimum of ten feet.

Architect: A person licensed to practice architecture or landscape architecture in the State of Texas.

Association: The Escondido Community Association, Inc., the members of which shall be the Owners of Parcels within Escondido, their successors and assigns.

Board: The term "Board" shall mean the Board of Directors of the Association, its governing body.

Builder: A person or entity engaged by an Owner for the purpose of constructing any Improvement within Escondido. The Builder and Owner may be the same person or entity.

Builder's Deposit: The deposit that is required to be delivered to the EDRC prior to commencing a Construction Activity.

Building Coverage: The total area of a Lot covered by building(s). Measured from outside of all exterior walls at ground level, it includes all exterior stairways, covered parking and outdoor rooms. It does not include roof overhangs, uncovered walkways, terrace or pool areas, and above-grade decks.

Building Envelope: That portion of any Parcel designated as a Homesite, or Building Envelope described within these guidelines, and within which the construction of buildings, accessory and appurtenant structures and/or all Improvements are located.

Building Height: The maximum Building Height shall be established by a plane measured vertically above existing or proposed grade; as the natural and/or proposed grade rises, the maximum height will rise accordingly. The overall height shall be measured from the highest parapet or roof ridge to the existing natural or proposed grade adjacent to the building exterior directly below.

Common Areas: All real property (and the Improvements or amenities thereon) that may from time to time be owned or leased by the Association or otherwise held by the Association for the common use and enjoyment of the Owners. The Common Areas include, but are not limited to, any Private Roads. The Common Areas do not include the Golf Club Facilities.

Construction Activity: Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

Construction Site: A site upon which Construction Activity takes place.

Construction Vehicle: Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Declarant: Escondido

Design Guidelines: The architectural, design and construction regulations, restrictions and review procedures adopted and enforced by the EDRC as set forth in this document and as amended from time to time by the EDRC.

Design Review Committee (EDRC): The EDRC appointed by the Declarant or Escondido Association Board as provided in the CC&R's to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Escondido.

Excavation: Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching that results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

Fill: Any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.

Final Map: The recorded final Subdivision map or Parcel map for any portion of Escondido.

Floor Area: The sum of all horizontal floor areas of a building measured from the outside of all exterior walls.

Homesite: The term Homesite shall refer to the individual site plans for each Parcel provided to the Owner by the EDRC at the commencement of the Design Review Process. Each Homesite specifies setbacks and any special restrictions pertinent to the Parcel's development as recorded with Llano County, together with any additional factors that the EDRC may consider to be pertinent.

Homeowner: See definition for Owner.

Improvement: See Definition contained in the CC & R's.

Lot: The term "Lot" means that parcel of land, described in the purchaser's purchase contract, on which the purchaser intends to construct Improvements.

Maximum Floor Area: The Maximum Floor Area to be built on a Lot with Floor Area defined above.

Minimum Floor Area: Minimum Floor Area shall be 2,500 square feet (floor area is defined as in Floor Area, above).

Natural Area: The Natural Area is that portion of the Lot that lies outside the Building Envelope and must remain a natural Hill Country landscape in accordance with these Guidelines.

Outdoor Room: An outdoor, covered living or lounge area attached to the Residence or guest unit that is open on a minimum of two sides. The open sides of Outdoor Rooms are not enclosed with screens or sliding doors of any kind.

Owner: See definition contained in the Escondido CC & R's.

Parcel: The term "Parcel" shall be those parcels of land, together with any appurtenances, subdivided by Declarant pursuant to the Llano County subdivision approval for the Escondido Property.

Residence: The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a Parcel, and any Improvements constructed in connection therewith.

Story: That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered as an additional Story for each 18 feet or fraction thereof. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a Story.

Visual Building Mass: The mass shall have a minimum depth and width of at least twenty (20) feet, be a minimum of five hundred (500) square feet in area, and be offset by at least two (2) feet horizontally and three (3) feet vertically.

APPENDIX B

APPROVED PLANT LIST

Following is a partial list of plant material that will, with common horticultural practices, grow in the Hill Country region of Escondido. There are other plant materials that can be planted in this region with success. Consulting with a local Landscape Architect that specializes in Xeriscape and native plant materials, will expand this list.

In addition to this list, other plants meeting Xeriscape definitions with Hill County character may be substituted for review by the EDRC. Plants denoted with an asterisk* are known to be deer resistant. However, no plants are guaranteed to be deer proof due to drought, varying site locations and other unpredictable variables. The EDRC welcomes any information concerning site specific plantings at Escondido.

TREES

SHADE TREES

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Drummond Red Maple	<i>Acer rubrum var. drummondii</i>	•	•
Bumelia	<i>Bumelia celastrina</i>	•	
Pecan	<i>Carya illinoensis</i>	•	•
Hackberry, Sugar Hackberry	<i>Celtis laevigata</i>	•	
Arizona Cypress	<i>Cupressus arizonica</i>	•	
Texas Ash	<i>Fraxinum texensis</i>	•	•
Walnut	<i>Juglans nigra</i>	•	•
Sycamore*	<i>Platanus occidentalis</i>	•	•
Cottonwood (seedless)*	<i>Populus deltoides</i>	•	•
Escarpment Black Cherry	<i>Prunus serotina</i>	•	•
Bur Oak	<i>Quercus macrocarpa</i>	•	•
Chinquapin Oak	<i>Quercus muehlenbergii</i>	•	•
Escarpment Live Oak	<i>Quercus fusiformis</i>	•	•
Monterey Oak*	<i>Quercus polymorpha</i>	•	
Shumard Oak	<i>Quercus shumardii</i>	•	•
Texas Red Oak	<i>Quercus texana</i>	•	•
Live Oak	<i>Quercus virginiana</i>	•	•

* Low Land Only

A p p e n d i c e s



COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Soapberry	<i>Sapindus drummondii</i>	•	•
Montezuma Bald Cypress	<i>Taxodium mucronatum</i>	•	•
American Elm	<i>Ulmus americana</i>	•	
Cedar Elm	<i>Ulmus crassifolia</i>	•	•
Laceback Elm	<i>Ulmus parvifolia</i>	•	
Ashe Juniper (Cedar)	<i>Juniperus ashei</i>	•	•
Eastern Red Cedar	<i>Juniperus virginiana</i>	•	•
Bald Cypress*	<i>Taxodium distichum</i>	•	•
Mexican Walnut	<i>Juglans microcarpa</i>	•	•
Lacey Oak	<i>Quercus glaucooides</i>	•	•

