

# THE BRIDGES

AT PRESTON CROSSINGS



ARCHITECTURAL AND  
SITE DESIGN GUIDELINES

EFFECTIVE AUGUST 2006

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# THE BRIDGES AT PRESTON CROSSINGS

## ARCHITECTURAL AND SITE DESIGN GUIDELINES

### 1.0 Introduction

#### 1.01 Objective of the Design Guidelines

This document has been prepared by Bluegreen Communities of Texas, LP ("the Declarant") for promoting the development of a residential golf community known as THE BRIDGES AT PRESTON CROSSINGS (the "Development"). The standards of design expressed in this document are intended to describe our "vision" of the Development through procedures that are clearly outlined and informative. Our intent is to expedite your process of building an exceptionally high quality residence. Throughout the course of the Development, we may review and revise these Design Guidelines, as necessary to reflect changing conditions.

#### 1.02 Relationship to Legal Documents

These Design Guidelines are supplementary to the Declaration of Covenants, Conditions and Restrictions (the "Covenants") for THE BRIDGES AT PRESTON CROSSINGS, recorded in Grayson County, Texas public records. The criteria are intended to complement the Covenants and should a conflict arise, the Covenants shall prevail.

#### 1.03 Community Master Plan

THE BRIDGES AT PRESTON CROSSINGS is a Master Planned Golf Community that includes approximately 1587 acres. The site includes 18-hole golf course and associated clubhouse, as well as swim, tennis, and recreational fields. It is the intent of the developer to protect the natural features of the community throughout the course of development. Consequently, these Design Guidelines will also reflect that sensitivity in its approach toward the design review and construction of residences within the Development.

### 2.0 Organization and Responsibilities of the Architectural Review Board (ARB)

#### 2.01 Mission and Function

The Covenants state that no structure is to be erected in the Development without being approved by the Architectural Review Board pursuant to Article 9.2 of the Covenants. The ARB works with the Design Guidelines and Covenants to assure an attractive, compatible, and aesthetically pleasing community. The Design Guidelines are used by the ARB for the evaluation of projects submitted to them. **The final decision of the ARB may be based on purely aesthetic considerations. It is important to note that these opinions are subjective and may vary as committee members change over time. The developer reserves the right to revise and update the Design Guidelines as well as the performance and quality standards to respond to future changes.**

#### 2.02 Membership

The ARB is comprised of 3 to 5 members appointed by the Declarant. A member of the corporation's staff will chair the committee. The right to appoint members to the ARB shall be retained by the Declarant until one hundred percent of the parcels have been developed and conveyed to purchasers in the normal course of development. At such time, the Board of Directors of the Association shall appoint the members of the ARB in accordance with Article 9.2 of the Covenants.

#### 2.03 Scope of Responsibility

The ARB has the following responsibilities:

1. Reviewing and evaluating each of the plans submitted by an owner for adherence to the Design Guidelines and compatibility of the design with the adjoining sites and common spaces.
2. Approving all new construction.
3. Monitoring the design and process in order to ensure compliance with Covenants and approved construction documents.
4. Enforcing the Design Guidelines through special assessment or remedy as per the Covenants.
5. Interpreting the Covenants and Design Guidelines at the request of the Owners.
6. Approving all modifications to existing structures, including but not limited to walls, fences, exterior painting, material replacements, window tinting, renovations, additions, play structures and landscaping.
7. In the event that a member of the ARB is called upon to review and evaluate a plan for a structure to be located on a property adjacent to where that member resides, said member may comment on that structure but may not vote on its acceptability. An adjacent property shall be defined as the three properties directly in front of and the three properties directly behind as well as the property directly to the sides of the ARB member's property.

#### **2.04 Enforcement Powers**

Any structure or improvement that is placed on any home site without ARB approval is considered to be in violation of these Design Guidelines and the Covenants. The ARB has the power to fine and/or direct that the non-conforming structure be brought into compliance at the owner's expense. Should the owner fail to comply with the directives of the Board, the ARB will act in accordance with Article 9.10 of the Covenants to bring the non-conforming item into compliance.

#### **2.05 Limitation of Liability**

Design and plan decisions by the ARB do not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and or contractor to determine whether the design and materials are appropriate for the intended use. In addition, decisions by the ARB do not assure approval by any governmental agencies. Owners are responsible for obtaining or ensuring that their agent or contractor obtains all required permits before commencement of construction. The Declarant, the Association, the Board of Directors, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved plans for construction on or modifications to any home site. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in Article 4.6 of the Covenants.

### **3.0 The Design Review Process**

#### **3.01 Review of Plans**

The ARB will review design submissions at scheduled ARB meetings. The ARB administrator will review submissions in advance of the scheduled meeting. Construction documents must be submitted to the administrator during business hours seven calendar days prior to ARB meetings. Each submission will be dated and signed in by staff. Submission requirements are outlined in section 9.3 of the Covenants and section 5.01 of these Design Guidelines. Each submission must include, among other items, engineering drawings for all elevations, site development/grading plans, and material samples. Builders must submit Final plans reflecting any required changes/conditions imposed by the ARB to the ARB Administrator in order to schedule a clearing inspection. Approval must be obtained from the ARB before beginning construction.

#### **3.02 Conditions of Approval / Rejection of Plans**

Approval by the ARB shall in no way relieve the owner and/or builder of responsibility and liability for the adherence to any applicable ordinances and codes. Construction documents submitted for review or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB. **The final decision of the ARB may be based on purely aesthetic considerations.**

#### **3.03 Architectural and Contractor Requirements**

All plans for the construction of dwellings and other buildings or significant structures in the Development must be designed and drawn by a licensed architect or a professional, experienced home designer. The plans must meet, at a minimum, the building codes of the City of Gunter and the State of Texas. All construction work must be completed under the direct supervision of a general contractor, herein referred to as the builder, who holds license in the State of Texas.

#### **3.04 Review Process**

The design review process is divided into two steps, a Preliminary Assessment and an Approval by the ARB. The purpose of the Preliminary Assessment is to allow the Owner and ARB to work together to arrive at an approved design that complies with the Design Guidelines and Covenants. For the Preliminary Assessment, the applicant or authorized agent must submit accurate construction drawings of the proposed building and site layout. The ARB reviews these plans for design and technical issues as set forth in the Design Guidelines, and may approve, approve with conditions, or reject the plans. The applicant or authorized agent must revise the plans, as required, and re-submit to the ARB for Approval. The ARB may, at its sole discretion, grant Approval on the basis of its Preliminary Assessment. Upon Approval by the ARB, the plans shall be deemed Final. No contractor may commence construction prior to obtaining ARB Approval. Upon meeting these requirements, a clearing inspection will be scheduled immediately.

#### **3.05 Representation and Warranty**

Each application to the ARB shall contain a representation and warranty by the owner that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. Each owner submitting plans to the ARB shall hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.

**3.06 Additional Meetings with the ARB**

If an application for approval is denied, in whole or in part, the applicant may appeal the decision in writing and resubmit the construction documents one week prior to the next scheduled ARB meeting.

**3.07 Variances and/or Exceptions**

From time to time, the Design Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular home site. In such case, the applicant may submit a variance application (in addition to the construction application) to the ARB. The ARB will grant or deny the variance request in writing. No variances are allowed unless the applicant has received a written notice of approval from the ARB. **Any variances and/or exceptions granted are unique and do not set any precedent for future decisions of the ARB.**

**3.08 Fees**

**3.08.1 Design Review Fees**

Design review fees include: document submittal, preliminary document assessment and document approval. Design review fees will be established and published by the ARB. The purpose of these fees is to cover all expenses related to the processing of applications for construction. Unscheduled final presentations will be considered on a case-by-case basis for projects not requiring major engineering or site development changes. The ARB reserves the right to refuse an unscheduled review for any reason. The Board reserves the right to change or waive these fees from time to time without prior notice. The design review fee must be included in the preliminary submission. Submissions received without the design review fee will be considered incomplete, and returned to the Owner. The ARB reserves the right to change these design review fees at any time without notice.

**THE BRIDGES AT PRESTON CROSSINGS design review fee is \$300, \$200 for revisions to existing structures and \$100 for additions/revisions of landscaping, fencing, play structures, and the like. Fees for Additions/Revisions are applicable 18 months following start of construction. Revisions applied for prior to completion of a project are not subject to additional review fees. The fee for an unscheduled review in order to commence construction is an additional \$150. Such fees are non-refundable.**

**3.08.2 Road Impact Fee**

Each builder shall be assessed a road impact fee of \$300 per dwelling constructed to cover consequential damages and to preserve roads and landscaping. Such fee is non-refundable and is not intended to relieve the builder of any damage that they may cause.

**3.09 Construction Deposit:**

The builder will post a refundable construction deposit of \$2,500 before receiving approval for construction. The ARB will not accept payment from property owners for the construction deposit. The builder may not transfer the ownership of this construction deposit to the property owner unless authorized in writing by the ARB.

