

*ARCHITECTURAL
AND
LANDSCAPING GUIDELINES
With Visuals
FOR
THE TRAILS OF LAKE LBJ*

These Guidelines are to be considered in force as of the date appearing at the bottom of each page.

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1.0 ARCHITECTURAL GUIDELINES

1.1 Development Description/Ownership/Management: The development, known as The Trails of Lake LBJ (Trails), is a residential subdivision located in Llano County, Texas. The Trails is owned by EOL Ranch, Ltd. (Declarant), a Texas Limited Partnership, Lavaca Financial Corporation in the person of its President, Michael R. Walsh, is EOL's General Partner. Property Owners (PO) of the Trails are represented by The Trails Property Owners Association (POA).

1.2 Covenant: These Guidelines (Guidelines) are subject and subordinate to Covenants (Covenants), files of record by Declarant in the courthouse of Llano County, Texas. Should a conflict or inconsistency occur between the Guidelines and Covenants, the Covenants, being official, filed documents, shall prevail. Persons utilizing these guidelines should secure and read the Covenants as a first priority.

1.3 Development Concept: *"No home should be on a hill . . . it should be of the hill . . . belonging to it. Home and hill should live together, each happier for the other."* The foregoing quotation by the American architect Frank Lloyd Wright characterizes the concept for the Trails. The development has been designed to be organic in its execution, taking care not to obscure, deface, or assault the site's natural characteristics but rather to improve, enhance, and be compatible with them. Streets, subdivision improvements, and homes will be in harmony with their surroundings, appearing to have grown directly out of the rich soil of the Texas Hill Country. The concept embraces all aspects of the development - considering preservation of natural areas, protecting wildlife, materials and design of homes, landscaping, and even the protection of the dark night sky.

1.4 Guidelines: Two principles underlie the philosophy of the Guidelines. The first is the INCLUSIVE BUILDING AREA CONCEPT. This concept defines the limits of all site improvements and residential construction in order to minimize intrusion into, or disturbance of, the natural environment. The second principle is SITE ORIENTED DESIGN which requires that houses and yards be specifically designed to fit the site rather than reconfiguring the site to accommodate a preconceived design. The purpose of this philosophy is to foster the kind of attention which will result in unique structures and improvements that are compatible with their sites and the overall environment.

1.5 Architectural Intent: All structures shall conform to the architectural style that is considered indigenous to the Texas Hill Country. The Trails Design Review Committee (TDRC) is authorized to appoint a Project Architect (PA) and Project Landscape Architect (PLA) from time-to-time, to revise architectural and material guidelines for approval by the TDRC. Building materials, finishes, and types shall be in accordance with the guidelines provided by the PA and approved by the TDRC. The TDRC shall have the broadest authority allowed by law to approve or disapprove any type of design or material. The TDRC shall have the right to use its own collective and individual sense of aesthetics and conformance, and its decision shall be final and not subject to appeal. The TDRC's decision may not be challenged as arbitrary or capricious, as the intent of these provisions is to allow the arbitrary exercise of the TDRC's sense of conformity and harmony. No Homeowner shall have rights to any specific or special design or materials. The TDRC may require different designs and materials for different units to assure a variety and variance of design. The TDRC may vary the requirements from Lot to Lot and from section to section within the subdivision. The TDRC may make changes or amendments to such guidelines from time to time with the approval of the Declarant.

1.6 Trails Design Review Committee (TDRC): A committee to be known as the TDRC will be established consisting of 3 members.

- The members of the TDRC will be appointed, terminated and/or replaced by the Declarant.
- The purpose of the TDRC is to establish and enforce the architectural standards of the community and to approve or disapprove plans for improvements proposed for the Lots.

- The TDRC will act by simple majority vote, and will have the authority to delegate its duties, retain the services of a professional engineer, architect, designer, inspector or other person to assist in the performance of its duties.
- No member of the TDRC will have any personal liability to any PO or any other person for acts or omissions of the TDRC, if such acts or omissions were committed in good faith and without malice.
- The Property Owner's Association will defend any action brought against the TDRC or any member thereof arising from acts or omissions of the TDRC committed in good faith and without malice.

1.7 Scope of Review: No building, fence, wall, outbuilding, landscaping, pool, athletic facility or other structure or improvement will be erected, altered, added onto or repaired upon any portion of the Trails without the prior written consent of the TDRC, provided however, that improvements erected, altered, added onto or repaired by Declarant will be exempt from the provisions of this Article.

1.8 Design Professional Qualifications: The Development Concept and quality of design in the Trails will be maintained and enhanced by the specialized skills that a Design Professional (DP) brings to the planning of a residence. The TDRC has selected a group of DP's, to assist the Homeowners in the design of their residence. Each of these DP's was qualified by establishing their knowledge of the prescribed architectural style, sensitivity to designing with nature, reputation, and experience. It is strongly recommended that Homeowners give serious consideration to these highly qualified firms and individuals (DP's). Any other DP who desires approval by the TDRC must provide such information and documentation, as the TDRC shall require for approval. Approval of any DP is the sole discretion of the TDRC. To initiate the review and approval process it is a requirement that the Homeowner and their DP meet with the TDRC. This informal review is to offer guidance prior to incurring expenses in the design process.

1.9 Pre-Design Conference: To initiate the review and approval process, it is a requirement that the PO and their DP meet with the TDRC. The purpose of this conference is to insure that all parties are informed concerning the rules and regulations of building in the Trails. This conference is designed to give the PO guidance prior to incurring expenses in the design process. At this conference, the TDRC will provide a detailed summary of the goals and objectives of the Trails together with a comprehensive review of the Covenants and Guidelines. It is suggested that the lot owner's DP, landscape architect, and builder attend this conference. This conference is held at the TDRC office to facilitate on-site inspection of the Lot if necessary.

1.10 Preliminary Design Review: The purpose of this meeting is to allow for comments from the TDRC on the design of the proposed Improvements prior to the commitment of major funds by the Owner for construction plans. The preliminary design consists of four elevations and floor plan, drawn to a one eighth inch (1/8") or a one quarter inch (1/4") scale and site plan and site sections drawn to an appropriate scale (1/8" or 1"= 10', etc.) and in sufficient detail to conceptually illustrate the planned improvements. Three (3) copies of these plans shall be submitted for review by the TDRC. The TDRC strives to approve, comment upon, or reject the plans within 10 days. The proposed improvements must; in the sole opinion of the TDRC, have architectural style and material that are compatible with the other structures in the Trails and comply with these Declarations. The TDRC has sole discretion to make the determination of the acceptability of proposed improvements. The proposed improvements shall not violate any Covenant; encroach upon any easement or cross platted building setback lines and be subject to a contract for construction by a person or entity acceptable to the TDRC. These plans shall include the following specifications and be presented for the Preliminary Design Review:

- Dimensions of all exterior doors and windows, heights of all chimney and roof penetrations and roof details.
- Roof material, color, manufacturer, style number.
- Window schedule, manufacturer, style number and color.
- Exterior wall material, color, manufacturer, style number.
- Exterior trim material, color, manufacturer, style number.
- Chimney material, color, and chimney cap design.
- A picture of the front door, manufacturer, style number.
- A picture of the garage door, manufacturer, style number.
- Stone or rock style and color, mortar color, description of laying technique, and mortar joint technique.
- A sample board pertaining to the above colors and materials will be reviewed and retained by the TDRC.
- Exterior lighting layout and fixture selections

1.11 Final Design Review: The last step in the review process is the final design review. The final design shall be substantially the same as the preliminary design approved in writing by the TDRC. If substantial changes are made between the Preliminary and Final Review, it is recommended that the Preliminary be re-submitted. Upon receipt by the TDRC of all information required by these Guidelines, the TDRC will strive to have the review process completed within 30 days.