ORNAMENTAL TREES

Buckeye, Red Buckeye	<i>Aesculus pavia</i>	•	•
Texas Madrone	<i>Arbutus texana</i>	•	•
Anacacho Orchid Tree	<i>Bauhinia congesta</i>	•	
Redbud	<i>Cercis canadensis</i>	•	•
Texas Redbud	<i>Cercis canadensis var. texensis</i>	•	•
Desert Willow	<i>Chilopsis linearis</i>	•	
Chitalpa	<i>Chitalpa tashkentensis</i>	•	
Rough Leaf Dogwood	<i>Cornus drummondii</i>	•	
Texas Smoke Tree	<i>Cotinus obovatus</i>	•	•
Texas Black Persimmon	<i>Diospyros texana</i>	•	•
Kidneywood	<i>Eysenhardtia texana</i>	•	•
Possumhaw, Red Haw	<i>Ilex deciduas</i>	•	
Yaupon	<i>Ilex vomitoria</i>	•	•
Crape Myrtle	<i>Lagerstroemia x. hybrida</i>	•	
Goldenball Leadtree	<i>Leucaena retusa</i>	•	
Wax Myrtle	<i>Myrica cerifera</i>	•	

* Low Land Only

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Prickly Pear	<i>Opuntia spp.</i>	•	•
Retama, Jerusalem Thorn	<i>Parkinsonia aculeata</i>	•	
Texas Pistachio	<i>Pistacia texana</i>	•	•
Honey Mesquite	<i>Prosopis glandulosa</i>	•	•
Cherry Laurel	<i>Prunus caroliniana</i>	•	
Mexican Plum	<i>Prunus mexicana</i>	•	•
Pomegranate	<i>Punica granatum</i>	•	
Carolina Buckthorn	<i>Rhamnus caroliniana</i>	•	
Flameleaf Sumac	<i>Rhus lanceolata</i>	•	•
Evergreen Sumac	<i>Rhus virens</i>	•	•
Lady Banksia Rose	<i>Rosa banksiae</i>	•	
Eve's Necklace	<i>Sophora affinis</i>	•	•
Texas Mountain Laurel	<i>Sophora secundiflora</i>	•	•
Mexican Buckeye	<i>Ungnadia speciosa</i>	•	•
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>	•	
Sandankwa Viburnum	<i>Viburnum suspensum</i>	•	

SHRUBS

Glossy Abelia	<i>Abelia grandiflora</i>	•	
Agave	<i>Agave americana</i>	•	
Indgiobush	<i>Amorpha fruticosa</i>	•	
Flame Acanthus	<i>Anisacanthus quadrifidus var. wrightii</i>	•	
Japanese Barberry	<i>Berberis thunbergii 'Atropurpurea'</i>	•	
Agarita	<i>Berberis trifoliolata</i>	•	•
Butterfly Bush	<i>Buddleja davidii</i>	•	•
Wooly Butterfly Bush	<i>Buddleja marrubiiifolia</i>	•	•
American Beautybush, French Mulberry	<i>Callicarpa americana</i>	•	•

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Flowering Senna	<i>Cassia corymbosa</i>	•	
Cotoneaster	<i>Cotoneaster sp.</i>	•	
Sotol	<i>Dasyliirion texanum</i>	•	•
Black Dalea	<i>Dalea frutescens</i>	•	
Eleagnus	<i>Eleagnus pungens</i>	•	
Coral Bean	<i>Erythrina herbacea</i>	•	
Shrubby Boneset	<i>Ageratina havanensis</i>	•	•
Mexican Silktassle	<i>Garrya ovata</i>	•	
Red Yucca	<i>Hesperaloe parviflora</i>	•	•
Burford Holly	<i>Ilex cornuta 'Burfordii'</i>	•	
Dwarf Chinese Holly	<i>Ilex cornuta 'Rotunda'</i>	•	
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	•	
Primrose Jasmine	<i>Jasminum mesnyi</i>	•	
Texas Lantana	<i>Lantana horrida</i>	•	•
Cenizo, Texas Sage	<i>Leucophyllum frutescens</i>	•	•
Barbados Cherry	<i>Malpighia glabra</i>	•	
Turk's Cap	<i>Malvaviscus arboreus</i>	•	•
Fragrant Mimosa	<i>Mimosa borealis</i>	•	•
Texas Sage, Cenizo	<i>Leucophyllum frutescens</i>	•	•
Nandina	<i>Nandina domestica</i>	•	
Oleander	<i>Nerium oleander</i>	•	
Oregano	<i>Origanum vulgare</i>	•	
Mock Orange	<i>Philadelphus coronarius</i>	•	
Texas Mock Orange	<i>Philadelphus texensis</i>	•	
Belinda's Dream Rose	<i>Rosa 'Belinda's Dream'</i>	•	
Cecile Brunner Rose	<i>Rosa 'Cecile Brunner'</i>	•	
Knock Out Rose	<i>Rosa 'Knock Out'</i>	•	
Livin' Easy Rose	<i>Rosa 'Livin' Easy'</i>	•	

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Marie Daly Rose	<i>Rosa 'Marie Daly'</i>	•	
Martha Gonzales Rose	<i>Rosa 'Martha Gonzales'</i>	•	
Mutabilis Rose	<i>Rosa 'Mutabilis'</i>	•	
Nearly Wild Rose	<i>Rosa 'Nearly Wild'</i>	•	
Old Blush Rose	<i>Rosa 'Old Blush'</i>	•	
Upright Rosemary	<i>Rosmarinus officinalis</i>	•	
Aromatic Sumac, Fragrant Sumac	<i>Rhus aromatica</i>	•	•
Smooth Sumac	<i>Rhus glabra</i>	•	•
Evergreen Sumac	<i>Rhus virens</i>	•	•
Cherokee Rose	<i>Rosa laevigata</i>	•	
Texas Dwarf Palmetto	<i>Sabal minor</i>	•	
Gregg Salvia	<i>Salvia greggii</i>	•	
Mexican Bush Sage	<i>Salvia leucantha</i>	•	
Mountain Sage	<i>Salvia regia</i>	•	
Coralberry	<i>Symphoricarpos orbiculatus</i>	•	
Bush Germander	<i>Teucrium fruticans</i>	•	
Spanish Dagger	<i>Yucca aloifolia</i>	•	•
Narrowleaf Yucca	<i>Yucca angustissima</i>	•	•
Arkansas Yucca	<i>Yucca arkansana</i>	•	
Paleleaf Yucca	<i>Yucca pallida</i>	•	•
Softleaf Yucca	<i>Yucca recurvifolia</i>	•	•
Twistleaf or Curly Leaf Yucca	<i>Yucca rupicola</i>	•	•