Should the builder accrue any fines during construction, the amount of the fine will be deducted from the construction deposit. The builder will then be required to replenish the amount deducted from the construction deposit within fifteen days of incurring the fine, or be subject to the conditions of Article 8.8 in the Declaration of Covenants.

**3.10 Renovation / Additions to Existing Structures**

All renovations, additions, or improvements to existing dwelling structures, inclusive of landscape structures, must be approved by the ARB. The applicant or authorized agent shall submit plans showing the nature of the work to be performed, including an application for the revisions. A review fee of \$100 for modifications to existing dwelling structures shall be payable at the time of application. A review fee of \$100 for modifications to landscape structures (hardscape) shall be payable at the time of application.

**3.11 Approval**

Once the preliminary conditions have been met and a set of approved plans is submitted and verified by the ARB Administrator, Approval is issued. Prior to beginning construction, the contractor must schedule a clearing inspection by the ARB Administrator.

**3.12 Completion/Occupancy**

Upon completion, all structures, landscaping, and drainage must be inspected for compliance with the approved final plans. Upon passing inspection, a Certificate of Compliance will be issued to the homeowner and copied to

the file. See Section 27.0. This does not constitute a certificate of occupancy which can only be issued by the City of Gunter.

#### **4.0 The Construction Process**

##### **4.01 Construction Time Limit**

All dwellings and other structures must be completed within one year from the date of clearing. Exceptions may be granted where such completion is impossible, when continuation would result in great hardship to the owner or builder due to strikes, fires, national emergencies, or natural calamities as deemed by the ARB. If an extension is needed, the builder may submit an extension request, including projected completion date, in writing to the ARB. Failure to complete the project within the deadline will result in special assessments or other enforcement rights as set forth in the Covenants.

If construction has not commenced within six months after the date of Approval, it shall be deemed to have expired unless applicant, prior to such expiration date, has requested and received an extension in writing from the ARB.

##### **4.02 Builder's Sign**

Builder signs shall be installed at the completion of clearing and grading. The sign shall remain properly installed throughout construction. Signs shall be removed prior to the release of the construction deposit. Specifications for the standard builder's sign can be found in section 13.0. Builder signs may be purchased from a sign company of your choice meeting the sign specifications contained in Section 13.

##### **4.03 Port-A-John**

A port-a-john will be required for each job site. The port-a-john must be placed behind the builder's sign or behind the structure, with the door opening toward the rear of the lot. If no builder's sign is present, lattice shall be required to screen the port-o-john.

##### **4.04 Tree Protection**

As mentioned in the introduction, one of the primary goals of these Design Guidelines is the preservation of the property's existing natural features. Because of this, tree removal outside of the building envelope must be kept to an absolute minimum. All trees that are 3" in caliper and greater are considered protected with the exception of non-specimen trees as described by the City of Gunter's subdivision Ordinance. Each applicant must submit a tree survey, inclusive of accurate tree locations, species and caliper. Trees proposed to be removed prior to commencing construction shall be shown on the survey. Tree protection requirements are as follows:

- a. Protective fencing shall be installed at the drip line prior to site work or construction activity. (See section 16.0 for tree protection details.)
- b. The barricade shall be constructed of suitable post extending a minimum of 4 feet above grade. Posts shall be spaced appropriately and shall be joined continuously by orange plastic mesh fencing.
- c. The barricade shall remain in place and in good condition for the duration of the construction activity and shall be the last item removed from the site during final cleanup.
- d. Storage, temporary, or otherwise, of equipment or materials is not permitted under the drip line of trees.
- e. No signs shall be nailed to trees.
- f. No controlled fires will be allowed in a tree save area or elsewhere in the Development.
- g. No concrete washout shall be allowed in a tree save area.
- h. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of underneath any tree save area.
- i. All trees shall be maintained, cared for and repaired in the event of damage by builders until the property is transferred by lease or sale to a third party.
- j. Failure to follow any of the tree protection standards listed above will result in a fine of \$200 per incident
- k. If trees designated for preservation are cleared or removed during construction, the builder shall be subject to a fine of \$100 per caliper inch for each tree removed. In addition, replacement trees may also be required. The replacement trees shall be of the same species as a replacement rate of 1 caliper for every caliper removed.
- l. All trees to be removed must be done so in accordance with the City of Gunter's Tree Ordinance.

##### **4.05 Construction Site Barricades**

Prior to beginning construction, a temporary barricade shall be installed on the property line between the construction site and any contiguous home sites. See section 22.0. It must be constructed of suitable post extending a minimum of 4 feet above grade. Posts shall be spaced appropriately and shall be joined continuously by orange plastic mesh fencing. The barricade shall remain in place and in good condition for the duration of the

construction activity and shall be the last item removed from the site during final cleanup. Storage and passage, temporary, or otherwise, of heavy equipment or materials is not permitted on adjacent properties, golf, utility, or conservation easements, and must be kept within constructed barriers.

#### **4.06 Erosion Control**

The Development is required by the State of Texas and the Texas Commission on Environmental Quality to maintain high water quality standards within the development. In order to meet these criteria, an erosion control plan is mandatory for all home sites. The following erosion control measures shall be followed on all job sites.

1. Silt fence shall be installed on the lower portion of the disturbed area, as per the detail provided in section 17.0 of these Design Guidelines.
2. A rocked/gravel construction entrance shall be established at the time of initial clearing and grading (see section 18.0 for construction entrance detail.)
3. All roof drains shall be tied to underground piping.
4. All underground piping shall daylight a minimum of 10 feet from the property line and utilize the appropriate erosion control measures at the outfall.
5. All disturbed areas must be seeded and stabilized within 14 days of establishing final grade around the house.
6. All drainage shall be routed to avoid damage or erosion on adjacent properties, the golf course, and/or conservation easements.
7. Drainage on each individual lot shall conform to the overall drainage plan approved by the City of Gunter.
8. The Contractor shall ensure that no erosion takes place on or within the public R.O.W. and shall utilize any and all erosion control methods to limit any possible adverse effects.

Furthermore, erosion control measures submitted to the ARB shall be maintained by the builder during construction. Failure to properly maintain erosion control measures will result in a fine in accordance with Section 24, contained herein, or as levied by the Environmental Protection Agency. Each offense thereafter will also incur a comparable fine. In addition, multiple offenders will reimburse the Development for any costs incurred in bringing job site erosion control measures into compliance, as well as for repairing any damage to adjacent properties due to a lack of maintenance. The Association reserves the right to inspect and require modifications /corrections to existing drainage systems adversely affecting adjacent properties and/or easements.

#### **4.07 Site Maintenance**

Contractors and subcontractors must maintain the job site in a clean and orderly condition.

1. No fires are allowed on construction sites. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream, or lake.
2. No materials may be stored or placed in the streets, swale, right-of-way, natural areas, or golf course frontages.
3. Construction materials, materials to be discarded, equipment or vehicles shall not be placed in a designated tree save area.
4. Only usable construction materials may be stored on a construction site. They must be neatly stacked.
5. All wrapping and packaging materials and food containers must be placed in a covered/enclosed trash receptacle to prevent debris from blowing onto adjacent property.
6. Discarded construction materials and debris must be removed daily or contained within a dumpster or trash enclosure located on the lot.
7. Dumpsters, debris bins and other trash receptacles shall not exceed capacity. Schedule prompt pick up for dumpsters, bins and receptacles exceeding 75% of capacity to avoid overflow.
8. Workers shall take measures to eliminate tracking mud from the work site onto public streets. The Contractor shall promptly clean the streets or will be subject to a fine as described in Section 24.

Care shall be exercised in the storage of materials and debris. Should it become necessary for the Association to clean a site or have a site cleaned, the cost will be deducted from the construction deposit.

#### **4.08 Construction Parking Limitations**

Construction parking on streets is limited to trade and delivery vehicles only. Personal vehicles should be parked on the jobsite where possible. If there is not sufficient room on the job site, personal vehicle parking is permissible on the street. All construction vehicles, delivery vehicles and personal vehicles associated with a given job site must be parked on one side of the street. If construction is in progress on multiple job sites in close proximity, builders shall coordinate parking with their contractors to ensure that parking shall be on only one side of the street and in the direction of traffic flow. In general, contractors should exercise good judgment in all areas of The Bridges to avoid dangerous traffic congestion in neighborhoods where multiple homes are under construction. Failure to observe these parking requirements will be subject to fine in accordance with Section 24.

#### **4.09 Right to Inspect Property for Compliance**

Inspection is specifically reserved by the ARB, its agents, and representatives to visit the Owner's property for verifying compliance with the requirements of the ARB. A representative of the ARB may make periodic inspections during the entire construction period; however, it is the builder's responsibility to conform to all construction documents and applicable building codes. The Owner will be notified in writing with a copy to the builder of any items and exceptions noted in the inspection report. Such items and exceptions must be resolved to the satisfaction of the ARB.