- **1.12 Submission of Construction Plans:** Prior to the initiation of construction upon any Lot, the Homeowner (excluding Declarant) will first submit to the TDRC a complete set of plans and specifications for the proposed improvements, including site plans, grading plans, floor plans depicting room sizes and layouts, exterior elevations, specifications of materials and exterior colors, cut and fill calculations, geotechnical reports and any other information deemed necessary by the TDRC for the performance of its function. In addition, the Homeowner will submit the identity of the individual or company intended to perform the work and projected commencement and completion dates. The individual or company performing the work must be acceptable to the TDRC and all construction of improvement must be completed, including all cleanups within 12 months of the date of commencement.

1.13 Address for Notice: Requests for TDRC approval or correspondence with the TDRC will be addressed to the TDRC and mailed or delivered in care of Declarant at the address shown at the end of the signature block, or such other address as may be designated from time to time by the TDRC. No correspondence or request for approval will be deemed to have been received until actually received by the TDRC in a form satisfactory to the TDRC.

1.14 Construction Standards/Inspections: The Trails is located in the City of Horseshoe Bay, Llano County, Texas, and falls under the building codes, ordinances and regulations of the City of Horseshoe Bay. On behalf of the TDRC, a third party consultant will review all plans to determine if they are in accordance with the Code. They will also perform periodic inspections of the home during construction. The PO is responsible for the building inspector's fee.

1.15 Non-conforming Structures: If there is a significant or material deviation from the approved plans in the completed improvements, such improvements will be in violation of these Guidelines to the same extent as if erected without prior approval of the TDRC. The TDRC and/or POA may maintain an action at law or in equity for the removal or correction of the non-conforming structure and, if successful, will recover from the Homeowner in violation all costs, expenses and fees incurred in the prosecution thereof. The fact that no objection has been made during any construction period shall not be deemed a waiver or acceptance by the TDRC. The Homeowner shall have the obligation and risk to assure construction is in complete compliance with the approved plans.

1.16 Variance: The TDRC has the right to grant variances from the requirements of the Covenants and these Guidelines, as the TDRC deems reasonable.

1.17 Construction Activities: This guideline is not intended to unreasonably interfere with or prevent normal construction activities during the construction or remodeling of additions to or improvements by a Lot Homeowner (including Declarant) upon any Lot within the Property. Specifically, no construction activities will be deemed to constitute a nuisance or a violation of this guideline by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities, provided that such construction is pursued to completion with diligence and conforms to usual construction practices in the area. If construction upon any Lot does not conform to usual practices in the area as determined by the TDRC in its good faith judgment, the TDRC will have the authority to obtain an injunction to stop such construction. In addition, if during the course of construction upon any Lot, there is an excessive accumulation of debris of any kind that is offensive or detrimental to the Property or any portion thereof, then the TDRC may contract for or cause such debris to be removed, and the Lot Homeowner will be liable for all expenses incurred.

1.18 Drainage: All drainage plans for residential Lots will be in accordance with the Non-Point source Pollution Plans prepared, submitted and approved by the Declarant to the Lower Colorado River Authority (LCRA). The Trail's Master Drainage Plan, as included in the Subdivision Improvement Plans, directs that run-off be sheet drained across each residential site. The Lot cannot be altered in any manner to concentrate this flow. Further, a run-off from the Inclusive Building Area must be contained in accordance with a Site Drainage Plan prepared by the PO's Development Professional and approved by the TDRC. Surface water shall drain onto adjoining lots or open spaces only as established by natural patterns, and shall not be altered to create a condition which could lead to off-site erosion. The topography of The Trails varies considerably. Homes designed for hillside lots must incorporate stepped floor elevations to integrate the building to the site.

EXHIBIT 1



2.0 Site Development

2.1 Inclusive Building Area: The Inclusive Building Area is that part of the Lot defined by the applicable setbacks. This is the area within which the house, accessory buildings, enclosed courtyards and all improvements (except the driveway apron) will be built. In Trails End, it is all the area contained on the Lot. The first 15' of the road easement must be kept so that it is easily maintained by Trails staff. No lights or protrusions from the ground above a level that would interfere with mowing.

- Modifications to the Lots may be allowed when justified in the TDRC's sole opinion giving consideration to relevant issues such as views, privacy, vegetation, impacts on adjacent sites, and architectural character. In no case may the Inclusive Building Area be closer than 25 feet to the adjacent home site. (Except in the case of Trails End, the Villa Lots, Trails Waterside Phase II, and Trails Point)
- A major modification to a Trails End Lot is a proposed modification that moves a Lot or changes its shape for architectural purposes. If an owner requests a major modification in a Trails End Lot all adjacent Lot Owners shall be notified and no change shall be allowed by the TDRC without the adjacent Owners' written consent if the lot moves to within 15 feet. The Lot Owner shall bear all the costs associated with replating the lot to the new configuration. (See Exhibit 2)

2.2 Cut and Fill: Typically, residences should be nestled into the land rather than perched on it. Please refer to the section on Building Heights. Because of the sloping topography of the Texas Hill Country, cut and fill of the site may be necessary. Generally a cut and fill ration of 65% cut to 35% fill shall be allowed. The maximum vertical cut is 6 feet. Exposed cuts should result in a clean, slid stone ledge of natural rock, retaining walls with an applied finish material or re-vegetated. Retaining walls that are returned to grade are required to have a finish material that also returns to grade. Slope gradients shall return to natural grade as quickly as practical using a combination of slope and retaining walls. No slope gradient may go beyond 20 feet from the foundation. All cut and fill and slope gradients are subject to review by the TDRC.

2.3 Setbacks: All lots will have specified front, side and rear setbacks from the property line within which no vertical improvements may be placed. These setbacks are not uniform throughout the Property and may vary according to size, shape, orientation or topographic condition of the Lot. These setbacks will be specified in the Plat and/or the Deed Restrictions for each Lot. A driveway and garage apron may be placed

on one side yard setback to facilitate parking and the access to the garage, but such apron shall be no closer than 10' to property line. In Phase I, II and III the following is applicable. Lots 18-1B, 18-2B and Lots 54-57 in the Waterside Sections have building set backs in addition to the lot setbacks. Building set backs are established to protect view corridors. No vertical improvements or view blocking landscaping may be placed outside these building set backs.

<u>Lot Type</u>	<u>Front</u>	<u>Rear</u>	<u>Each Side Yard</u>
Ridgeline	50'	50'	25'
Waterside Lots 17-B	50'	50'	25'
Waterside Lots 18-1A	SEE PLAT	SEE PLAT	North 10'
Waterside Lots 18-1A	SEE PLAT	SEE PLAT	South 25'
Waterside Phase II Lots 54-57	50'	SEE PLAT	25'
Waterside Phase II Lots 58-64 (Lot Nos. 57-64) Boat docks may be built in rear set backs)	25'	50'	5'
Creek side	50'	50'	25'
Creek side II Phase III (Pasture Lots)	50'	50'	25'
South Ridgeline Phase III	50'	50'	25'
Morning Star Villas Phase III	5'	10'	5'
Kelley & Alexis Land Villas Phase III	25'	50'	25'
Trails Point – Megan Lane	5'	5'	5'
Trails' End	No setbacks in Trail's End		

2.4 Garages and Garage Doors: All openings to garages must be situated within the setback lines. All Lots shall provide for at least one two-car garage of no less than 400 square feet per dwelling unit. Garages may be attached or detached and must conform to the requirements and limitation of the plan. The appearance of the garage door offers an opportunity to enrich texture, rhythm, and overall composition of the design and the TDRC expects that each home will capitalize on this opportunity. The generous sizes of the lots are such that garage doors shall not face the street. In Trails' End, a variance may be granted by written permission of the TDRC. Porte cochere- like structures attached to the main house and accessory buildings with similar architectural features will be allowed.. The appearance of the garage must blend with the home design. There are many manufacturers of carriage doors that will add to the appearance of a residence. In an effort to reduce the impact of garages, no more than two adjacent garage stalls will be allowed per Lot except for those Lots which exceeds 3 acres in size. No more than four garage stalls will be allowed per residence. Garage doors should be made of wood.