GRASSES

Big Bluestem	<i>Andropogon gerardii</i>	•	•
Bushy Bluestem	<i>Andropogon glomeratus</i>	•	•
Purple Threeawn, Purple Threeawn	<i>Aristida purpurea</i>	•	

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Wrights Threeawn, Wrights Threeawn	<i>Aristida wrightii</i>	•	
Sideoats Grama	<i>Bouteloua curtipendula</i>	•	•
Blue Grama	<i>Bouteloua gracilis</i>	•	•
Texas Grama	<i>Bouteloua rigidseta</i>	•	•
Red Grama	<i>Bouteloua trifida</i> Thurb.	•	•
Buffalo Grass	<i>Buchloe dactyloides</i>	•	
Island Sea Oats, Chasmanthium	<i>Chasmanthium latifolium</i>	•	•
Scribners Panicum	<i>Dichanthelium oligosanthes</i>	•	
Plains Lovegrass	<i>Eragrostis intermedia</i>	•	•
Hairy Tridens	<i>Erioneuron pilosum</i>	•	
Curly Mesquite	<i>Hilaria belangeri</i>	•	•
Green Springletop/ Green Sprangletop	<i>Leptochloa dubia</i> (H.B.K.)	•	•
Gulf Muhly	<i>Muhlenbergia capillaris</i>	•	
Bamboo Muhly	<i>Muhlenbergia dumosa</i>	•	•
Lindheimer Muhly	<i>Muhlenbergia lindheimeri</i>	•	•
Big Muhly	<i>Muhlenbergia mexicana</i>	•	•
Seep Muhly	<i>Muhlenbergia reverchonii</i>	•	•
Deer Muhly	<i>Muhlenbergia rigens</i>	•	•
Basket Grass, Sacahuista	<i>Nolina microcarpa</i>	•	•
Switchgrass	<i>Panicum virgatum</i>	•	
Dwarf Fountain Grass	<i>Pennisetum alopecuroides</i>	•	
Little Bluestem	<i>Schizachyrium scoparium</i>	•	•
Burrograss	<i>Scleropogon brevifolius</i>	•	
Plains Nristlegrass	<i>Setaria leucopila</i>	•	•
Indian Grass	<i>Sorghastrum nutans</i>	•	•
Perennial Sand Dropseed	<i>Sporobolus cryptandrus</i>	•	•
Mexican Feathergrass, Wiregrass	<i>Stipa tenuissima</i>	•	
Eastern Gamagrass	<i>Tripsacum dactyloides</i>	•	•

PERENNIALS

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Yarrow	<i>Achillea sp.</i>	•	•
Red Columbine	<i>Aquilegia canadensis</i>	•	•
Yellow Columbine	<i>Aquilegia chrysantha</i>	•	•
Cast Iron Plant	<i>Aspidistra elatior</i>	•	
Wild Blue Aster	<i>Aster grandiflorus</i>	•	•
Fall Aster	<i>Aster oblongifolius</i>	•	
Bulbine	<i>Bulbine frutescens</i>	•	
Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>	•	
Pride of Barbados	<i>Caesalpinia pulcherrima</i>	•	
Winecup	<i>Callirhoe involucrate</i>	•	•
Calylophus, Square Bud Primrose	<i>Calylophus drummondianus</i>	•	
Chile Pequin, Chile Petin	<i>Capsicum annuum</i>	•	•
Damianita	<i>Chrysactinia mexicana</i>	•	
Coreopsis	<i>Coreopsis lanceolata</i>	•	
Plains Coreopsis, Goldenwave	<i>Coreopsis tinctoria</i>	•	
Cuphea 'David Verity'	<i>Cuphea x. 'David Verity'</i>	•	
Blue Larkspur	<i>Delphinium carolinianum</i>	•	•
Bicolor Iris	<i>Dietes bicolor (Morea bicolor)</i>	•	
Purple Coneflower	<i>Echinacea purpurea</i>	•	
Gregg's Mistflower	<i>Eupatorium greggii, Conoclinium greggii</i>	•	
Guara	<i>Guara lindheimeri</i>	•	
Firebush	<i>Hamelia patens</i>	•	
Perennial Hibiscus	<i>Hibiscus moscheutos (hybrids)</i>	•	
Bush Morning Glory	<i>Ipomoea fistulosa</i>	•	
Bearded Iris	<i>Iris germanica</i>	•	
Shrimp Plant	<i>Justicia brandegeana</i>	•	
Mexican Honeysuckle	<i>Justicia spicigera</i>	•	

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Trailing Lantana	<i>Lantana montevidensis</i>	•	
Lantana (hybrid)	<i>Lantana x hybrida</i>	•	
Gayfeather	<i>Liatris mucronata</i>	•	•
Cardinalflower	<i>Lobelia cardinalis</i>	•	•
Blackfoot Daisy	<i>Melampodium leucanthum</i>	•	•
Yellow Evening Primrose	<i>Oenothera missouriensis</i>	•	•
Texas Rock Rose	<i>Pavonia lasiopetala</i>	•	
Rock Penstemon	<i>Penstemon baccharifolius</i>	•	•
Harvard Penstemon	<i>Penstemon harvardii</i>	•	•
Pecos Penstemon	<i>Penstemon spp.</i>	•	•
Gulf Coast Penstemon	<i>Penstemon tenuis</i>	•	
Hill Country Penstemon	<i>Penstemon triflorus</i>	•	•
Russian Sage	<i>Perovskia atriplicifolia</i>	•	
Jerusalem Sage	<i>Phlomis fruticosa</i>	•	
Garden Phlox	<i>Phlox paniculata</i>	•	
Fall Obedient Plant	<i>Physostegia virginiana</i>	•	
Mexican Oregano	<i>Poliomintha longiflora</i>	•	
Plumbago	<i>Plumbago auriculata</i>	•	
Mexican Hat	<i>Ratibida columnaris</i>	•	•
Ruellia (dwarf)	<i>Ruellia brittoniana</i>	•	
Tropical Sage	<i>Salvia coccinea</i>	•	
Englemann Sage	<i>Salvia engelmannii</i>	•	
Mealy Blue Sage	<i>Salvia farinacea</i>	•	
Cherry Sage, Autumn Sage	<i>Salvia greggii</i>	•	
Mexican Bush Sage	<i>Salvia leucantha</i>	•	
Indigo Spires	<i>Salvia 'Indigo Spires'</i>	•	
Lyreleaf Sage	<i>Salvia lyrata</i>	•	
Penstemon Sage, Big Red Sage	<i>Salvia penstemonoides</i>	•	