#### **4.10 Conduct of Workers**

Contractors shall be allowed to work from 7 a.m. to 7 p.m. on Monday – Friday, and 8 a.m. to 12 p.m. on Saturday. No work shall be performed on Sunday and holidays (Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day and New Years Day). No alcohol or drugs are permitted on site. Animals are prohibited. Firearms are prohibited. No harassing, loud behavior or loud radios are permitted. Contractors and workers shall not travel recklessly or at speeds in excess of posted limits. Workers shall not be allowed to travel the property unnecessarily or use the amenities. Any contractor whose workers are in violation of these regulations will be fined in accordance with the Fine Schedule, see Section 24.0. Additional violations may result in the contractor being denied access to the property.

#### **4.11 Revisions and Changes during Construction**

All revisions and changes made during construction shall be submitted in writing to the ARB for approval prior to the implementation of such change. All revised drawings, material and color samples must be submitted along with the revision request. The ARB will grant the request in writing. Failure to obtain written approval for any revision during construction will result in fines being deducted from the construction deposit.

#### **4.12 Termination / Replacement of Builder**

The ARB shall receive written notification of any decisions by the Owner to terminate or replace a builder during the construction phase. Before commencing with construction, the new builder shall post a construction deposit. Once this deposit is received, the ARB will refund the construction deposit, less outstanding fines and assessments, to the builder who was terminated. In addition, the new builder shall remove the terminated builder's sign on the home site, and replace it with a sign bearing the new builder's information. Unique situations may arise whereby a residence initially under construction by a builder may be completed by an entity other than another builder upon written approval of the ARB.

#### **4.13 Return of Construction Deposit**

When all construction is complete, including landscaping, the builder must request a compliance inspection by the ARB. At this time, a member of the ARB will inspect the project for compliance with the approved plans. If the site is in compliance, the ARB representative will return the construction deposit and provide the owner with a certificate stating that they are in compliance. If the site is not in compliance, the ARB will submit a letter to the owner and the builder stating all deviations from the approved plan to the builder. The owner and/or builder shall submit a plan and time schedule for bringing the property into compliance. At the sole discretion of the ARB, extenuating circumstances may dictate the granting of a variance. **Note:** Any unapproved deviation from approved plans may result in fines as prescribed in Section 24 or other measures as described in Article 9.10 of the Covenants.

#### **4.14 Alterations / Remodeling / Improvements / Repainting of Approved Structures**

Any exterior change to an existing structure requires approval from the ARB before commencing with work. All exterior changes or renovations shall be submitted to the ARB for approval as stated herein or as outlined in Article 9 of the Covenants. All construction shall be subject to the construction regulations set forth in Section 4.0 of these Design Guidelines.

### **5.0 Specific Submission Requirements**

#### **5.01 Plan submission Requirements for Design Review**

The following submission requirements must be met prior to obtaining final approval for construction. A design review checklist can be found on page 40 of these Design Guidelines.

1. **Existing conditions** – min scale 1"=20'. Must include the following information:
  - A. Owner's name
  - B. Designer's name
  - C. North Arrow and scale
  - D. Property lines with dimensions and bearings
  - E. Setback lines
  - F. Wetland lines
  - G. Easement lines

- H. Existing two-foot contour lines
  - I. Existing trees 6" and greater in caliper inclusive of the tree type
  - J. Identify trees that will be removed
  - K. Adjacent street names
  - L. Existing Utility structures
  - M. Outline of exterior walls, decks, and driveways on adjacent lots
2. **Site Plan** – min scale 1"=20'. Must include the following information: (May be added to the existing conditions map)
- A. Proposed location of home
  - B. Dimensions from corner of foundation to adjacent property line
  - C. Proposed driveway and walks
  - D. Spot elevations on corners of driveway and walk (with flow arrows showing drainage)
  - E. All dimensions and material calls
  - F. Proposed fences
  - G. Proposed retaining walls (indicate wall material, top of wall and bottom of wall elevation)
  - H. Proposed pool or spa location
  - I. Location / materials/ finish of all outdoor living spaces (patios, decks and terraces)
  - J. Proposed accessory structures (out building, trellis, etc)
  - K. Finish Floor Elevation (FFE) of first floor and garage
  - L. Proposed two-foot contour lines
  - M. Drain locations, sizes, flow direction, and invert elevation.
  - N. Locations and inverts of day lighted drainpipe
  - O. Location of service area and service area screen wall
  - P. Location of grinder pump
  - Q. Location of all silt fencing and any erosion control structures.
  - R. Total impervious area.
  - S. Impervious area as a percentage of the site area.
  - T. Show barricade fencing.
3. **Architectural Plans** – minimum scale of 1/4"=1'-0"
- A. **FLOOR PLANS**
    - 1) Interior rooms dimensioned and named
    - 2) All window and door openings shown
    - 3) Roof overhang with a dashed line
    - 4) Total square footage of structure
    - 5) Heated square footage of structure (as defined in section 6.02.)
  - B. **BUILDING ELEVATIONS**
    - 1) Front, rear and two side elevations
    - 2) All elevations labeled so they correspond with site plan
    - 3) Finish grade line shown against house
    - 4) Brick courses shown
    - 5) All materials and finishes called out
    - 6) Fascia, Trim and handrail details
    - 7) All decks and terraces shown
    - 8) Service Area Screen wall detail
    - 9) Average roof height as measured from the finished ground level at the four corners. (Not to exceed 35').
  - C. **Material Samples**
    - 1. Siding material (brick sample and mortar colors, if applicable)
    - 2. Roofing cut sheet
    - 3. Garage door type and color including garage door lite selection
    - 4. Front door type and color
    - 5. Window cut sheet
    - 6. Shutter style and color
    - 7. Site lighting
    - 8. Color samples
    - 9. Body color
    - 10. Trim color

4. **Landscape Plans** – minimum scale of 1"= 20'

- A. Owner's name
- B. Designer's name, address, telephone and fax number
- C. North arrow and scale
- D. Property lines with dimensions and bearings
- E. Location of all existing trees over 6" in diameter and tree type
- F. Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement, and utilities
- G. Location of all lawn areas and shrub bed lines
- H. Location of all proposed plant material
- I. Plant list with quantities, botanical names, common names, sizes and specifications
- J. Additional drainage requirements not indicated on the submitted site plan
- K. See section 4.06 for drainage plan requirements
- L. Location and specifications of all exterior lighting fixtures
- M. Total area of lawn in square feet
- N. Total area of lawn as percentage of site
- O. *At a minimum, the following landscaping will be required for all homes:*
  - 1) One or more 3-inch caliper street tree (Street trees shall be installed per the schedule in Section 23)
  - 2) Street trees shall be 30 feet on center, located an equal distance from the sidewalk so that the trees are in line (approximately 3 feet behind the right-of-way)
  - 3) Evergreen shrubs (3 gal. minimum, 36-48 inches on center) shall be required around the entire foundation of the home, except in areas of ingress and egress
  - 4) Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height, mature at planting)
  - 5) Sod shall be required in front yard area and between the sidewalk and curb
  - 6) Sod will also be required for 2 feet behind the curb or sidewalk
  - 7) Where two driveways are adjacent, sod shall extend 10 feet from the back of the sidewalk or curb line
  - 8) The rear yard may be seeded or sodded. If seed is used, the construction deposit will not be released until the seed has been established to the ARB's satisfaction
  - 9) Bark mulch or equivalent shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition
  - 10) Side loaded garages shall be screened with shrubs along the property line (4 feet min. height, mature at planting)

6.0 **ARCHITECTURAL DESIGN GUIDELINES**

6.01 **General Standards**

Homes must be designed in conformity with the standards, requirements and guidelines set forth in the Covenants and the Design Guidelines. All footprints and garages must be sited within the setbacks. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

6.02 **Modular Construction**

No modular home or manufactured home shall be placed, erected, constructed or permitted within the development. "Modular home and manufactured home" shall include any prefabricated or pre-built dwelling which consists of one or more transportable sections or components and shall also be deemed to include manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the Texas State Building Code, most current edition. The placement of prefabricated and transportable sections onto a permanent foundation and the inspection of the resulting structure by the building inspector under the Texas State Building Code shall not exempt such structure from this prohibition. Prefabricated accessory structures, such as sheds and gazebos, must be reviewed and approved in strict accordance with Article 9 of the Covenants.

6.03 **Dwelling Size / Minimum Standards / Houses**

Minimum square footages are outlined in the Declaration of Covenants, Conditions and Restrictions. Variances for minimum floor space may be granted if the site conditions present a hardship. Variances may also be granted if, in the ARB's sole discretion, the resulting appearance of such residential dwelling will preserve and conform to the existing architectural aesthetic.

6.04 **Dwelling Size / Minimum Standards / Patio Homes**

Minimum square footages are outlined in the Declaration of Covenants, Conditions and Restrictions.