2.5 Driveways: Driveways from the street to the Inclusive Building Area shall be no more than 14 feet in width with the first 10 feet adjacent to the street being a textured and stained concrete apron with a white concrete or white stone boarder and the remaining portion of the drive being decomposed granite, asphalt, stained concrete or masonry pavers. Owners are encouraged to investigate the possibility of joint drives with neighboring Lots, which will reduce the number of curb cuts and impervious cover. Owners will submit the proposed driveway location as a part of the preliminary design review. In locating the drive, consideration should be given to sight distances along the road, natural vegetation, and the location of adjacent structures. A property identification pylon with lighting shall be adjacent to the street right-of-way. The concrete apron and identification shall be in accordance with guidelines provided by the TDRC.

2.6 Antennae, Satellite Dishes and Solar Collectors: These will not be permitted without the written permission of the TDRC.

EXHIBIT 2

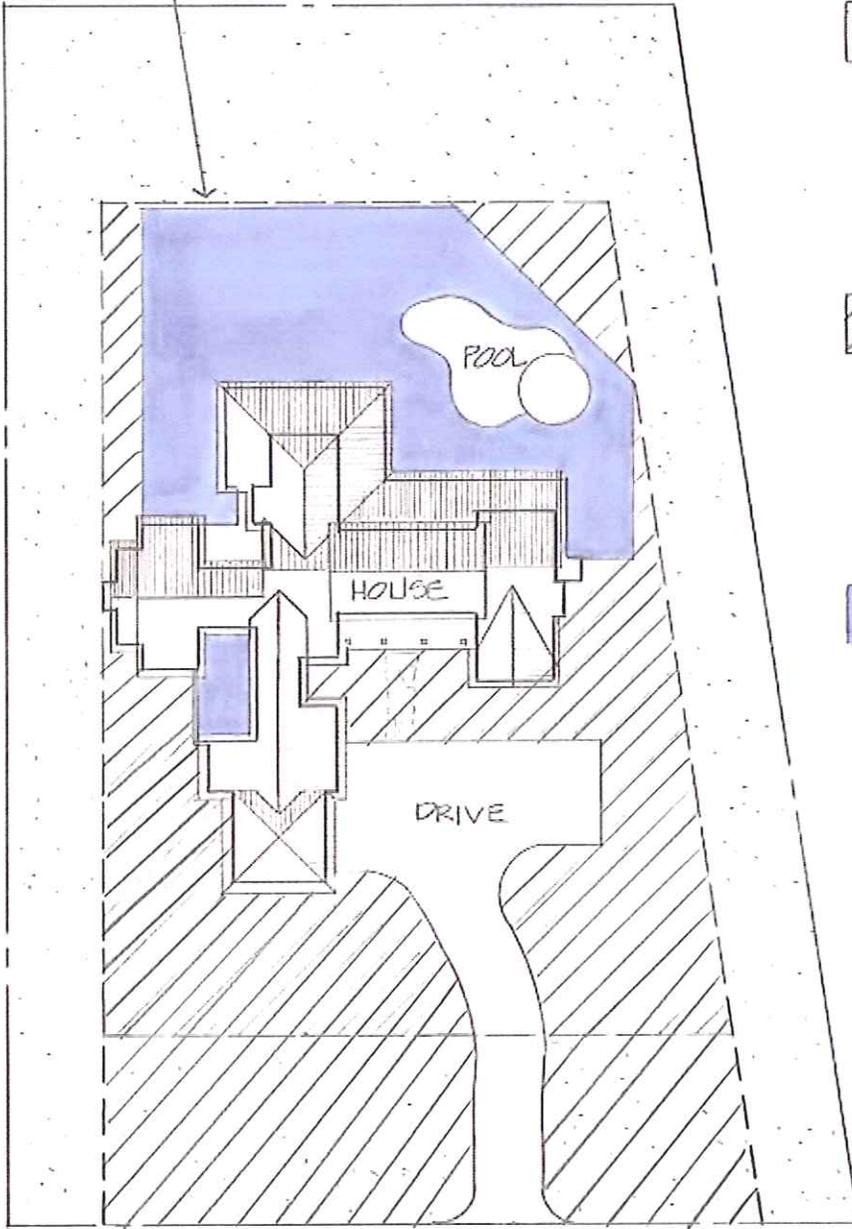
The Inclusive Building Area

- 1.1 Definition:** The Inclusive Building Area (IBA) represents the maximum allowable building area of each lot in which all improvements, including house, accessory building, pool, terraces and walls, must be built (See Exhibit 1).
- 1.2 Natural Area:** The Natural Area is that portion of the lot outside the rear and side set backs. This area is to be left in its natural condition except where revegetation of scarred areas outside the IBA is required to restore it to its natural state. The extent of revegetation and supplemental planting will be determined at the Pre-Design Meeting. All revegetated plant materials must be selected from the native plant list and is consistent in species and density with what generally exists in the area.
- 1.3 Transitional Area:** The Transitional Area is that portion of the site immediately inside the IBA and most in view from the street and adjacent properties. The purpose of the Transitional Area is to provide a gradual transition between the indigenous plants in the Natural Area and the site improvements without establishing a strong contrast in vegetation elements. The idea of the Transitional Area is to make certain that the IBA line is not in anyway evident in the landscape. The change from the Natural Area to the denser landscaping around the house is to be gradual.
- 1.4 Park Area:** The park area is that portion of the IBA which is not visible from the adjacent properties, streets, or public spaces because it is screened behind walls or structures. The Park Area is the least restrictive in terms of plant materials. The Owner may install any plant material in the Park Area. Any plants which will grow above the wall heights will need to be selected from the recommended plant material list.

Property Line

Inclusive Building Area

Natural Area:



That part of the property lying outside the Inclusive Building Area. It must remain as an undisturbed natural area, except where scarring has occurred and revegetation is required.

Transitional Area:



That part of the Inclusive Building area visible from the street and adjacent properties where approved, non indigenous plants are permitted.

Park Area:



That part of the Inclusive Building Area screened from public view by wall structures or fences. It may be planted with more lush plant material to create a mini-oasis area.

STREET

2.7 Mail Boxes: No mailboxes will be erected on individual lots. A central mail facility will be provided at the main entrance for use of all residents.

2.8 Athletic and Recreational Facilities: Outdoor athletic and recreational facilities such as basketball goals, playscapes, swing sets and sport courts of a permanent nature will not be placed on any street or on any Lot in the Property or the subdivision except within a Building envelop at the rear of a Lot. All non-clear surfaces including the backboard, metal support and pole are to be painted to match the house color.

2.9 Address Markers: Design specifications for internally lit address markers are provided by the TDRC for a fee. No other address marker will be allowed.

2.10 Lighting: A part of the value of The Trails is the dark starry sky. Consequently, if exterior lighting is used, it shall be subtle, understated, indirect and at low levels. The Committee has established the following guidelines for residential site lighting.

- Site lighting means lighting mounted either on the ground, in trees, or on site walls for the purpose of providing security or decorative accent lighting.
- Building mounted lighting means lighting built into or attached to buildings either on walls, ceilings, eaves or fascias for the purpose of providing general illumination, area illumination or security illumination.
- Security lighting means lighting intended to provide bright general illumination of the area adjacent to a residence during emergency situations only and shall not be used for general illumination purposes.
 - Site lighting must be directed onto vegetation or prominent site features such as boulders and shall be low voltage.
 - Building mounted lighting must be directed downward away from adjacent lots, streets and open spaces and may not be used to light walls or buildings elements for decorative purposes.
 - All Exterior lighting must provide for significant shielding of light sources; no bare lamps will be permitted.
 - Halogen lights preferred but incandescent lamps with a maximum of 75 watts provided a glare shield is utilized will be allowed.
 - No lighting will be permitted in Natural Areas or outside areas. Site lighting must be confined to areas enclosed by walls or in the vicinity of the main entrance.