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Cedar Sage	<i>Salvia roemeriana</i>	•	•
Pink Skullcap	<i>Scutellaria suffrutescens</i>	•	
Skullcap	<i>Scutellaria wrightii</i>	•	•
Lindheimer Senna	<i>Senna lindheimeriana</i>	•	
Blue-eyed Grass	<i>Sisyrinchium spp.</i>	•	
Lamb's Ear	<i>Stachys byzantina</i>	•	
Texas Betony	<i>Stachys coccinea</i>	•	
Copper Canyon Daisy	<i>Tagetes lemmonii</i>	•	
Mexican Mint Marigold	<i>Tagetes lucida</i>	•	
Esperanza, Yellow Bells	<i>Tecoma stans</i>	•	
Hymenoxys, Four Nerve Daisy	<i>Tetaneuris scaposa</i>	•	•
River Fern	<i>Thelypteris kunthii</i>	•	•
Society Garlic	<i>Tulbaghia violacea</i>	•	
Prairie Verbena	<i>Verbena bipinnatifida</i>	•	
Skeletonleaf Goldeneye	<i>Viguiera stenoloba</i>	•	
Zexmenia	<i>Wedelia texana</i> or <i>Zexmenia hispida</i>	•	
Native Mallow (velvet leaf)	<i>Wissadula holosericea</i>	•	•

GROUND COVER

Artemisia	<i>Artemisia 'Powis Castle'</i>	•	
Horseherb	<i>Calyptocarpus vialis</i>	•	
Meadow Sedge	<i>Carex perdentata</i>	•	•
Texas Sedge	<i>Carex texensis</i>	•	
Berkeley Sedge	<i>Carex tumulicola</i>	•	
Leadwort Plumbago	<i>Ceratostigma plumbaginoides</i>	•	
Gregg Dalea	<i>Dalea greggii</i>	•	
Silvery Ponyfoot	<i>Dichondra argentea</i>	•	
Lace Cactus	<i>Echinacerus reichenbachii</i>	•	•

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Liriope	<i>Liriope muscari</i>	•	
Beargrass	<i>Nolina erumpens</i>	•	•
Aztec Grass	<i>Ophiopogon intermedius</i>	•	
Monkey Grass, Mondo Grass	<i>Ophiopogon japonicus</i>	•	
Mountain Pea	<i>Orbexilum sp. (nova)</i>	•	
Oregano	<i>Origanum vulgare</i>	•	
Pavonia	<i>Pavonia lasiopetala</i>	•	
Frogfruit	<i>Phyla incisa</i>	•	•
Pigeonberry	<i>Rivina humilis</i>	•	•
Trailing Rosemary	<i>Rosemarinas officinalis var. prostratus</i>	•	
Reullias, Wild Petunia	<i>Ruellia nudiflora</i>	•	
Santolina, Lavender Cotton	<i>Santolina chamaecyparissus</i>	•	
Sedum, Stonecrop	<i>Sedum sp.</i>	•	
Purple Heart	<i>Setcreasea pallida</i>	•	
Wooly Stemodia	<i>Stemodia lanata (Stemodia tomentosa)</i>	•	
Creeping Germander	<i>Teucrium cossonii</i>	•	
Ferns* Various species endemic to the Hill Country especially	<i>Thelypteris ovata (River Fern)</i>	•	•
Spiderwort	<i>Tradescantia micrantha</i>	•	•

ANNUALS, BIENNIALS AND SHORT-LIVED PERENNIALS

Antelope, Antelope Horns	<i>Asclepias asperula</i>	•	•
Milkweed	<i>Asclepias syriaca</i>	•	•
Indian Paintbrush	<i>Castilleja indivisa</i>	•	•
Mountain Pink	<i>Centaurium beyrichii</i>	•	•
Cosmos	<i>Cosmos bipinnatus</i>	•	•
Texas Bluebell	<i>Eustoma grandiflorum</i>	•	•
Gaillardia (Indian Blanket)	<i>Gaillardia pulchella</i>	•	•

* Low Land Only

COMMON NAME	BOTANICAL NAME	Building Area	Natural Area
Maximilian Sunflower	<i>Helianthus maximiliani</i>	•	•
Scarlet Flax	<i>Linum rubrum</i>	•	•
Bluebonnet	<i>Lupinus texensis</i>	•	•
Lemon Horsemint	<i>Monarda citriodora</i>	•	•
Black-eyed Susan	<i>Rudbeckia hirta</i>	•	•

VINES

Peppervine	<i>Ampelopsis arborea</i>	•	
Coral Vine	<i>Antigonon leptopus</i>	•	
Ratan	<i>Berchemia scandens</i>	•	
Bignonia, Crossvine	<i>Bignonia capreolata</i>	•	
Trumpet Vine	<i>Campsis radicans</i>	•	
Fig Vine	<i>Ficus pumila</i>	•	
Carolina Jessamine	<i>Gelsemium sempervirens</i>	•	
Honeysuckle	<i>Lonicera fragrantissima</i>	•	
Coral Honeysuckle	<i>Lonicera sempervirens</i>	•	
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	•	•
Passion Vine	<i>Passiflora incarnata</i>	•	
Greenbrier	<i>Smilax bona-no</i>	•	
Grape	<i>Vitis spp.</i>	•	

APPENDIX C

PROHIBITED PLANT LIST

The prohibited plant list in Appendix C consists of plants that will not work with the intended landscape design. This list is not intended to include all unacceptable plants. The EDRC reserves the right to reject any plant for any reason deemed necessary to protect the integrity of the landscape design intentions. Even if a plant has been installed elsewhere on the project it does not mean that it will be acceptable everywhere. The general intent is to

use primarily native plant material when possible. While there are always exceptions, due to individual preference or difficult siting, native plants shall be favored in planting design. Specialized or over-themed garden styles shall be avoided along trails and streets. Tall grasses and plants with blue, red, yellow, variegated, grey, or other disquieting foliage colors shall be avoided.

COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME
Tree of Heaven	<i>Ailanthus altissima</i>	Japanese Honeysuckle	<i>Lonicera japonica</i>
Mimosa (non-native)	<i>Albizia julibrissin</i>	Cat's Claw Vine	<i>Macfadyena unguis-cati</i>
Elephant Ear	<i>Alocasia spp., Colocasia spp.</i>	Chinaberry	<i>Melia azedarach</i>
Giant Cane	<i>Arundo donax</i>	White Mulberry	<i>Morus alba</i>
Rescue Grass	<i>Bromus unioloides</i>	Nandina (berrying varieties)	<i>Nandina domestica</i>
Paper Mulberry	<i>Broussonetia papyrifera</i>	Chinese Photinia	<i>Photinia spp.</i>
Pampas Grass	<i>Cortaderia selloana</i>	Running Bamboo	<i>Phyllostachys aurea</i>
Common Bermuda Grass	<i>Cynodon spp.</i>	Chinese Pistache	<i>Pistacia chinensis</i>
Holly Fern	<i>Cyrtomium falcatum</i>	Kudzu	<i>Pueraria lobata</i>
Russian Olive	<i>Elaeagnus angustifolia</i>	Pyracantha	<i>Pyracantha spp.</i>
Chinese Parasol Tree	<i>Firmiana simplex</i>	Chinese Tallow	<i>Sapium sebiferum</i>
English Ivy	<i>Hedera helix</i>	St. Augustine Grass	<i>Stenotaphrum secundatum</i>
Wax Leaf Ligustrum	<i>Ligustrum japonicum</i>	Salt Cedar Tamarisk	<i>Tamarix spp.</i>
Japanese Ligustrum	<i>Ligustrum lucidum</i>	Asian Jasmine	<i>Trachelospermum asiaticum</i>
Common Privet	<i>Ligustrum sinense, Ligustrum vulgare</i>	Vinca	<i>Vinca major & V. minor</i>
		Wisteria	<i>Wisteria sinensis, W. floribunda</i>

APPENDIX D

GOVERNING REGULATIONS

All proposed Improvements shall comply with the following regulations:

- This Guideline document.
- The Declaration of Covenants, Conditions and Restrictions for Escondido.
- All applicable Llano County Ordinances, Regulations and Codes.
- All applicable Local, State and Federal Codes and Regulations.
- Lower Colorado River Authority (LCRA).
- All project approval documents issued by any agency having regulatory jurisdiction over the project.

ADDITIONAL JURISDICTIONAL CODES

In addition to these Design Guidelines, other jurisdictional governances have standards, codes, regulations or other laws which are applicable to development at Escondido. The following is a list of jurisdictional governances that shall be applicable for Property Owner's at Escondido.

Declaration of Covenants, Conditions and Restrictions for Escondido

Lower Colorado River Authority (LCRA)
P.O. Box 220
Austin, Texas 78767-0220
512-473-3231

1. Non-Point Source Pollution (NPS)
2. Highland Lakes Dock Safety Guidelines

Pedernales Electric Cooperative, Inc.
P.O. Box 750
3105 Hwy 281 North
Marble Falls, Texas 78654
1-830-693-5525

Verizon Communications
1-800-483-4000
Marble Falls, Texas

Llano County
103 E. Sandstone
Llano, Texas
1-325-247-3065

Lake LBJ Municipal Utility District
100 Community Drive
Horseshoe Bay, Texas
1-830-598-6773

Encore Gas Company
Horseshoe Bay, Texas
1-830-460-3030

Northland Cable TV
1101 Mission Hill Drive
Marble Falls, Texas
1-830-693-7500

International Residential Building Code
2000 International Energy Conservation Code



APPENDIX E

LOT SURVEY REQUIREMENTS

The following information shall be included in all surveys of individual Homesites at Escondido. These standards will allow for easier review and coordination of the designs within the entire project.

All drawings shall be drawn in AutoCAD R14 or 2000 with the coordinate system and vertical datum conforming to the project engineer's coordinate system, which will be provided at the request of the surveyor. All AutoCAD entities (line types, colors, etc.) to be 'by layer'. All line type scales set at 1. Survey drawn at 1/1 formatted in architectural units. The survey is to be plotted at 1"=20' for review purposes. X-refs shall be placed on individual specific layers (i.e. x-diagram).

The following items shall be shown on separate layers: property boundaries; building envelope and transition areas; easements; all utilities including but not limited to the following:

- Electrical
- Potable water
- Gas
- Fiber Optics / Cable TV lines

Utilities to show, where possible, depth of bury, location and points and sizes of service.

The following site elements are to be shown on the survey:

- Location of existing streams, wetlands, lakes, or ponds. (if applicable)
- Rock outcrops with spot grades at base and high points.
- Existing trees (6" or greater in caliper, measured 12" above grade) with spot grades at trunk. Type of tree to be shown with trunk diameter and approximate height and canopy spread for trees over 12" in caliper measured 12" above grade.
- Existing walls with TW and BW grades, if any.

- Edges of existing pavement.
- Any improvements within 20' of property line.

All Homesites are to show grades drawn with polylines in the following manner - 1' contours and 10' contours shown on separate layers with zero width to polylines.

Other information may be required by the permitting authorities, and it is the lot

surveyor's responsibility to ensure that the survey meets those requirements.

APPENDIX F

TREE REMOVAL

Upon submittal of the Tree Protection and Removal Plan, the Owner shall perform a site walkthrough with the EDRC to confirm trees that need to be removed for the construction of the house and driveway. When construction is complete, a second walkthrough shall be performed to determine which trees, brush, or undergrowth are to be removed or thinned to improve views.

The number of trees allowed to be removed shall be at the discretion of the Design Review Committee.

The determination of which trees may be approved for removal shall be based on the following criteria:

1. The quality of screening from the road, golf course, and adjacent neighbors;
2. The amount which the trees in question would reduce the otherwise allowable building area;
3. The probability of failure which is a function of tree and site conditions such as, but not limited to, structural defects, presence of disease, species history, age or remaining life span, and varying weather conditions. The probability of personal injury or significant property damage as a function of proximity to existing structures and objects of value and interference with utility services;
4. The number, species, size and location of existing trees in the area and the effect of the requested removal upon shade, noise buffers, protection from wind damage, air pollution, historic value, scenic beauty, health, safety and general welfare of the community as a whole;
5. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.

At the discretion of the EDRC, for each tree permitted to be removed the applicant may be required to plant three trees of fifteen-gallon container size, or two trees of twenty-four-inch box container size, or one tree of fifteen-gallon container size and one tree of thirty-six-inch container size. The EDRC may also attach other reasonable conditions to ensure compliance with the intent and purpose of this chapter.