**6.05 Impervious Coverage / Lawn Area**

Impervious areas per home site are based on lot size and shall conform to the PD zoning which are described below:

	Max Coverage				
	PD Zoning Classification				
	PD-72	PD-15	PD-22	PD-E	PD-GH
Maximum Height (ft)	35	35	35	35	35
Minimum Yard Setbacks (ft) **					
Side (Interior Lots)	10	15	15	15	*
Side (Corner Lots)	10	15	15	15	*
Rear	20	25	25	30	15
Front	25	30	30	35	20
Minimum Lot Area (sf)	7200	15000	22000	43560	3000
Minimum Lot Width (ft)					
Standard Lot	60	70	80	100	25
Irregular Lot	35	40	40	70	20
Minimum Lot Depth (ft)	100	110	120	200	100
Maximum Lot Coverage (%)	45%	40%	40%	20%	60%
Minimum Dwelling Size (sf)					
1 Story (excluding garage)	1200	2000	2000	2000	1000
2 Story (excluding garage)	n/a	2400	2400	2400	n/a
Minimum Garage Size (sf)	400	400	400	400	240
Minimum Masonry (%)	80%	80%	80%	80%	80%
Parking Requirements	2 enclosed	2 enclosed	2 enclosed	2 enclosed	2 off-street, behind building line

PD-72  
PD-15  
PD-22  
PD-GH  
PD-E

**6.06 Setback I**

Setback requirements are as follows:

\*see PD Ordinance for specifics

**6.07 Height Requirement**

No building shall exceed 35 feet in height above the average finished ground level when measured at the corners.

**6.08 Front Façade**

While variety is encouraged, a strong emphasis should be placed on following traditional/regional tastes in building massing and detailing. All facades should illustrate a clean, well thought out appearance.

**6.09 Front Porches**

It is recommended that all covered porches visible from the street should have a minimum depth of six feet. Corner lots are recommended to have a porch follow the street wall around the corner to occupy a minimum of 30% of the side yard elevation facing the adjoining street.

**6.10 Approved Exterior Siding Material**

1. Approved exterior siding materials:
  - A. Brick
  - B. Cement Stucco
  - C. Stone
  - D. Wood Accent
2. The following exterior siding materials are not approved
  - A. Vinyl Siding
  - B. Vinyl Shakes

**6.11 Finished Floor Elevation**

All homes shall be constructed with a minimum dimension of 24" from finished grade to the first floor. All finished floor elevations must be 1' above the 100 year flood plan and 2' above the spillway elevation of the existing NRCS lakes as denoted on the final plat.

**6.12 Roofs**

Pitch of the main roof structure should be no less than 6/12. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved by the ARB. No mansard roofs will be allowed. Contemporary or other irregularly pitched roof styles will not be allowed. All roof penetrations (gas flues, exhaust vents, plumbing vents, skylights, etc.) shall be located on the rear roof slopes so they are not visible from the street. Roof penetrations must be painted a color that is compatible with the roof color. Failure to paint roof penetrations will result in fines being deducted from the construction deposit. Roof penetrations visible from the street must be approved in writing by the ARB.

**Approved roof materials shall consist of the following:**

1. 30-year or better asphalt architectural shake shingles.
2. Slate
3. Synthetic-Slate
4. Standing seam metal - accent areas only.
5. Copper - accent areas only.

**6.13 Chimneys**

Chimney finishes are restricted to brick, stucco, dry stack, or cultured stone. No exterior metal fireboxes are allowed unless encased in masonry surrounds. No exposed prefab metal chimney vent stack will be accepted. The finish shall match that of the main structure.

#### **6.14 Garage \ Garage Doors**

All garages should be side or rear loaded. Carports and front loaded garages are not allowed. A variance may be granted by the ARB for hardships. The street side elevation of a courtyard garage must incorporate windows, louvers, or shutters as necessary to provide variety. Garages on corner lots shall not face either road. A raised panel garage door with lites is required for all garage doors.

#### **6.15 House Identification**

House identification requires that 4" Arabic house numbers be used to identify homes from the street. Metallic and or wooden house numbers are approved for this use. The ARB reserves the right to approve or deny the use of any house numbering that detracts from the appearance of the home.

#### **6.16 Doors**

Exterior doors shall be appropriate to the architectural theme. Exterior sliding doors shall only be permitted on rear elevations. They shall not be visible from the street. Storm and screen doors are not permitted unless they are of the appearance of a typical exterior door. All storm and screen doors shall be approved by the ARB.

#### **6.17 Windows**

Windows are restricted to single hung or double hung (6 over 6, 9 over 9, etc.) The use of snap in grilles is acceptable. Casement windows may be approved by the ARB, on exception, where such windows are essential to the architectural style of a residence. Storm windows shall not be permitted. Exterior window screens will be gray. Use of glass block shall be reviewed on a case-by-case basis. Skylights and or roof windows will not be allowed on the street side elevations of the home. Dormer windows must also maintain an alignment balance with the home.

#### **6.18 Decks and Patios**

Detailing of all patios and decks must be architecturally compatible with the home. Patios and decks shall be designed to serve as an extension of the house. Vinyl underpinning, deck railing and decking are not permitted. Views to the underside of decks and porches must be screened with underpinning and landscaping. Porch screen colors must be submitted to the ARB for approval.

#### **6.19 Cornices and Exterior Trim**

The use of traditional crown molding and detailing at cornices, as well as authentic detailing around window and door openings will be an important part of the overall appearance. Such detailing must be consistent on all elevations.

#### **6.20 Awnings and Shutters**

Awnings and canopies shall not be affixed to the exterior of the residence. Exterior shutters, where used, shall be used consistently on all windows.

#### **6.21 Gutters and Downspouts**

Gutters and downspouts shall be required for all homes. All gutters shall be seamless and shall be painted to match the trim color of the house. Downspouts should be connected to an underground pipe which daylight a minimum of 10 feet from the property line and directed away from the adjacent lot.

### **7.0 SITE REQUIREMENTS: UTILITIES**

#### **7.01 Service Area**

Each home is required to have an enclosed service area. The service area shall contain all utility connections, HVAC units, grinder pump control box, trash bins, electrical meter, and irrigation control boxes, and screen the aforementioned from view from the golf course, street, and neighboring properties. The location of the service area shall be shown on the architectural and site drawings. The service area shall be screened with a wall that is architecturally compatible with the house. This screen wall shall be constructed of brick, stone, wood, stucco or cement siding (i.e., Hardee board or an approved equal.) Vinyl lattice shall not be allowed to screen a service yard. In addition, the screen wall shall be planted with shrubs. The service area screen wall must be at least 4" higher than the units installed, and serve as a noise buffer for adjacent properties and the golf course.

#### **7.02 Grinder Pump / Sewer Tap**

Certain homes in the subdivision will be required to have a grinder pump. If needed, a grinder pump application and installation details can be found on pages 45 and 46. The location of the grinder pump unit shall be shown on the site and or landscape plans. Grinder pump alarm boxes shall be attached to the house within the service area.

Builders may not complete the circuitry for the grinder pump without the express approval of the ARB. Approval shall be conditioned upon the builder's compliance with all outstanding ARB directives and judgments applicable to that particular residence.

The cost of installing a grinder pump ranges from \$4,800 to \$10,000 depending on the lot. The cost of the grinder pump includes setting the grinder, the alarm box, and running 100 linear feet of pipe from the sewer tap to the grinder pump. If your grinder pump is located farther than 100 feet from the sewer tap, or if installation requires the use of special equipment due to geographic location (rocky areas), you will have to pay additional fees. **Note:** The cost of the grinder pump is approximate and are subject to change over time.

The ARB will approve a specific grinder pump unit for each lot within the development. The pump model and cost should be obtained from the ARB Administrator prior to submitting a plan for construction.

After installation, the grinder pump must be maintained in accordance with the requirements of our wastewater permit. Each homeowner shall be responsible for the cost of this maintenance and service to your grinder pump.

**NOTE:** All individual pump station pump sizes are based upon placement of the pump in the back half of the lot at the existing grade. A homeowner may elect to alter the grading on the lot or construct a finished basement, which would lower the proposed pump station elevation. In this instance, the next size pump should be utilized to accommodate the increase in dynamic head.

#### **7.03 Natural Gas**

Natural gas will not be provided to the subdivision, however, propane may be utilized only if the tank is buried or adequately screened.

#### **7.04 Antennas and Satellite Dishes**

Satellite dishes are permitted within the Development. All Satellite dishes shall have a maximum diameter of 3 feet. Satellite dishes shall be mounted behind the front line of the dwelling and in a location not visible from any street or golf course. Satellite dishes on homes located on a corner property shall not be visible from the main through street. The location of any satellite dish must be submitted to the ARB for approval.

### **8.0 SITE REQUIREMENTS: ACCESSORY AND DECORATIVE STRUCTURES**

#### **8.01 Outbuildings**

Each home site is limited to one outbuilding (including a detached garage, where applicable.) The location and appearance of outbuildings shall be submitted for ARB approval prior to construction. Outbuildings should be architecturally compatible with the home, and similar in material and color. All outbuildings shall be within the building setback lines. The buildings shall be oriented so that access is indirect and they do not open on to the street.

#### **8.02 Arbors and Trellises**

Arbors and Trellises are permitted. Location, elevations and finishes must be submitted to the ARB for approval prior to beginning construction.