2.11 Chimney Caps: All chimneys shall be finished with a chimney cap compatible with the design of the residence. Spark arrestors are required. Chimneys exceeding 4' above 10' away will require approval based on architectural appeal and aesthetic.

2.12 Utility Connections: All utility lines connecting the house to the utility systems shall be underground located in the driveway and run parallel to the street. All utility connections, meters and panels to the house are to be clustered and out of view from the street. The TDRC may, in its sole discretion, grant variances to this provision if the proposed utility location preserves existing vegetation. The installation method, including, but not limited to, location, type of installation equipment, trenching method and other aspects of installation for both temporary and permanent utility lines and wires shall be included in the Plans and Specifications to be reviewed by the TDRC.

All fuel tanks, water tanks, or similar storage facilities shall be located underground with all visible projections screened from view.

All above-ground garbage and trash containers, mechanical equipment and other outdoor maintenance and service facilities must be screened by landscaping or by walls, from other lots, streets or public spaces. This includes all electrical switchgear and any related equipment. Electric meters may be screened behind a wall in a form acceptable to the utility company.

2.13 Sight Distance at Intersections: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 feet and 6 feet above the roadways will be placed or permitted to remain on any corner Lot except as may be approved by the TDRC. No tree will be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

2.14 Commercial or Institutional Use: No Lot and no building erected or maintained on any Lot will be used for manufacturing, industrial, business, professional, commercial, institutional or other non-residential purposes, except as a home based office.

3.0 Architectural Character

3.1 Design: Each lot is unique in terms of its natural opportunities and constraints. A sensitive integration of skillful architecture and creative exploration of design with character befitting the Texas Hill Country are encouraged. Homes should step with the terrain and blend in with their backdrop.

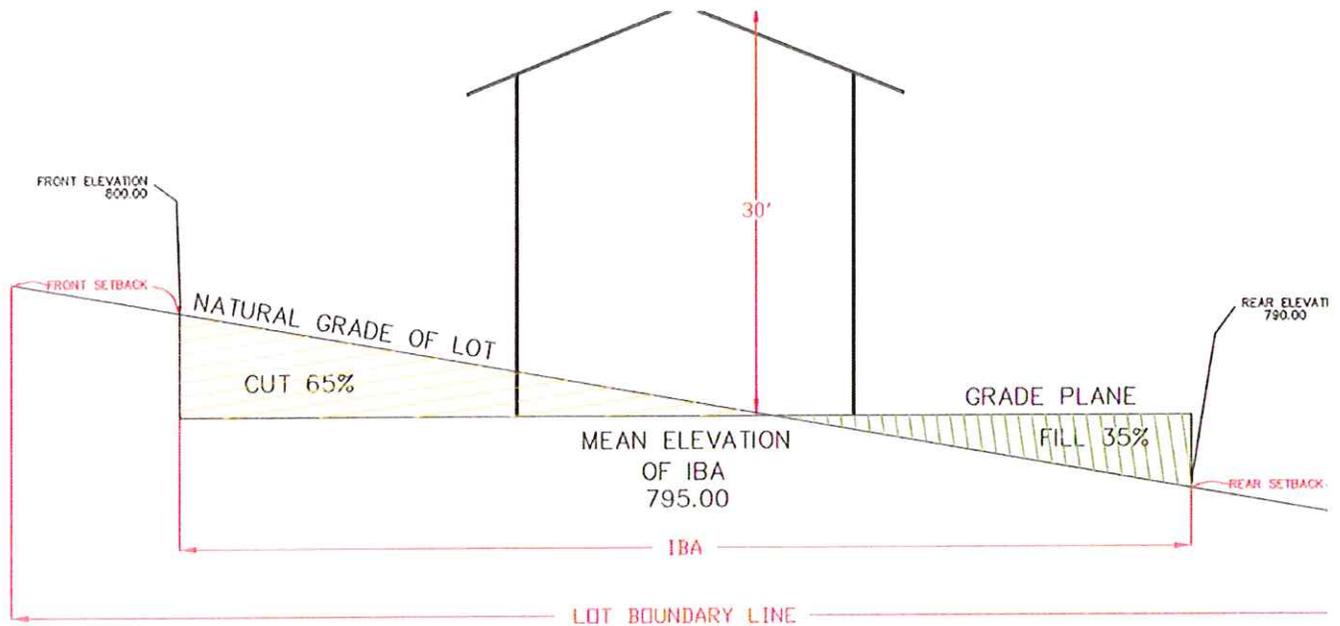
3.2 Shapes: Imaginative plan geometry increases the sense of individuality both for the homeowner and the overall community.

3.3 Minimum and Maximum Conditioned Area: All Lots will have a specified minimum and maximum for the construction of conditioned improvements. Conditioned improvements are those that are heated and air-conditioned. In Phase I, II, and III the following is applicable:

<u>Lot Type</u>	<u>Conditioned area in square feet</u>	
	<u>Minimum</u>	<u>Maximum</u>
Ridgeline	3,000	6,000
Waterside	3,000	8,000
Waterside Ph II	3,000	8,000
Waterside Ph II (Lots #58-64)	2,000	3,500
Creekside (Lots #47-53 & 66-76)	3,000	6,000
Pasture Ph III (Lots #46, #88-91 & 77-82))	2,000	3,000
South Ridgeline, Ph III	3,000	6,000 – single story or split level only
South Ridgeline, Phs III (Lots #130-135)	2,000	3,000 - single story only
Morning Star Villas, Ph III	2,000	3,000 – single story only
Kelley & Alexis Lane Villas, Ph III	2,000	3,000 – single story only
Trails' End	2,000	3,000
Trails' End Lots 21-26	2,000	2,750 – single story only
Trails' Point	2,000	3,000 – single story
Trails' Point Lot 5	2,000	3,000 – single story or split level only

Ground Floor to Second floor ratios: Second floor building improvements cannot exceed 35% of the ground floor improvements. This applies to conditioned areas only.

3.4 Building Heights: The goal of height restrictions is to have residences nestle into the land rather than loom above it. The maximum building height shall not be more than 30 feet measured from the mean elevation of the natural grade of the inclusive building area. For purposes of this section, “height” means the vertical distance from that point to the highest point of the coping of a flat roof or to the highest point of a gable on a pitched or hipped roof, or if none of the preceding, then to the highest point of the structure. “Grade” means the horizontal surface of the ground, paving or sidewalk at a point where height is to be measured. Utility and mechanical structures, chimneys, cupolas, located on top of a building are not included in the calculation or measurement of height. (See sketch below)



The TDRC may consider requests for adjustments to the building height limitations. The criteria for the variances will be the quality of building materials, overall design merit, logic and common sense. All variances will be made at the sole discretion of the TDRC. The TDRC will take into consideration adjacent homes in determining the height of each house in regards to views corridors and variety in the landscape.

3.5 Building Massing: The intent of these guidelines is to encourage breaking up the massing of the residence. This can be accomplished by separating functions into attached or detached structures. Many uses such as garages, workshops, offices or guestrooms can be placed into accessory buildings. Each homeowner will design its use of a lot to meet and accomplish these intents. The TDRC shall have the right to assure that this intent is accomplished.

3.6 Front Doors and Entries: The intent of this guideline is to encourage entries and front doors that are human in scale and warmly inviting to guests. Entries should be architecturally part of the house; they should not appear to be added or attached to the front of an otherwise independent structure. No two-story or oversized entries such as triumphant arches or enormous front door assemblies are allowed.

3.7 Windows: Vinyl or aluminum clad wood windows and exterior doors; or solid vinyl windows are allowed. Exceptions to the prohibition on aluminum windows will be considered in specific conditions for architectural merit only. Colors of windows must be compatible with the overall aesthetic of the house and

approved by the TDRC.

- At least 50% of the windows in each home must have operable panes.

3.8 Roofs: Since roof-scapes form an important part of the visual element, they must be carefully designed. The goal of this guideline is to encourage simple roof forms that do not overly add to the visual massiveness of a residence.