APPENDIX G

EDRC APPLICATIONS AND FORMS

A. DESIGN REVIEW CHECKLIST:

- Buildable half acre limit
- Lot and phase numbers and Owner's name
- Property boundaries with all dimensions and benchmarks, including curb, right of way and north arrow
- Utilities locations including gas, water, electric transformer and meter, cable TV, telephone, sanitary sewer and manholes
- Building setbacks – front, rear and both sides
- Easements – utility and/or drainage
- Topography at 1 foot contours – existing
- Topography at 1 foot contours – proposed
- Existing or adjacent sidewalks, fencing, walls or other structures
- Proposed building footprints with roof plan (roof plan may be separate)
- Driveways, parking areas, walkways, decks and swimming pools
- Air conditioner and/or pool equipment structural screen walls
- Drainage mitigation
- Tree survey showing all trees and other distinguishable vegetation
- Culverts (if applicable)
- Utility trenching
- Septic holding tank locations and septic field
- Boat dock or boat house, if applicable, 715 contour level
- Unique site features, i.e., rock outcroppings and slopes, cliff ledges
- Tree legend indicating size and species
- Trees to remain
- Trees to be removed
- Proposed plant list, sod or turf type
- Methods for re-vegetation of disturbed areas
- Extent of irrigation
- Swimming pool and/or water features
- Fencing – landscape walls
- Shoreline trail and walkway to lake

ARCHITECTURAL PLANS

- Dimensioned floor plans with rooms identified
- Adjacent stoops, decks and walks
- Exterior electric meter, service box and other utility connections
- Two car garage minimum (single doors preferred)
- Second floor area of any residence is limited to 40% of the first floor enclosed conditioned area
- Include double story spaces as second floor area when calculating total second floor area

SQUARE FOOTAGE ANALYSIS:

Lower Level HVAC Area	_____SF
First Floor HVAC Area	_____SF
Second Floor HVAC Area	_____SF
Other HVAC Area	_____SF
Total HVAC Area	_____SF
Lower Level Covered Area	_____SF
First Floor Covered Area	_____SF
Garage	_____SF
Second Floor Covered Area	_____SF
Other Covered Area	_____SF
Total Covered Area	_____SF
Gross Square Footage	_____SF
Driveway	_____SF
Motorcourt	_____SF
Septic Field	_____SF
Terraces and Walks	_____SF
Pool	_____SF

ELEVATIONS

- Existing grades and proposed grades
- Masonry lugs to drop with grade
- Overhangs of 18 inches minimum
- Roof pitch of 3½ minimum and 9½ maximum
- Building height
- 100% masonry construction, preferably stone, stone and stucco combination
- Wood windows with divided lights
- Concrete tile, clay tile, standing seam sheet metal or slate roof materials, in muted earth tone colors

BUILDING SECTION

- A representative section through the building
- Existing grades
- Proposed grades
- Finished floor elevation
- Roof height
- View orientation
- Roof overhang - pitch

FOUNDATION PLAN

- Sections
- Masonry lugs
- Finished floor elevation
- Existing grades
- Proposed grades

CONSTRUCTION PLAN

- Buildable area half acre limit
- Septic plan with layout and location of tanks
- Utility trenching routes
- Site fencing, safety and perimeter fencing per County and tree protection fencing
- Location of dumpster, materials stockpile, portable toilet and field office
- Site access point, curb protection measures
- Limit of construction area
- Schedule

SAMPLE BOARD

- Masonry or stone size, pattern and color, mortar color
- Exterior trim and window color
- Roof tile sample
- Driveway material

Escondido

Architectural Approval Form

Applicant Name _____

Date _____

ESCONDIDO Architectural Approval Form

Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

Name of Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License No# _____

Name of Builder: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License No# _____

Lot Number: _____ Lot Type: _____

	Minimum	Maximum	Actual	Approved	Denied
Front Lot Setback	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear Lot Setback	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side Setback	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side Street Setback	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total HVAC Square Feet of Home	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Pitch	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofing Material	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Height from highest point of 1st floor slab	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Height from lowest point of 1st floor slab	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Masonry Percentage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Masonry Type	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garages - Total Number Cars	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Modifications Required	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan Attached?	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$5,000 Construction Deposit Attached?	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$1,500 Architectural Review Fee Attached?	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approved / Denied this the _____ day of _____, 200 ____.

Ryan Street - Architectural Consultant _____

Brady D. Oman - Chairman, Architectural Control Committee _____

ESCONDIDO

Pre-Design Conference and Concept Design Request Form

Date of Request _____

Date of Pre-Design Conference (for EDRC use only) _____

Date of Design Guidelines Edition _____

1. A Pre-Design Conference will be scheduled 14 working days following the receipt of a completed Pre-Design Conference and Concept Design Request Form.
2. The \$1,500 design review fee must be submitted at the time of the request. Please make check out to Escondido.
3. Please contact the EDRC Administrator with any questions.

Project Information

A. Lot Number(s): _____

B. Location of Lot(s): _____

Assessor's Parcel No.(s): _____

Street Address: _____

C. Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

D. Name of Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License Number: _____

E. Name of Landscape Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License Number: _____

The Owner and their design team shall review the most current edition of the Design Guidelines and CC&R's for the Escondido community prior to the Pre-Design Conference. These materials will be reviewed at the meeting. The purpose of the meeting will be for the EDRC to answer any questions the Owners and their design team may have and to offer guidance on the following subjects:

- The particular characteristics and restrictions;
- Optimal locations for building and site Improvements;
- Additional survey information requirements;
- Preliminary building and site development program ideas and requirements;
- The requirements, fees, and schedule of the Design Review Process.

Applicant Name _____

Date _____

ESCONDIDO Preliminary Design Review Application Form

Application date: _____

Concept Design Conference Date: _____

Date of EDRC Meeting: (for EDRC use only) _____

Type of Review Requested: Preliminary Design Modification Miscellaneous

Application Fees: \$1,500 (Fee must be paid with the Pre-Design Conference and Concept Design Request Form).

1. Application will be accepted after all information as noted in Chapter 6 of the Design Guidelines has been provided. A meeting will be scheduled within 14 to 28 working days from the receipt of a complete submission.
2. Please contact the EDRC administrator regarding application questions.

Section I - Project Information

A. Lot Number(s): _____

B. Location of Lot(s): _____

Assessor's Parcel No.(s): _____

Street Address(es): _____

C. Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

D. Name of Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License No# _____

E. Name of Landscape Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License No# _____

I have read and will comply with the Escondido Design Guidelines concerning construction activities and the Covenants, Conditions, Restrictions and Reservation of Easements (CC& R's) for the Escondido community.

Signature and Printed Name of Signatory _____ Date _____

Applicant Name _____

Date _____

ESCONDIDO Preliminary Design Review Application Form

Section II – Project Data

A. Lot Acreage: _____ Homesite Acreage: _____

B. Roof Pitch: _____

C. Lot Type: _____

D. Proposed Square Footage Calculation: _____

Please note that all measurements are to be taken from the outside of all exterior walls.

1) Main Floor _____ sq. ft.

2) Secondary Floor _____ sq. ft.

3) Miscellaneous _____ sq. ft. (please describe) _____

4) Total Residence _____ sq. ft. (add lines 1, 2 and 3)

5) Accessory Structures _____ sq. ft.