#### **8.03 Fences and Walls**

Fences and walls must harmonize in character and color with the house. All fences shall be a minimum height of 30" and maximum height of 60". Fencing of the entire lot is not permitted. Fencing shall be restricted to the rear and side yard of the home. The ARB reserves the right to approve or require the use of fences along the side yard of the home. Chain link, wood or vinyl fences are not allowed without the existence of a special condition and ARB approval. The location and materials of all fences and walls shall be submitted on the site plan for approval.

Location and materials used for all retaining walls must be submitted for approval. See section 5.01.2.F-G for plan submission requirements. Retaining walls may be constructed of stone, or other approved interlocking wall system (i.e., keystone or an approved equal.)

#### **8.04 Flagpoles**

No in-ground flagpoles are allowed. One decorative / seasonal flagpole may be displayed from each house.

#### **8.05 Swimming Pools / Hot Tubs / Water Features**

Any and all proposed swimming pools, hot tubs, fountains, etc. must comply with Texas State Law in addition to the Design Guidelines.

Above ground swimming pools are prohibited. Bubble covers for below ground swimming pools are prohibited. Pools may not be installed on the front or side yard of any home. All Plans for swimming pools must be

submitted to the ARB for approval. Swimming pools which are installed in the rear yards of lots that are adjacent to the golf course or other lots will be subject to additional screening requirements as imposed by the ARB.

Outdoor Hot Tubs are allowed. Location of a hot tub shall be shown on the site plan and/or landscape plan. Hot tubs shall not be installed on the front or side yard of any home. Hot tubs installed in the rear of lots adjacent to the golf course or other lots will be subject to additional screening requirements as imposed by the ARB.

**8.06 Decorative Objects**

No decorative objects may be placed in the street side or side yard of any home. This includes the following: sculptures, birdbaths, fountains, birdhouses, and lawn ornaments. All decorative objects placed on the property are subject to ARB approval. Decorative planters may be placed around the home. However, the size, number and type of planters are subject to ARB approval.

**8.07 Clothesline**

There shall be no outdoor clothesline on any home site.

**8.08 Tennis Courts**

Private tennis courts are prohibited.

**8.09 Pet Enclosures / Houses**

Birdhouses are allowed as long as they are not placed in the side or street side yard.

Pet enclosures / houses and dog runs are not allowed. All pets shall be kept on a leash when outside of the yard.

**8.10 Swing Sets / Play Structures**

Swing sets, play structures and trampolines are allowed under certain conditions. The structures must be made of wood or similar material with a natural finish. The swing set, play structure or trampoline is not permitted in front and side yards and generally should not be visible from any street. All swing sets, play structures or trampolines located adjacent to the golf course shall be approved by the ARB prior to construction and subject to additional screening requirements as imposed by the ARB. Plans showing the location and finish of all play structures must be submitted and approved prior to construction.

Basketball goals are permitted. If the goal is a permanent structure, the location of basketball goal shall be submitted and approved prior to construction. If the goal is portable, it must remain on the driveway near the garage area and away from the street. No portable basketball goals shall be placed on any roads within the community at any time.

**8.11 Mailboxes**

Mailboxes in the community are restricted to the type and style approved by the ARB. Mailboxes should be ordered and installed during the construction process. No other type of mailbox is permitted. The mailbox should be mounted in the right of way on the side of the driveway that is closest to the property line.

**9.0 SITE REQUIREMENTS: GRADING AND DRAINAGE**

A proposed grading and drainage plan must be submitted in order to obtain ARB approval for construction. Drainage from your home site must flow to the lowest elevation on your property. Drainage shall not flow onto adjacent lots. You will be held responsible to repair any adverse affects (i.e. erosion) of improper or excessive storm water runoff. Gutters and downspouts shall be required for all homes. Downspouts shall be connected to an underground pipe which daylights on to your property (min. 10 feet from nearest property line.) Erosion control measures – including silt fencing – shall be installed and maintained by the Owner during construction. Failure to construct/maintain erosion control measures and drainage systems shall result in fines. (Refer to section 4.06 for specific erosion control requirements.)

**10.0 SITE REQUIREMENTS: DRIVEWAYS AND WALKS**

**10.01 Driveways**

All driveways shall be constructed of concrete with a uniform pattern of construction or expansion joints. Other driveway materials may include brick or pavers and must be approved by the ARB. Colored or stamped concrete must be submitted and approved by the ARB prior to installation. A minimum 3-foot landscape strip shall separate the drive from the property line. Driveways shall have a minimum width of 12 feet. Driveways shall be connected to the street using a standard curbing detail shown in section 20.0. Driveways should provide adequate space for turnaround and or guest parking (see section 19.0.) Entry statements used in conjunction with the driveway are subject to ARB approval. The entry must be discrete and reflect the architectural details and materials of other site elements and the home. This element must be setback off the street behind the right-of-way line.

### **10.02 Walks**

Walkways are required to be constructed adjacent to all Rights-of-way and shall be constructed of 4" concrete. All walks shall be a maximum of four feet in width. All material selections and location of walks shall be approved by the ARB.

## **11.0 SITE REQUIREMENTS: LANDSCAPING IRRIGATION, AND LIGHTING**

### **11.01 Landscape Budget and Submission requirements**

Generally, the landscaping budget should be 5-10 % of your total construction budget. Landscape plans shall be submitted at dry-in and must be ARB approved prior to installation. Submission requirements for landscape plans are located in Section 5.01.4 and are included in the Design Review Checklist.

### **11.02 Landscape Plan Requirements**

At a minimum, the following landscaping will be required for all homes:

1. One or more 3" caliper street trees. (Street trees shall be installed per the schedule in Section 23.)
2. Street trees shall be 30 feet on center, located an equal distance from the sidewalk so that the trees are in line. (Approximately 3 feet behind the right-of-way)
3. Evergreen shrubs (3 gal. minimum, 36-48 inches on center) shall be required around the entire foundation of the home, except in areas of ingress and egress.
4. Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height.)
5. Sod shall be required in front yard area and the between the sidewalk and curb.
6. Sod will also be required for 2 feet behind the curb or sidewalk.
7. Where two driveways are adjacent, sod shall extend 10 feet from the back of the sidewalk or curb line.
8. The rear yard may be seeded or sodded. If seed is used, the construction deposit will not be released until the seed has been established to the ARB's satisfaction.
9. Bark mulch or equilant shall be used in all plant beds and areas without grass. This shall be maintained in a weed-free condition.
10. Side loaded garages shall be screened with shrubs along the property line. (4 feet min. height, mature at planting)

### **11.03 Timing of Landscape Installation**

All landscape installation shall be completed within 45 days of receiving a certificate of occupancy. If this deadline cannot be met, the owner may request an extension from the board in writing. Failure to meet this deadline will result in fines being deducted from the construction deposit.

### **11.04 Irrigation Requirements**

An automatic, underground irrigation system shall irrigate all landscape areas including lawn areas and plant beds. Each landscape area shall incorporate a design for a closed looped system with automatic zones. Irrigation over spray is not permitted. Irrigation strips may be installed between the sidewalk and curb. It will be the responsibility of the owner to repair sidewalks damaged by irrigation installation. Drip irrigation systems are recommended for watering plant beds.

### **11.05 Lighting**

All exterior lights shall consist of fixtures that prevent light from escaping through the top and sides of the fixture. Down lighting is encouraged to reduce glare, better light drives and paths, and to protect neighboring properties from bright light sources.

Colored lights are prohibited. Spotlights / Floodlights will be considered on a case-by-case basis, depending on orientation and location. Pole lights will be reviewed on a case-by-case basis.

All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 36". Landscape lighting must be concealed in daytime.

Holiday lighting and decorations may only be displayed from November 15 to January 5. Any window with holiday lights must be white and tastefully done. Temporary ornamental sculpture/ structures and all other exterior holiday lights are permitted only with the approval of the ARB, as per exterior lighting standards set by the Board.