- Multiple cascading gables or hips facing the street are strongly discouraged. Mansard roofs are prohibited.
- As a general rule, all roofs should be standing seam metal of natural colors with a non-reflective matte finish with no visible screws or fasteners. Galvanized finishes or colors such as blue, green or red are not allowed. Clay tile roofs are allowed ; wood shingles are prohibited..
- The maximum roof pitch is 10 inches of rise in 12 inches of run. A mix of roof pitches that creates interest is encouraged.
- Gang together roof penetrations and locate so as not to be visible from the street.
- Exposed mechanical devices such as antennae, evaporative coolers, rotating air vents or air conditioning units are not permitted. Roof mounted solar panels will only be allowed when they are not visible from any neighboring properties. In the case of a sloping roof, solar panels may be considered but only when the exposed face is flush with the surface of the finished roof with all piping and hardware recessed from view.
- Skylights must be tinted gray or bronze to minimize their visibility and reduce any objectionable glare. All metal components are to be painted to match the color of the adjacent roofing materials.

3.9 Colors: The intent of this guideline is to avoid loud, obtrusive, excessively contrasting or bold colors and to use color to enhance the design as opposed to overwhelm the architectural effect. Colors of paint and stain for stucco and wood trim include, but are not limited to earth tone colors such as beige, gray, gray-green, taupe, ecru, and other neutral colors. Muted pastels may also be used for accentuation of detail and to further enhance design motifs.

All grilles, flashing and other miscellaneous exterior items including, but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the color of the adjacent surface unless otherwise approved by the TDRC.

No material or color change should ever occur on an outside corner. The technique of “shirt fronting” of masonry veneer or stucco will not be permitted. Material changes are most successful when made as part of a larger offset, for example, at a masonry pier or recessed window. Gable ends must be finished with a single material.

High contrast trim or material variations should be avoided in favor of those which blend all elements. For example, dark brown half timber trim or white New England trim are not in keeping with the native look of The Trails.

3.10 Fences and Walls: It is the intent of these Guidelines that fencing and visual presence of fencing is kept to an absolute minimum. No fence, wall or hedge will be erected or maintained on any Lot outside of the Inclusive Building Area (IBA) The Permitted fenced area (PFA) on any Detached Single Family lot is calculated as follows: From the Inclusive Building Area (IBA) subtract the Impervious Surface Area (ISA) of the Improvements. The PFA cannot exceed 50% of the remainder. The balance of the IBA to be transitional area and Xerascaped. Open wood and decorative metal fencing is allowed. Chain link, solid wood or metal stock fencing is not allowed. Courtyards may be located between the residence and the street only when masonry walls enclose the courtyard. Masonry walls must have a minimum height of 3 feet and a maximum height of 7 feet. All fence, location, design, and material are subject to the approval of the TDRC. Location of front fencing will be considered and individually approved. All site walls, including retaining walls and other garden or screen type walls, must be of the same character, finish and color as the main structure. They should appear as integral extensions of the house and may be used for a variety of purposes. In no case will any wall be allowed to occur outside the Building Envelope. Site walls may coincide in places with the Building Envelope line but must never simply delineate the full envelope.

Retaining walls are those walls which retain earth on one side and are exposed to view on the other side. Such walls are limited to eight feet in height when measured from the lowest point at the finished grade, vertically to the highest part of the wall. The top of such walls may serve as a parapet, in which case the topmost four feet or less may be exposed on both sides.

Garden type or screen walls around parking areas and terraces may not exceed four feet in height. Exceptions to the four foot limitation will be considered by the TDRC where such walls can be demonstrated to be design component of the main structure and in no way injurious to any surrounding properties. The height and construction of all walls surrounding pools must comply with all applicable regulations. All wall finishes must terminate below the final grade line.

3.11 Detached Buildings: No detached accessory buildings (other than provided herein) and/or storage buildings, will be erected, placed or constructed upon any Lot by any party other than Declarant and any Builder if approved by Declarant, without the prior consent of the TDRC. The intent of these Guidelines is to encourage breaking up the massing of the residence. This can be accomplished by separating functions into attached or detached structures. Each Homeowner will design its use of a Lot to meet and accomplish these intents. The TDRC shall have the right to assure that this intent is accomplished. Every outbuilding, inclusive of such structures as a storage building, greenhouse or children's playhouse, will be compatible with the dwelling to which it is appurtenant in terms of its design and material composition, and is subject to approval by the TDRC. Exterior paint and roofing materials of such outbuildings shall be consistent with the existing paint and roofing materials of the dwelling, or as otherwise approved by Declarant or the TDRC. Declarant shall have the right to design detached or other out buildings in connection with the development of the Property, and such designs shall be deemed approved out buildings.

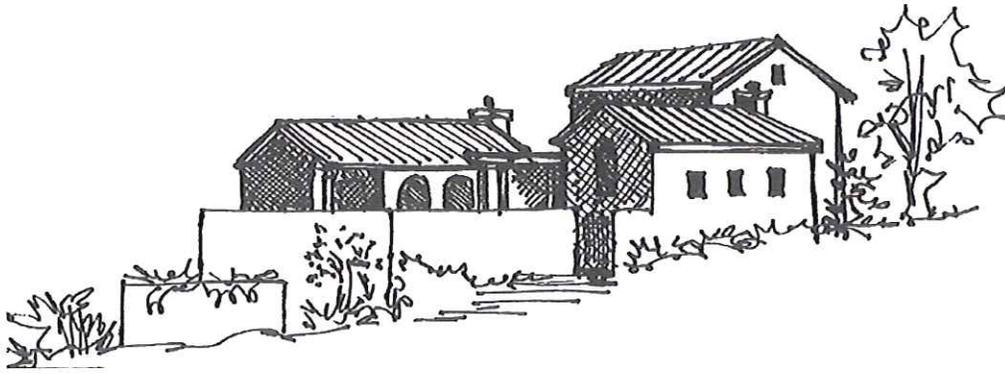
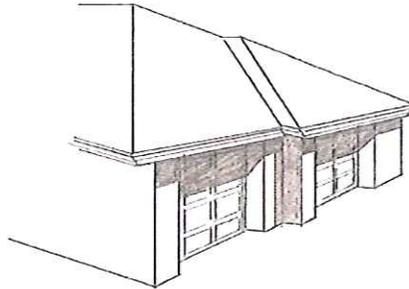
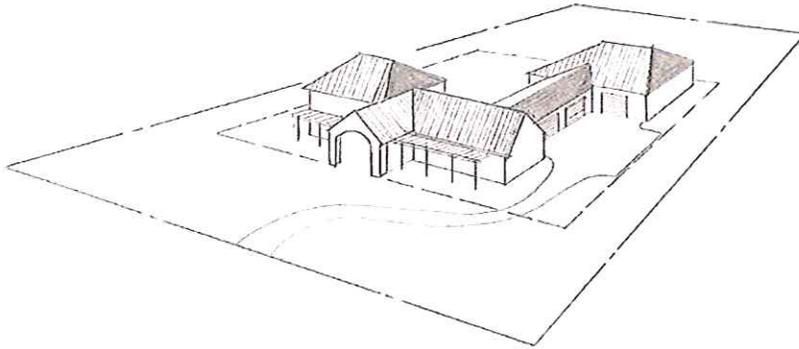


EXHIBIT 3

DO's

Side entry or angled garages reduce the visual impact of the garage doors and driveway on the front elevation.



DOs

Single bay garage doors are preferred as they have a smaller scale appearance. Recessing the door, offsetting the garage bays, and the use of overhangs, reduce the visual impact of the garage doors.

EXHIBIT 4

3.12 Building Materials: The goal of the building material guideline is to have houses constructed of recognized standard construction quality and of materials indigenous or appropriate to the Texas Hill Country. It is also a goal to have the materials appear to be structural or integral rather than applied to or glued on to the surface of the house.