6) Garages _____ sq. ft.

TOTAL _____ sq. ft. (add lines 4-6)

E. Number of Bedrooms, (total) _____

F. Number of Enclosed Parking Spaces _____

Number of Guest Parking Spaces _____

Total Parking Spaces _____

G. Number of Bathrooms _____

Number of Fireplaces _____

H. Maximum Slope of Driveway _____ %

I. Height of tallest Proposed Building _____

(Please note on Building Elevations) _____

J. Building Coverage _____ %

K. Amount of Proposed Irrigated Area _____

Applicant Name _____

Date _____

ESCONDIDO Preliminary Design Review Application Form

Section III – List of Materials

The following information must be completed for all applications.
A sample board must be prepared for each building type for the Final Design Review Submission.

Building Materials:	Type of Material	Specification, Product Color, Material, etc.
Main Roof Pitch	_____	_____
Secondary Roof Pitch	_____	_____
Primary Wall Material	_____	_____
Retaining Wall Material	_____	_____
Other Wall Materials	_____	_____
Fascia	_____	_____
Gutters and Downspouts	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____

Section IV – Landscape Plan (Preliminary Proposed Plant List with Botanical and Common Names must be included in Landscape Plan).

A. Please describe your Preliminary Planting Concept. (Add additional pages, if necessary)

Escondido

Preliminary Design Review Application Form Page 4

Applicant Name _____

Date _____

ESCONDIDO

Preliminary Design Review Application Form

B. Other Landscape Features

Please specify height, materials, and colors. Include additional pages if necessary.

Gates: _____

Fences: _____

Swimming Pool/Ponds/Water Features: _____

Other: _____

C. Retaining walls.

Please specify height, materials and general design (batter, pattern of stone, etc).

Include a Retaining Wall detail at Final Design Review.

D. Paving Materials

Driveway: _____

Walkways: _____

Patios: _____

E. Cut & Fill Quantities

Cubic Yards of Cut: _____

Cubic Yards of Fill: _____

Applicant Name _____

Date _____

ESCONDIDO

Preliminary Design Review Application Package Checklist

Applicant Name: _____ Date Submitted: _____

Lot Number: _____

- Submittal Complete, Accepted For Review Date: _____
- Submittal Incomplete, Returned For Correction Date: _____
- 4 sets full size and 2 sets of 11" x 17" reductions of Plans

Submitted Complete Incomplete

- | Submitted | Complete | Incomplete | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. DESIGN REVIEW APPLICATION FORM |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. LOCATION MAP
Show location of Lot within Lago Escondido. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. PARCEL SURVEY (<i>Scale: 1"=20', minimum scale</i>)
Prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, utilities, 100-year flood plain, one-foot contours, any significant natural features such as existing trees, or any significant drainages as applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. PRELIMINARY SITE PLAN (<i>Scale: 1"= 20', minimum</i>)
Show existing topography and proposed grading and drainage (1-foot contour interval), existing off-site elements (buildings, walls, etc.) within 20 feet of the property boundary, building footprint with finished floor grades, setbacks, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, driveway, parking area, turnarounds, drainage, fences/walls, roofs, patios, decks, pools, and any other site amenities. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. PRELIMINARY FLOOR AND ROOF PLANS
(<i>Scale: 1/8"= 1' 0" min.</i>)
Show all proposed uses, proposed walls, door and window locations and location of mechanical and electrical systems. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. PRELIMINARY ELEVATIONS (<i>Scale: 1/8"= 1' 0", minimum</i>)
Show roof heights, existing and finish grades, building heights and notation of exterior materials. Two sets of elevations, one set shall be rendered in color. |

ESCONDIDO

Preliminary Design Review Application Package Checklist

Submitted	Complete	Incomplete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>7. SITE SECTIONS <i>(Scale: 1" = 20', minimum)</i> Show proposed buildings, building heights, elevations and existing and finished grades in relation to surrounding site, including adjacent Residences and Roads as may be required by the EDRC.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8. CONCEPTUAL LANDSCAPE PLAN <i>(Scale: 1" = 20', minimum)</i> Show irrigated areas, areas of planting, turf areas, preliminary plant list, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, water features, pools, patios, decks, and any other significant design elements. This may be combined with the Site Plan.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9. GRADING, DRAINAGE AND EROSION CONTROL PLANS <i>(Scale: 1" = 20', minimum)</i> Show existing and proposed grading at 1 foot contour intervals, drainage elements and erosion control methods including silt fencing and driveway base rock. Include twenty feet beyond Homeowner's property line.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>10. TREE PROTECTION AND REMOVAL PLAN <i>(Scale: 1" = 20', minimum)</i> Show species identification, trunk center point for each tree over 6" when measured forty-eight inches above the natural grade, trunk diameter measured forty-eight inches above the natural grade, the outline of driplines for each tree over 6" when measured forty-eight inches above the natural grade, existing and known proposed utilities, retaining walls and grade changes, barriers of either a temporary or permanent nature, surface and subsurface drainage systems, access points for construction traffic, proposed locations of tree protection fencing, and identification of trees proposed for removal.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>11. STUDY MODEL or COLOR RENDERING <i>(Scale: 1" = 20', minimum)</i> Illustrate the relationship between proposed building forms and topography, tree heights and prevailing site conditions. This need not be an expensively detailed model, but simply adequate to communicate basic three-dimensional massing concepts.</p>

Applicant Name _____

Date _____

ESCONDIDO

Preliminary Design Review Application Package Checklist

Submitted Complete Incomplete

12. MATERIAL SAMPLES 8½ x 11 or 11 x 17 board showing:

- Roof material and color
- Wall material and color
- Exterior trim material and color
- Stone/rock materials
- Window/door materials and color
- Fence/wall materials and color
- Paving materials and color

Comments: _____

Reviewed By: _____

Date: _____

Applicant Name _____

Date _____

ESCONDIDO Final Design Review Application Form

Application date: _____

Concept Design Conference Date: _____

Date of EDRC Meeting: (for EDRC use only) _____

Type of Review Requested: Preliminary Design Modification Miscellaneous

Application Fees: \$1,500 (Fee must be paid with the Pre-Design Conference and Concept Design Request Form).

1. Application will be accepted after all information as noted the Design Guidelines has been provided. A meeting will be scheduled within 14 to 28 working days from the receipt of a complete submission.
2. Please contact the EDRC administrator regarding application questions.