## **12.0 ADDITIONAL REQUIREMENTS**

### **12.01 Storage of Recreational Vehicles and Equipment**

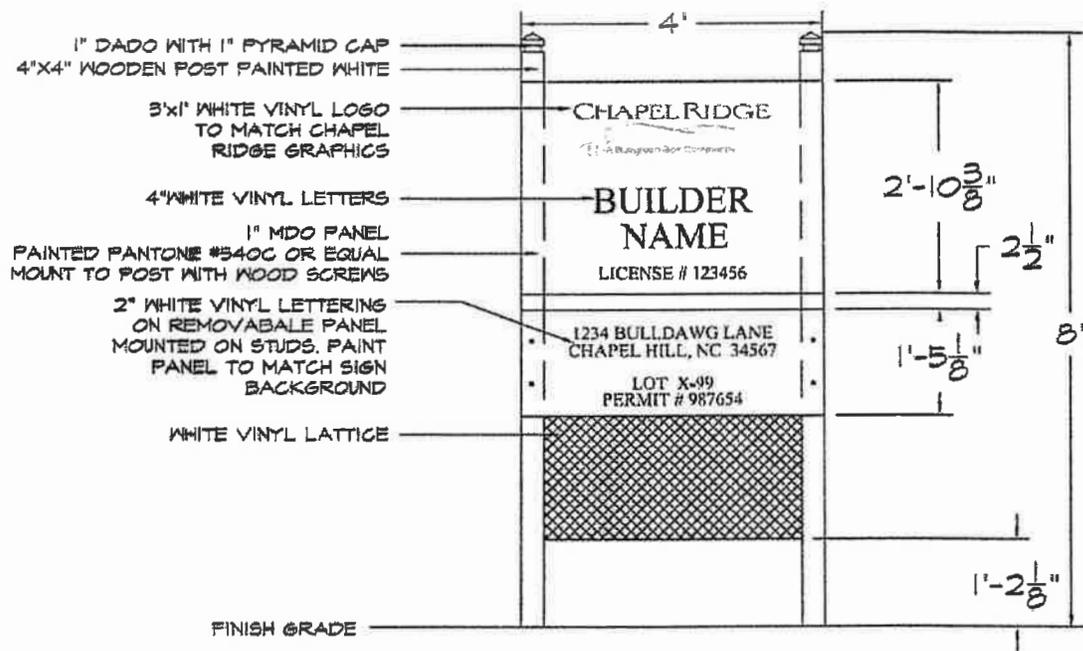
All permanent vehicles, including golf carts, shall be kept in a garage. Recreational vehicles (boats, motor homes, and campers) shall be stored in the garage. Any other vehicles or equipment that cannot be stored in a garage are not allowed and must be removed from the property at the owner's expense.

**12.02 Signage**

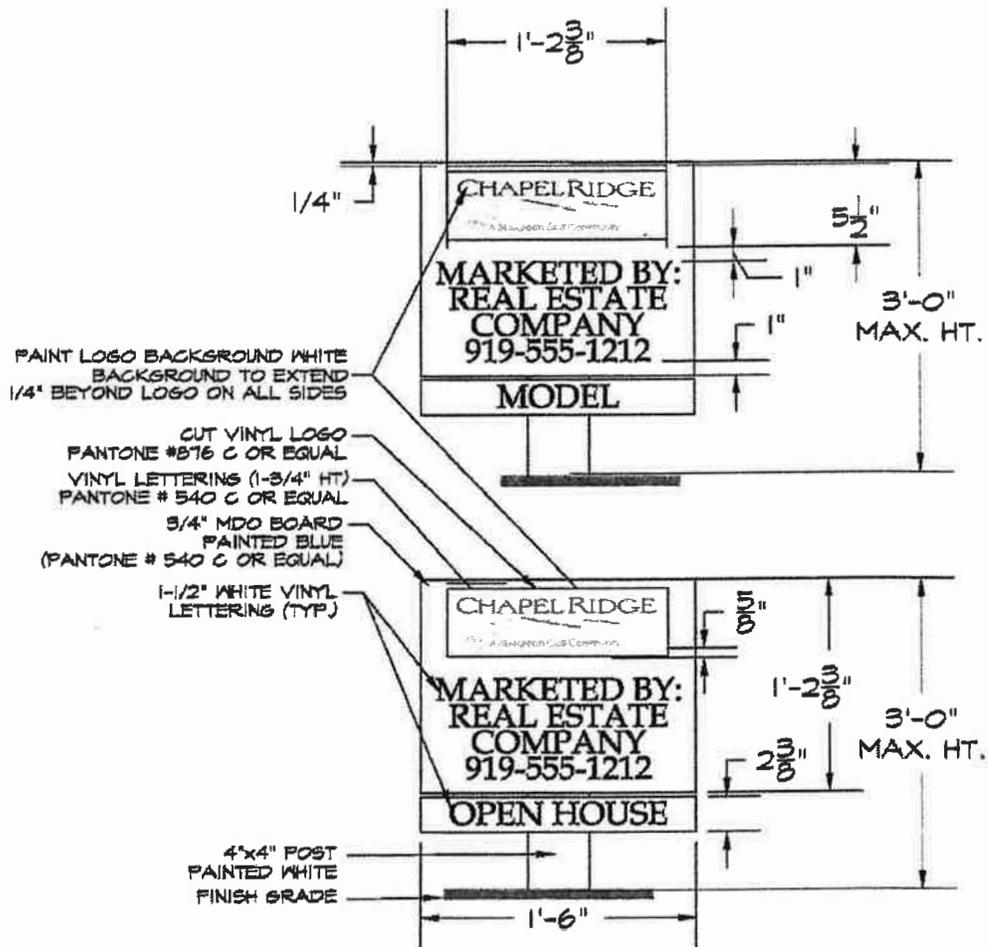
All builder signs must be identical to the sign shown in section 13.0. Subcontractor signs are not allowed on the property. Any additional signage or displays found on a jobsite may be removed at any time without warning. Builder signs shall be removed prior to release of the construction deposit.

No other signs, except as provided in Article 9.5(b)(i) of the Declaration of Covenants, are permitted on the property without ARB approval. This includes, but is not limited to, political signs, or any other type of advertising structure.

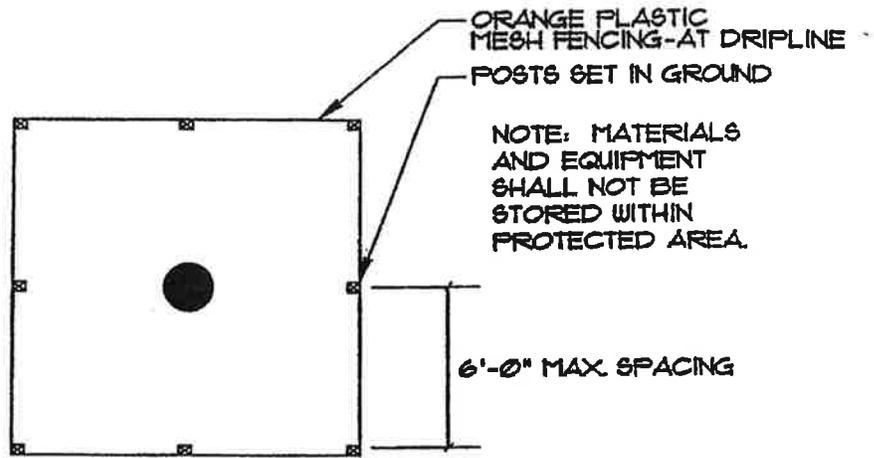
### 13.0 STANDARD BUILDER SIGNS



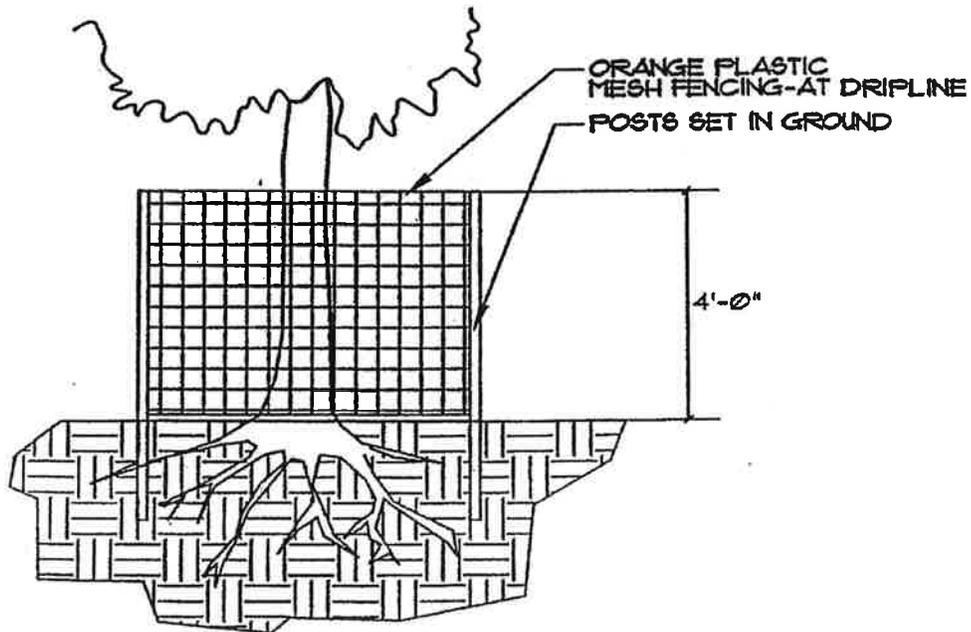
14.0 'MARKETED BY' SIGN - only approved in special circumstances



# 15.0 TREE PROTECTION – INDIVIDUAL TREE PROTECTION



PLAN-NOT TO SCALE



ELEVATION-NOT TO SCALE



## APPLICATION FOR CONSTRUCTION

---

DATE

HOME SITE (SECTION/LOT):

TYPE OF CONSTRUCTION:

- NEW CONSTRUCTION  
 RENOVATION / ADDITION

---

**PROPERTY OWNER:**

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

FAX:

EMAIL ADDRESS:

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**BUILDER:**

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

FAX:

CELL/NEXTEL:

EMAIL ADDRESS:

N.C. LICENSE #:

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**ARCHITECT / DESIGNER:**

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

FAX:

EMAIL ADDRESS:

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**APPLICATION CHECKLIST:**

Construction documents, material samples, deposit and review fee must be received and approved by the ARB prior to receiving final approval for construction.