- Houses shall be constructed of stone regionally quarried or stucco, although, homes with greater than 75% stucco must be approved by the TDRC. However, “Blanco White”, “Cordoba Cream” or any pure white limestone is not allowed. Regional stones include sandstone, granite, Lueders limestone; antique or weathered (cap) limestone. 75% of the exterior wall material must be masonry. Wood, metal or stone may be used as an accent. The TDRC encourages the use of materials that will give a textural richness to the houses. All material selections are subject to review and approval by the TDRC.
- Acceptable stone laying techniques include informal rubble, uncoarsed, roughly squared or randomly coarsed ashlar, running bond, and combinations and variations. Mortar style and color should be compatible with the stone and overall aesthetic.
- Changes in materials at a vertical line shall occur only at interior corners.
- No wood sheet material or composite siding shall be allowed as a siding material.
- The exterior wall material must extend to a maximum of 12 inch above grade. Any remaining foundation wall must receive a skim coat of stucco. No exposed concrete will be allowed.
- The TDRC may allow other exterior building materials. In no case shall brick, wood sheet material or composite siding be allowed as the main exterior building material. The TDRC will take into consideration the design of the house and structural permanence of the materials in considering variances for materials.

3.13 Air-Conditioning Units: No air-conditioning apparatus will be installed on the ground in front of a residence nor will any air-conditioning apparatus or evaporative cooler be attached to any front wall or any window of a residence. All apparatus shall be screened so that it is not visible from adjoining property or streets. If vegetative buffers are used the plant material shall be large enough at the time it is planted to screen the air-conditioning unit from view.

4.0 LANDSCAPING GUIDELINES

4.1 Landscape Concept: The primary plant materials at the Trails are those indigenous to the Texas Hill Country. It is important that as much of it remain in a natural state as possible, to retain the character of the Trails. Any introduced landscaping must harmonize with the native vegetation.

4.2 Planting Design Principles: Although planting design and selection of material will vary with each residence, there are several principles that should be used in all landscapes at The Trails.

- Large-scale masses of plant material should be used as opposed to single unrelated plants.
- Use plant material in groupings related to the amount of irrigation and sun required.
- Use of hardscape should be minimized.
- Avoid plant material that has high contrasts with surrounding vegetation.

4.3 Landscape Design: The landscaping concept of each residence should be carefully considered to be integral with the architectural theme and site planning. Texas Hill Country style architecture has several common landscape characteristics.

- Informal character to predominately native vegetation.

- Tree and rock formations brought into the house as design elements.
- Simple large scale, bold statements of plant material in scale with the rock outcroppings/ boulders.
- Natural “overgrown” character.
- Drive up motor courts of flagstone paving.
- Loggias and dog runs with flagstone paving.
- Water conserving plant materials and native vegetation are appropriate for ornamental and general landscaping.
- Enclosed gardens.
- Intimate patios and container gardening.
- Large shade trees in strategic locations to improve exterior and interior environmental conditions.
- Small fountains and water devices located in courtyards and intimate patio areas.

4.4 Landscaping and Exterior Maintenance: There are 3 conditions of landscaping within the Trails. The following identifies each, how it may be altered or supplemented, and the party responsible for their maintenance. The TDRC’s PLA will prepare a Landscaping Plan that includes a comprehensive palette of indigenous plant material with an explanation of the xeriscape landscape concept. All landscaping will be in accordance with that Plan as approved by the TDRC. The subdivision is further subject to the following requirements:

- **Natural Landscape:** The Natural Landscape is found throughout the Trails and is Protected. Conservation measures have been made to thin out unwanted underbrush, remove non-native plant materials and provide water in specific areas to support wildlife. The Natural Landscape exists on all Standard Lots in the side and rear setbacks, and common areas. The POA will maintain the side setback areas. There is a required 15’ utility easement at the front of every property. This area should be planned utilizing the following grasses: buffalo, Bermuda or zoysia. These areas shall be maintained by the property owner.
- **Transitional Landscape:** The Transitional landscape is typically the unfenced landscaped areas of the Inclusive Building Area, and portions of the 50 ft front setback landscaped by the owner with approval from the TDRC. They are irrigated, as in the front yard area of the home. All Transitional Landscaping material must be Xeriscape species requiring minimal watering. Please refer to list of approved plant material. Minimal areas of Bermuda, Buffalo, or other lawn grasses maybe used in the Transitional landscape. Large areas of lawn grasses are prohibited. Maintenance of these areas is the responsibility of the owner.
- **Park Landscape:** Within each Inclusive Building Area, in areas fenced or located within walled courtyards, Park Landscape is allowed. The permitted fenced area is calculated per section 3.10 of the Design Guidelines. Park Landscape can include groomed lawns and non-native species located within an enclosed area. All pets are to be kept within the Park Landscape areas. The Park Landscape areas are the responsibility of the Homeowner.
- **General:** All landscaping located on any Lot will be properly maintained at all times by the Lot Homeowner. Each Lot Homeowner will keep all shrubs, trees, grass, and plantings of every kind on his Lot cultivated, pruned, free of trash, and other unsightly material. All improvements upon any Lot will at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Lot Homeowner. Declarant, the Association, and the TDRC will have the right at any reasonable time to enter upon any Lot to replace, maintain, and cultivate shrubs, trees, grass, or other plantings as

deemed necessary; and to paint, repair, or otherwise maintain any improvements in need thereof, and to charge the cost thereof to the Lot Homeowner. No trees larger than 6" will be removed from a Lot without the prior approval of the TDRC.

4.5 Views: All houses will be sited to take advantage of existing views around and through existing major landscape features. All introduced plant material must not block views.

4.6 Maintenance: Although the majority of the landscape will be native and require very little upkeep, a program for maintenance must be initiated for all areas exposed to the primary views of other residents. The Association, with charges assessed to the property owner, may remedy properties not maintained.

4.7 Slope Planting: Disturbed slopes will be kept to a minimum, however where there is disturbance to natural soil or there are slope banks, the native vegetation must be reestablished and blended with the existing vegetation to minimize the appearance of disruption and minimize erosion. It may be necessary to stabilize disturbed areas with boulders or dry-stacked walls.

4.8 Hardscape: Hard surfaces such as driveways, patios and walkways should be minimized and be integrated with the landscape as much as possible. Tones should blend with the color of the earth on the site.

4.9 Irrigation: Because care must be taken to not over water the native vegetation, a licensed contractor must design an irrigation system.

4.10 Groundwater Control: The intent of groundwater control is to capture water and allow it to be absorbed on site. Preventing channeling of rainwater, slowing it down and dispersing the water will allow the ground to absorb as much as possible.

- Passive controls in the Natural and Transitional Landscapes include re-vegetation of eroded slopes and channels. Plant species for this area are native only. Recommended planting methods include seeding and containerized plants 6-inch pot size or less. Cultivated seedbed and /or pre-seeded straw matting.
- Active controls in the Natural and Transitional Landscapes include indigenous rock and soil land shaping. Applications include, eroded channel lining, rainfall runoff level dispersion berms and runoff capture berms.
- Groundwater controls in the Park Landscape are the same as above with the addition of rainfall capture cisterns and other storage methods and are maintained by the property owner.

4.11 Recommended Plant Species: Herewith attached as Addendum "A" is a carefully selected list of plants, prepared by the PLA, which has been researched to assure that they are compatible with native species. These are natural plants which grow in the Texas Hill Country and in nature to this area.

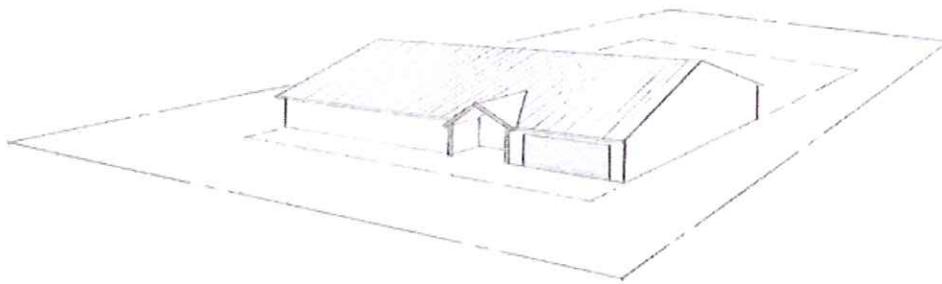
4.12 Nuisances. No noxious or offensive activity will be carried on upon any Lot, nor will anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. This includes lawn mowers, blowers, weed eaters, etc operated before 10:00 AM on Saturday and before 8 am Monday thru Friday. Absolutely no activity on Sunday.