Section I - Project Information

A. Lot Number(s): _____

B. Location of Lot(s): _____

Assessor's Parcel No.(s): _____

Street Address(es): _____

C. Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

D. Name of Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License No# _____

E. Name of Landscape Architect: _____ Firm: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () _____ Fax: () _____ E-mail: _____

License No# _____

I have read and will comply with the Escondido Design Guidelines concerning construction activities and the Covenants, Conditions, Restrictions and Reservation of Easements (CC& R's) for the Escondido community.

Signature and Printed Name of Signatory _____

Date _____

Applicant Name _____

Date _____

ESCONDIDO Final Design Review Application Form

Section II - Project Data

A. Lot Acreage: _____ Homesite Acreage: _____

B. Roof Pitch: _____

C. Lot Type: _____

D. Proposed Square Footage Calculation: _____

Please note that all measurements are to be taken from the outside of all exterior walls.

1) Main Floor _____ sq. ft.

2) Secondary Floor _____ sq. ft.

3) Miscellaneous _____ sq. ft. (please describe) _____

4) Total Residence _____ sq. ft. (add lines, 1, 2 and 3)

5) Accessory Structures _____ sq. ft.

6) Garages _____ sq. ft.

TOTAL _____ sq. ft. (add lines 4-6)

E. Number of Bedrooms, (total) _____

F. Number of Enclosed Parking Spaces _____

Number of Guest Parking Spaces _____

Total Parking Spaces _____

G. Number of Bathrooms _____

Number of Fireplaces _____

H. Maximum Slope of Driveway _____ %

I. Height of tallest Proposed Building _____

(Please note on Building Elevations) _____

J. Building Coverage _____ %

K. Amount of Proposed Irrigated Area _____

Applicant Name _____

Date _____

ESCONDIDO Final Design Review Application Form

Section III – List of Materials

The following information must be completed for all applications.
A sample board must be prepared for each building type for the Final Design Review Submission.

Building Materials:	Type of Material	Specification, Product Color, Material, etc.
Main Roof	_____	_____
Secondary Roof	_____	_____
Primary Wall Material	_____	_____
Retaining Wall Material	_____	_____
Other Wall Materials	_____	_____
Fascia	_____	_____
Gutters and Downspouts	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____
Vents and Flues	_____	_____
Flashings	_____	_____
Chimney Enclosures	_____	_____
Trash Enclosures	_____	_____
Skylights	_____	_____

Section IV – Landscape Plan

A. Please describe your Preliminary Planting Concept. *(Add additional pages, if necessary)*

Applicant Name _____

Date _____

ESCONDIDO Final Design Review Application Form

		Botanical Name	Common Name	Quantity	Size
E.	Sod	_____	_____	_____	_____
		_____	_____	_____	_____
F.	Seed	_____	_____	_____	_____
		_____	_____	_____	_____
G.	Types of Edging	_____	_____	_____	_____
		_____	_____	_____	_____

H. **Irrigation**
 Amount of Irrigated Area: _____
 Type of Irrigation: _____

I. **Type or Method of Erosion Control** _____

J. **Other Landscape Features**
 Please specify height, materials, and colors. Include additional pages if necessary.
 Gates: _____
 Fences: _____
 Swimming Pool/Ponds/Water Features: _____

 Other: _____

K. **Retaining walls. (Preliminary & Final Design Review)**
 Please specify height, materials and general design (batter, pattern of stone, etc).
 Include a Retaining Wall detail at Final Design Review.

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Applicant Name _____

Date _____

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Final Design Review Application Form

L. Paving Materials (Preliminary & Final Design Review)

Driveway: _____

Walkways: _____

Patios: _____

M. Cut & Fill Quantities

Cubic Yards of Cut: _____

Cubic Yards of Fill: _____

N. Exterior Signage

Submit details and/or specification sheets if applicable.

O. Site Lighting

Note lighting locations on lighting plan and submit specification sheets.

Applicant Name _____

Date _____

ESCONDIDO Final Design Review Checklist

Applicant Name: _____ Date Submitted: _____

Lot Number: _____

- Submittal Complete, Accepted For Review Date: _____
- Submittal Incomplete, Returned For Correction Date: _____
- 4 sets full size and 2 sets of 11" x 17" reductions of Plans

Submitted Complete Incomplete

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. FINAL DESIGN REVIEW APPLICATION FORM |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. SITE PLAN <i>(Scale: 1"= 20'0" min.)</i>
Show existing topography and proposed grading (1-foot contour interval), building footprint with finished floor grades, Building Envelope and other zones as indicated on the Lot Diagram, existing trees to be retained and/or removed, driveway, parking area, turnarounds, fences/walls, patios, decks, utility connections and pad locations, pools and any other site amenities. Site plan shall include twenty feet beyond Homeowner's property line in order to depict relationship to adjacent Lots and Common Areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. GRADING, DRAINAGE, AND EROSION CONTROL
<i>(Scale: 1"=20'0" min.)</i>
Show existing and proposed grading (1-foot contour interval), drainage elements and erosion control methods. Site plan shall include twenty feet beyond Homeowner's property line in order to depict relationship to adjacent Lots and Common Areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. FLOOR AND ROOF PLAN <i>(Scale: 1/4"=1'0")</i>
Indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Provide floor plans of all Accessory Structures. |

Applicant Name _____

Date _____

ESCONDIDO

Final Design Review Checklist

Submitted	Complete	Incomplete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>5. ELEVATIONS (Scale: 1/4"=1'-0")</p> <p>Illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, exterior hardware schedule, etc.) and locate all exterior lighting fixtures, and provide an exterior lighting schedule with cut sheets. Indicate proposed Building Height. Provide one set of colored elevations.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6. SECTIONS (Scale: 1"=20'-0" min.)</p> <p>Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building, the exterior details of the house, and the building's relationship to the site.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>7. LANDSCAPE PLANS (Scale: 1/8"= 1'-0" min.)</p> <p>Including a planting plan, existing trees to be retained and/or removed, layout plan, irrigation plan, lighting plan, lighting schedule and cut sheets, and any site details including retaining walls, landscape structures, pools, patios, fences and or gates. Call out all hardscape materials.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8. SAMPLE BOARDS (11" x 17" boards as needed)</p> <ul style="list-style-type: none"> • Roof material and color. • Wall materials and colors. • Exterior trim material and color. • Window material and color. • Exterior door material and color. • Stone/rock materials. • Fence/wall materials. • Exterior rails and paving materials
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9. CONSTRUCTION SCHEDULE</p> <p>Include start and completion dates for both building and landscape construction. All construction shall be started within one year of Final Design approval and shall be completed within 18 months from start of construction.</p>

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Final Design Review Checklist Page 3

Applicant Name _____

Date _____

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Final Design Review Checklist

Comments: _____

Reviewed By: _____

Date: _____