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**CONSTRUCTION DOCUMENTS:**

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One set of construction documents must be submitted to the ARB for review. Refer to Section 5.0 for specific requirements for each document. (NOTE: Landscape plans are due at time of dry-in.)

- Site Plan
  - Building Elevations
  - Floor Plan
- 

**MATERIAL SAMPLES:**

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One set of material samples must be submitted to the ARB for review.

**Foundation:**

Material:

---

Color (include sample):

---

Mortar Color (if applicable):

---

**Walls:**

Material:

---

Color (include sample):

---

**Trim:**

Material:

---

Color (include sample):

---

**Roof:**

Material:

---

Color (include sample):

---

**Soffits / Fascia:**

Material:

---

Color (include sample):

---

**Windows:**

Type:

---

Manufacturer's Number (include cut sheet):

---

Color (include sample):

---

**Shutters:**

Type: \_\_\_\_\_

Manufacturer's Number (include cut sheet): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Front Door:**

Type: \_\_\_\_\_

Manufacturer's Number (include cut sheet): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Garage Doors:**

Type: \_\_\_\_\_

Manufacturer's Number (include cut sheet): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Decks and Railings:**

Materials (submit detail): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Patios/Terraces:**

Materials (submit detail): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Retaining walls:**

Materials (submit detail): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Gables, & Dormers:**

Materials (submit detail): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Service Area Screen Wall:**

Materials (submit detail): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Driveway:**

Materials (submit detail): \_\_\_\_\_

Color (include sample): \_\_\_\_\_

**Exterior Lights:**

Submit cut sheet: \_\_\_\_\_

**APPLICATION FEES**

Make all Checks payable to THE BRIDGES AT PRESON CROSSINGS POA, INC.

<input type="checkbox"/> Review Fee (\$300)	Date Received: _____
<input type="checkbox"/> Unscheduled Review Fee (\$200)	Received by: _____
<input type="checkbox"/> Revision Review Fee (\$100)	Check # _____
<input type="checkbox"/> Road Impact Fee (\$300)	Date Received: _____
<input type="checkbox"/> Construction Deposit (\$2500)	Received By: _____
	Check #: _____

**Area Calculations:**

Heated Square Footage: \_\_\_\_\_

Total Home site Area: \_\_\_\_\_

Total Impervious Coverage: \_\_\_\_\_

Percentage Impervious Coverage: \_\_\_\_\_

**Agreement**

We further acknowledge and understand that:

1. We have read and understand the Covenants and Design Guidelines and will follow and obey said Covenants and Design Guidelines.
2. *We declare that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. We agree to hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.*
3. We are responsible for completing this project as described by the drawings and specifications approved by the board.
4. We will maintain a clean construction site at all times and install a job sign, commercial dumpster or trash enclosure and port-a-john in conformance with ARB Design Guidelines.
5. We are responsible for the conduct of all workers and subcontractors performing services on this project at all times while they are engaged by us.
6. The builder and or property owner are responsible for applying for all utilities (including, but not limited to, electricity, water, and natural gas) immediately upon receiving approval for construction. **THE BRIDGES AT PRESTON CROSSINGS** will not be held responsible for construction delays due to the builder/owner's failure to apply for utilities in a timely manner. Furthermore, **THE BRIDGES AT PRESTON CROSSINGS** will not be held liable for the failure of any utility to provide their services to the builder/owner in a timely manner.

\_\_\_\_\_  
Property Owner's Signature Date

\_\_\_\_\_  
Contractor's Signature Date

**THE BRIDGES AT PRESTON CROSSINGS**

**APPLICATION FOR  
REVISIONS TO EXTERIOR**

DATE \_\_\_\_\_ HOME SITE (SECTION/LOT): \_\_\_\_\_

TYPE OF CONSTRUCTION:

- EXTERIOR COLOR / MATERIAL CHANGE
- ARCHITECTURAL RENOVATION / ADDITION
- LANDSCAPE RENOVATION / ADDITION

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**PROPERTY OWNER:**

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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**CONTRACTOR:**

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

N.C. LICENSE #: \_\_\_\_\_

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**ARCHITECT / DESIGNER:**

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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**APPLICATION CHECKLIST:**

Construction documents and material samples must be received and approved by the ARB prior to receiving approval for revisions.

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**CONSTRUCTION DOCUMENTS:**

A complete set of construction documents must be submitted to the ARB for review. All exterior modifications to elevations, impervious surface coverage, landscape, and floor plans, etc. must be documented and added to the homesite record on file with the POA.

- Site Plan
  - Building Elevations
  - Floor Plan
- 

**Additional Square Footage, if any:**

Enclosed: \_\_\_\_\_

Heated: \_\_\_\_\_

Impervious Surface: \_\_\_\_\_

**Adjusted total for Homesite record:** \_\_\_\_\_

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**MATERIAL SAMPLES:**

One set of material samples must be submitted to the ARB for review.

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**Color Change:**

Existing: Color Name, Designation #, Manufacturer \_\_\_\_\_

Proposed: Color Name, Designation #, Manufacturer \_\_\_\_\_

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**Material Change:**

Existing: Type, Color, Manufacturer \_\_\_\_\_

Proposed: Type, Color, Manufacturer \_\_\_\_\_

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Detailed description of change/addition: \_\_\_\_\_ (Include size, height, location, etc.)

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Estimated Date of Construction: \_\_\_\_\_

Estimated Date of Completion: \_\_\_\_\_

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Signature of Homeowner or Authorized Agent \_\_\_\_\_

Date: \_\_\_\_\_

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## VARIANCE APPLICATION

The ARB decides whether a variance is to be granted or denied based on the requirements set out in the Architectural and Site Design Guidelines and careful consideration of the merits of the individual request.

The Owner hereby makes application to the Architectural Review Board and the Board of Directors of the Property Owners Association for the following variance:

\_\_\_\_\_ ft \_\_\_\_\_ % variance to Side yard setback; adjacent to Lot # \_\_\_\_\_  
\_\_\_\_\_ ft \_\_\_\_\_ % variance to Front yard setback  
\_\_\_\_\_ ft \_\_\_\_\_ % variance to Rear yard setback  
\_\_\_\_\_ ft \_\_\_\_\_ % variance to Golf course setback  
\_\_\_\_\_ ft \_\_\_\_\_ % variance to Conservation Area Setback

The variance requested is described in detail as follows:

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*(Note: For any variance, include description of encroaching structures, number of feet in existing setback, and amount of intrusion expressed both in feet and inches or feet to tenths and as a percentage of existing setback.)*

The reasons for the request are:

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The impacts of the request on the neighbors and/or development are:

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Affected Contiguous Properties/Owners:

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Estimated Date of Construction:

Estimated Completion Date:

Signature of Homeowner or Authorized Agent

Date:

## Design Review Checklist

**Existing conditions** – min scale 1"=20'. Must include the following information:

- Owner's name
- Designer's name
- North Arrow and scale
- Property lines with dimensions and bearings
- Setback lines
- Wetland lines (if applicable)
- Easement lines
- Existing two-foot contour lines
- Existing trees 6" and greater in caliper
- Adjacent street names
- Existing Utility structures
- Outline of exterior walls, decks, and driveways on adjacent lots (if applicable)

**Site Plan** – min scale 1"=20'. Must include the following information: (May be added to the existing conditions map.)

- Proposed location of home
- Dimensions from corner of foundation to adjacent property line
- Proposed driveway and walks (indicate width and materials to be used)
- Proposed fences
- Proposed retaining walls (indicate wall material, top of wall and bottom of wall elevation)
- Proposed pool or spa location
- Location / materials/ finish of all outdoor living spaces (patios, decks and terraces)
- Proposed accessory structures (play structure, basketball goal, out building, trellis, etc)
- Finish Floor Elevation (FFE) of first floor and garage
- Proposed two-foot contour lines
- Proposed spot elevations on corners of driveway and walk (with flow arrows showing drainage)
- Drain locations, sizes, flow direction, and invert elevation
- Locations and inverts of day lighted drain pipe
- Location of service area and service area screen wall
- Location of grinder pump
- Location of all silt fencing and any erosion control structures
- Total impervious area (not to exceed 6500 sq. ft)
- Impervious area as a percentage of the site area

**Architectural Plans** – minimum scale of 1/4"=1'-0"

### FLOOR PLANS

- Interior rooms dimensioned and named
- All window and door openings shown
- Roof overhang with a dashed line
- Total square footage of structure
- Heated square footage of structure (as defined in section 6.0)