4.13 Swimming Pools: Movable, above-ground swimming pools in excess of six feet (6') in diameter are strictly prohibited. All swimming pools in excess of six feet (6') in diameter must be of a permanent nature built into the ground. No swimming pools shall be constructed in front yards. No pool cleaning devices, pool motors or other noxious equipment may be operated from sunset to 8 am.



Do's

Offsetting walls and varying wall height help to create interesting masses and roofs with short ridge lines. They also create interesting front yard landscape opportunities.



Don'ts

Avoid plans with no wall offsets and long, unbroken ridge lines. They lead to monotonous front elevations with negative curb appeal and limited landscape opportunities.

Exhibit 5

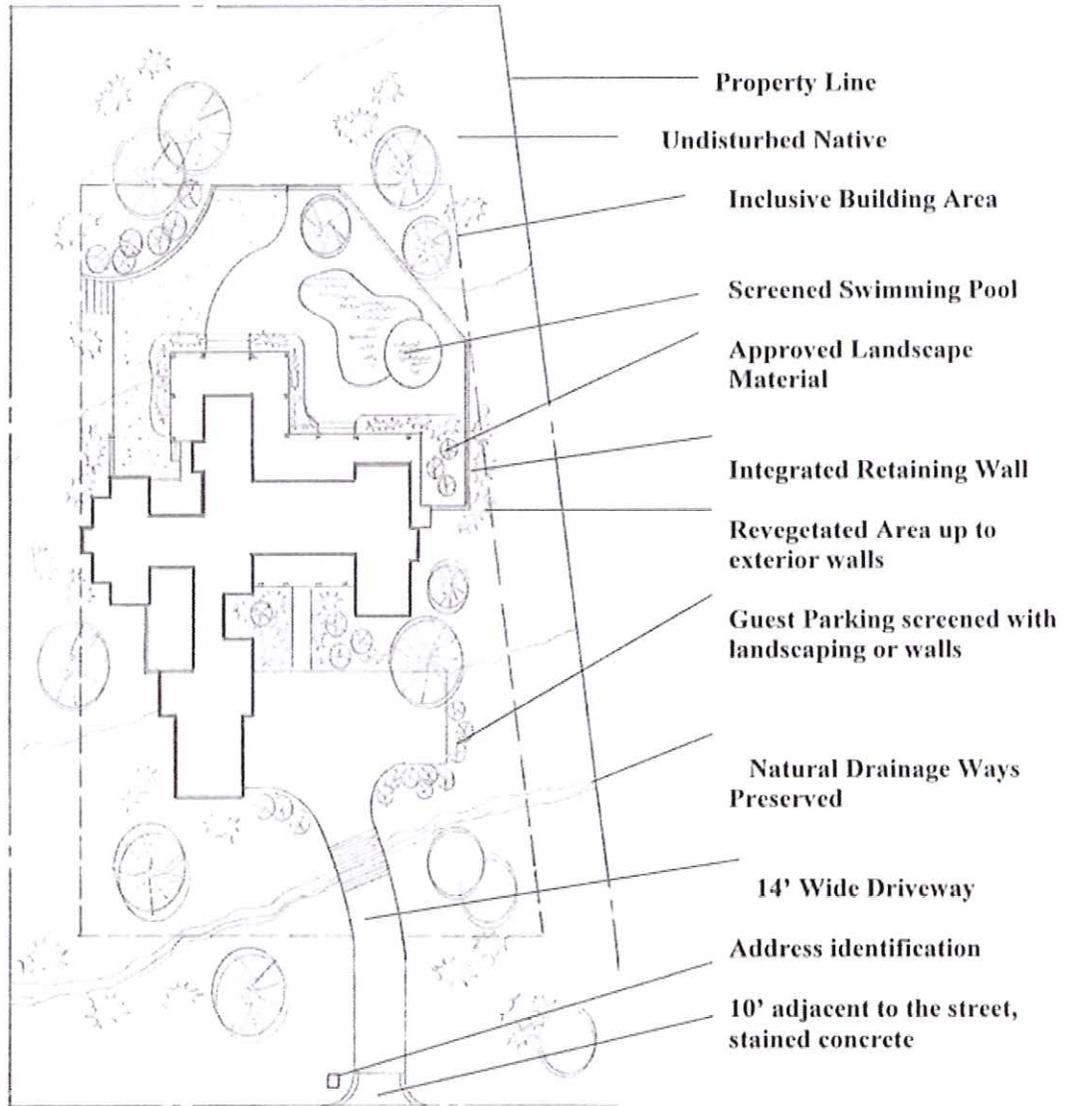
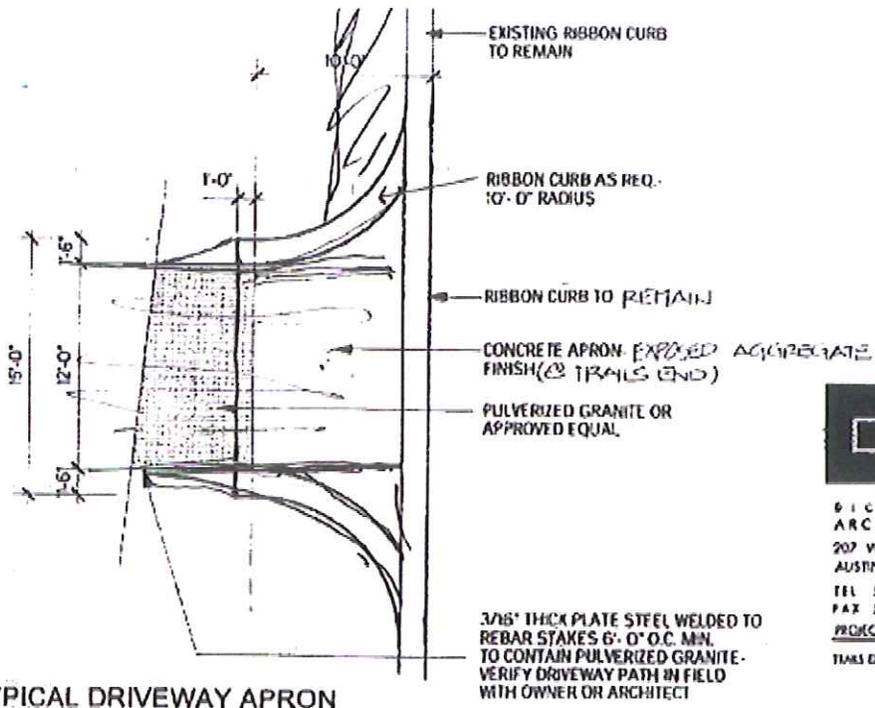


Exhibit 6



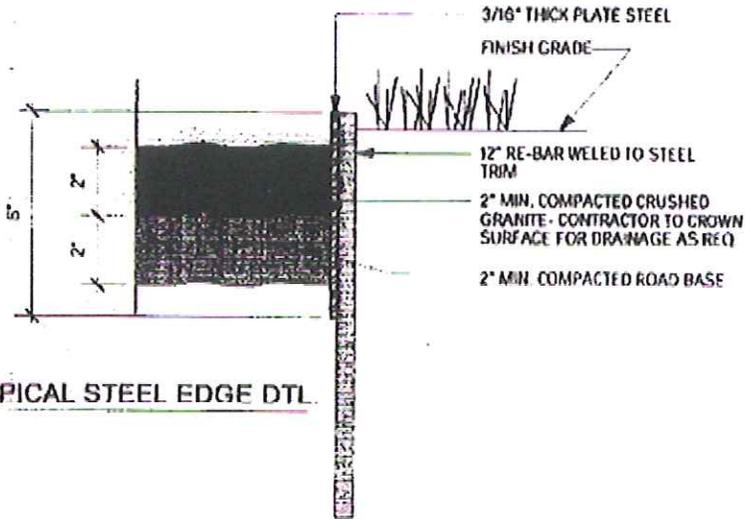
TYPICAL DRIVEWAY APRON



DICK CLARK
 ARCHITECTURE
 207 WEST 4TH STREET
 AUSTIN, TEXAS 78701
 TEL 512.472.4980
 FAX 512.472.4991
 PROJECT
 TRMS D-10 LOT 19

DRAWN BY
 J.C. WOOD

REVISIONS



TYPICAL STEEL EDGE DTL.