### BUILDING ELEVATIONS

- All elevations labeled so they correspond with site plan
- Finish grade line shown against house
- Brick courses shown
- All materials and finishes called out
- Fascia, Trim and handrail details
- All decks and terraces shown
- Service Area Screen wall detail
- Average roof height as measured from the finished ground level at the four corners. (Not to exceed 45')

### Material Samples

- Siding material (brick sample and mortar colors, if applicable)
- Roofing cut sheet
- Garage door type and color, photo/cut sheet
- Front door type and color, photo/cut sheet
- Window type, photo/cut sheet
- Shutter type, photo/cut sheet
- Site lighting, photo/cut sheet
- Driveway samples, photo/cut sheet
- Color samples
  - Body color
  - Trim color
  - Dormers/Gables

### Landscape Plans – minimum scale of 1"= 20'

- Owner's name
- Designer's name, address, telephone and fax number
- North arrow and scale
- Property lines with dimensions and bearings
- Location of all existing trees over 6" in diameter
- Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement, and utilities
- Location of all lawn areas and shrub bed lines
- Location of all proposed plant material
- Plant list with quantities, botanical names, common names, sizes and specifications
- Additional drainage requirements not indicated on the submitted site plan
- See section 4.06 for drainage plan requirements
- Location and specifications of all exterior lighting fixtures
- Total area of lawn in square feet
- Total area of lawn as percentage of site
- As a minimum, the following landscaping will be required for all homes***
  - One or more 3-inch caliper street trees. (Street trees shall be installed per the schedule in Section 23.) Street trees shall be 30 feet on center, located an equal distance from the sidewalk so that the trees are in line (Approximately 3 feet behind the right-of-way).
  - Evergreen shrubs (3 gal. minimum, 36-48 inches on center) shall be required around the entire foundation of the home, except in areas of ingress and egress
  - Blank areas of walls shall be landscaped with upright shrubs or small trees (4 feet min. height, mature at planting)
  - Sod shall be required in front yard area and between the sidewalk and curb
  - Sod will also be required for 2 feet behind the curb or sidewalk
  - Where two driveways are adjacent, extend sod 10 feet from the back of the sidewalk or curb line
  - The rear yard may be seeded or sodded. If seed is used, the construction deposit will not be released until the seed has been established to the ARB's satisfaction
  - Bark mulch or equivalent shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition
  - Side loaded garages shall be screened with shrubs along the property line (4 feet min. height, mature at planting)



**CERTIFICATE OF COMPLIANCE**  
APPLICATION CHECKLIST

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DATE \_\_\_\_\_ HOME SITE (SECTION/LOT): \_\_\_\_\_

INSPECTOR: \_\_\_\_\_

- NEW CONSTRUCTION  
 RENOVATION / ADDITION

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**PROPERTY OWNER:**

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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**BUILDER:**

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

N.C. LICENSE #: \_\_\_\_\_

---

**ARCHITECT / DESIGNER:**

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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**APPLICATION CHECKLIST:**

Inspection will be based on approved Final Plans on file with the POA

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**CONSTRUCTION DOCUMENTATION:**

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- |  |   |
|--|---|
| <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Documentation of Variance(s) |
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Documentation of Revision(s) |
| <input type="checkbox"/> Landscape Plan      |   |
- 

**EXTERIOR ELEVATION DETAIL:**

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- |   |   |
|---|---|
| <input type="checkbox"/> Wall Vents Painted           | <input type="checkbox"/> Construction Debris Removed              |
| <input type="checkbox"/> Gutters/Downspouts Painted   | <input type="checkbox"/> No Structures in ROW                     |
| <input type="checkbox"/> Construction Signs removed   | <input type="checkbox"/> No Unapproved Play or Storage Structures |
| <input type="checkbox"/> Utility Boxes Painted        | <input type="checkbox"/> No Unapproved Pool/Hot Tub               |
| <input type="checkbox"/> Mailbox Installed            | <input type="checkbox"/> No Unapproved Exterior Color Changes     |
| <input type="checkbox"/> Deck Columns/Railing Painted | <input type="checkbox"/> No Unapproved Structural Variances       |
- 

**LANDSCAPE DETAIL:**

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- |  |   |
|--|---|
| <input type="checkbox"/> Meets Minimum Planting Schedule       | <input type="checkbox"/> Foundation Screened                    |
| <input type="checkbox"/> Street Tree Installed                 | <input type="checkbox"/> Screening for Service Area Screen Wall |
| <input type="checkbox"/> Plants Meet Minimum Size Requirements | <input type="checkbox"/> Screening for Side Loading Garage      |
| <input type="checkbox"/> No Unapproved Water Feature           | <input type="checkbox"/> No Unapproved Decorative Structure(s)  |
| <input type="checkbox"/> No Unapproved Retaining Wall(s)       | <input type="checkbox"/> Sod in ROW/Behind Sidewalk             |
| <input type="checkbox"/> No Retaining Wall in ROW              | <input type="checkbox"/> Sod/Seed Established                   |
| <input type="checkbox"/> Meets Minimum Irrigation Requirements | <input type="checkbox"/> Mulch in Planting Areas                |
| <input type="checkbox"/> No Unapproved Fence(s)                | <input type="checkbox"/> Natural Areas Defined and Maintained   |
| <input type="checkbox"/> No Unauthorized Removal of Trees      | <input type="checkbox"/> No Landscaping in Buffer Zone          |
- 

**DRAINAGE:**

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- No Daylighted Drainpipe onto Adjacent Properties
  - Drainage Adequate for Storm Water Management
  - Drainage According to Site Plan
- 

**Drainage Problems Noted:**

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- |   |  |
|---|--|
| <input type="checkbox"/> Within Lot               | <input type="checkbox"/> In Common Area      |
| <input type="checkbox"/> On Neighboring Lot       | <input type="checkbox"/> On Golf Course      |
| <input type="checkbox"/> In Conservation Easement | <input type="checkbox"/> In Utility Easement |
-

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**Area Calculations:**

Heated Square Footage:

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Total Home site Area:

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Total Impervious Coverage:

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Percentage Impervious Coverage

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**Declaration:**

As the Property Owner(s) / builder of the above described construction project, we acknowledge and agree that the improvements were constructed in accordance with plans and specifications which have been approved by the Architectural Review Board.

We further acknowledge and understand that:

1. We have read and understand the Covenants and Design Guidelines and will follow and obey said Covenants and Design Guidelines.
2. We declare that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. We agree to hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.
3. We certify that this structure was completed as described by the drawings and specifications approved by the board.
1. The Property Owner(s) is/are responsible for all utilities (including, but not limited to, electricity and water.) The Bridges will not be held liable for the failure of any utility to provide their services to the builder/owner in a timely manner, furthermore, The Bridges will not be held liable for interruption of services due to construction/development of adjacent properties.

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Property Owner's Signature

Date

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Contractor's Signature

Date



## APPLICATION FOR GRINDER PUMP INSTALLATION

HOME SITE ADDRESS: \_\_\_\_\_ LOT# \_\_\_\_\_

BILLING ADDRESS : \_\_\_\_\_

CONTRACTOR'S NAME: \_\_\_\_\_

CONTRACTOR'S PHONE NUMBER: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

GRINDER PUMP SIZE/MODEL: \_\_\_\_\_

INSTALLATION DEADLINE: \_\_\_\_\_

GRINDER PUMP CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICATION FAXED TO AQUA NC \_\_\_\_\_ DATE: \_\_\_\_\_

THE BRIDGES REPRESENTATIVE: \_\_\_\_\_

**NOTE:**

1. Obtain pump model from ARB Administrator prior to submitting application.
2. Make checks payable to Aqua NC.
3. Submit application and check to ARB Administrator.
4. Installation details are shown on page 46.
5. I understand that the grinder pump has to be installed and maintained in accordance with the permit
6. I understand that there may be fees associated with maintaining the grinder pump.
7. Please be aware that the cost for grinder pump installation includes setting the grinder, the alarm box and running 100 linear feet of pipe from the sewer tap to the grinder pump. If your grinder pump is farther than 100 linear feet from the sewer tap, or if special equipment is necessary due to geographic location, you will be responsible for any additional installation fees.
8. All individual pump station pump sizes are based upon placement of the pump in the back half of the lot at the existing grade. A homeowner may elect to alter the grading on the lot or construct a finished basement, which would lower the proposed pump station elevation. In this instance, the next size pump should be utilized to accommodate the increase in dynamic head.

PROPERTY OWNER/BUILDER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**GRINDER PUMP SPECIFICATIONS / DETAIL – TO BE DETERMINED**

# Mailbox Post Order Form

TBD

Customer Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
Billing Address \_\_\_\_\_

PO# \_\_\_\_\_  
(Only needed if required by your company)

Order Placed By: \_\_\_\_\_ Todays Date: \_\_\_\_\_

SUBDIVISION:

***THE BRIDGES AT PRESTON CROSSINGS***

Lot	Address	Install or Pick-up	Date Requested
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please check below which side of the driveway (When facing house from street) you would like your mailbox installed.

LEFT SIDE \_\_\_\_\_ RIGHT SIDE \_\_\_\_\_