DATE ISSUED

11/19/08

REFERENCE SHEETS

SHEET

SK 1

CONTRACT DOCUMENTS AND SPECIFICATIONS
 SHALL GOVERN OVER THE SEPARATE AND
 INDIVIDUAL SHEETS AND SHALL BE USED
 IN CONJUNCTION WITH THE MANUAL

EXHIBIT 7

ADDENDUM "A"

AGAPANTHAS	ELAINE PAT. #7303
AGARITA	TEXAS
ALTHEA	APHRODITE
ALTHEA	BLUSHING BRIDE
ANAQUA	
ARALIA	SIEBOLDI
ASPIDISTRA	CAST IRON
ASPIDISTRA	CAST IRON VARIGATE
BEGONIA	COCKTAIL MIXED VAR.
BOUGANVILLE	PINK/RED
BOXWOOD	JAPANESE
BOXWOOD	WINTER GEM
BRUNFELSIA	(YESTERDAY TODAY
BUCKEYE	MEXICAN
BULBINE	TANGERINE
CHERRY LAUREL	COMPACT
CITRUS	IMPROVED MEYER LEMON
CITRUS	MEXICAN LIME
CITRUS	THORNLESS MEX LIME
COLEUS	MIXED SUN VARIETY
COLUMBINE	HINKLEY
COREOPSIS	RUBY RED
COTONEASTER	GRAY
CRAPE MYRTLE	BASHAM (PINK)
CRAPE MYRTLE	BURGANDY COTTON
CRAPE MYRTLE	DYNAMITE (RED)
CRAPE MYRTLE	PECOS (PINK)
CRAPE MYRTLE	PURPLE
CRAPE MYRTLE	RED ROCKET
CRAPE MYRTLE	TUSCARORA (RED)
CRAPE MYRTLE	WEeping PINK
CRAPE MYRTLE	WEeping PURPLE
CRAPE MYRTLE	WEeping RED
CRAPE MYRTLE	WHITE
CUPHEA	BATFACE
CUPHEA	DWF MEXICAN HEATHER
CYPRESS	ARIZONA
CYPRESS	ITALIAN
CYPRESS	LEYLAND
CYPRESS	MONTEZUMA
DAISY	COPPER CANYON
DAY LILY	MIXED VARIETIES
DIANTHUS	MIXED
ELM	CEDAR
ESPERANZA	DWARF
EVE'S NECKLACE	
FERN	MEYERI (FOXTAIL)
FERN	SPRENGERII
FERN	SPRENGERII
GRASS	HAMELN GRASS
GRASS	MAIDEN
GRASS	MAIDEN ADAGIO DWF
GRASS	MAIDEN CABERET
GRASS	MISCANTHUS-FLAME
GRASS	MUHLEY-GULF

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GRASS	MUHLEY-LINDHEIMER
GRASS	MUHLEY-REGAL MIST
GRASS	PURPLE FOUNTAIN
HAWTHORNE	ROSALINDA PP #9056
HAWTHORNE	SPRINGTIME
HAWTHORNE	YEDDA
HOLLY	DWARF BURFORD
HOLLY	NEEDLELEAF
HOLLY	NELLIE R STEVENS
HOLLY	POSSUM HAW
HOLLY	YAUPON DWARF
HOLLY	YAUPON PRIDE OF HOUSTON
IRIS	BUTTERFLY
IXORA	COCCINEA
JAPANESE	BLUEBERRY SHRUB
JASMINE	ASIATIC
JASMINE	CAROLINA. STK.
JASMINE	CONFEDERATE
JASMINE	PRIMROSE
JUNIPER	TORULOSA/HOLLYWOOD
LANTANA	NEW GOLD
LANTANA	PURPLE
LANTANA	WHITE
LIGUSTRUM	JAPANESE
LIGUSTRUM	PRIVET VARIGATED
LIGUSTRUM	WAXLEAF
LIRIOPE	AZTEC GRASS
LIRIOPE	BIG BLUE
LIRIOPE	GIGANTEA
LOQUAT	COPPERTONE
LOQUAT	JAPONICA PLUM
LORAPETULUM	BURGANDY LEAF
MAGNOLIA TREE	LITTLE GEM
MAGNOLIA TREE	SOUTHERN
MAHONIA	LEATHER LEAF MAHONIA
MARIGOLDS	ORANGE/YELLOW
MESQUITE	NATIVE
MESQUITE	TEXAS
MONKEY GRASS	DWARF
MONKEY GRASS	REGULAR
MOUNTAIN LAUREL	
MOUNTAIN LAUREL	
MOUNTAIN LAUREL	
MYRTLE	SOUTHERN WAX
NANDINA	COMPACT
NANDINA	GULFSTREAM PP #5656
NANDINA	HARBOR DWARF
NANDINA	NANA ATROPURPUEA
OAK	BURR
OAK	LACEY
OAK	LIVE
OAK	LIVE
OAK	LIVE
OAK	MEXICAN
OAK	MEXICAN (POLYMORPHA)

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OAK	MEXICAN (POLYMORPHA)
OAK	MEXICAN (POLYMORPHA)
OAK	RED
OAK	RED
OLEANDER	DWARF RED
OLEANDER	RED
OLEANDER	SALMON
OLEANDER	WHITE
OREGANO	MEXICAN
OSMANTHUS	SWEET OLIVE
PALM	MEDITERRANEAN FAN
PALM	PINDO
PALM	SAGO
PALM	WASHINGTONIA
PALM	WINDMILL
PALM	WINDMILL
PAVONIA	ROCK ROSE
PEAR	BRADFORD
PEAR	BRADFORD
PETUNIAS	CARPET MIXED VAR.
PHILODENDRON	SELLOUM
PHOTINIA	FRASERI
PISTACHIO	CHINESE
PITTOSPORUM	GREEN
PITTOSPORUM	WHEELER DWARF
PLUM	MEXICAN
PLUMBAGO	DARK BLUE
PLUMBAGO	DWARF(CERATOSTIGMA)
RED BUD	OKLAHOMA
ROSE	BELINDA'S D.
ROSE	KNOCK OUT
ROSE	KNOCKOUT
ROSE	KNOCKOUT PINK
ROSE	LOVELY FAIRY
ROSE	NEARLY WILD
ROSE	NEARLY WILD
ROSEMARY	PROSTRATA
ROSEMARY	UPRIGHT
RUELLIA	KATY
SALVIA	CORAL GREGGI
SALVIA	INDIGO SPIRES
SALVIA	LEUCANTHA
SALVIA	RASPBERRY
SALVIA	RED GREGGI
SKULL CAP	PINK
SNAPDRAGON	MIXED
SPRIREA	ANTHONY WATERER-PINK
SPRIREA	BRIDAL WREATH
SYCAMORE	MEXICAN
TRUMPET VINE	MADAM GALEN
VIBURNUM	ODORATISSIMUM
VINCA	MAJOR GROUNDCOVER
VINCA	MINOR BOWLES
VINCA	MINOR BOWLES SPECIAL
VITEX	AGNUS-CASTUS

WILLOW	DESERT BURGANDY
YEW	JAPANESE
YUCCA	PENDULA
YUCCA	RED

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